



February 20, 2025

Architectural Review Committee

McCordsville, IN 46055

Dear Members of the committee,

We are writing to express our interest in renting and rezoning the commercial space located at 6383 W Broadway, McCordsville, IN 46055 for the purpose of opening a luxury cigar lounge.

Our vision is to create an elegant, members optional establishment that offers an exceptional selection of premium cigars, craft cocktails, and a comfortable, upscale ambiance.

We believe a cigar lounge would be a valuable addition to the new and upcoming development of the McCordsville area, providing a unique social experience for residents and visitors alike. We also believe this will allow us the space to host our annual community fundraiser events that allow us to continue to assist families in need of school supplies, uniforms etc.

Thank you for your consideration. We look forward to hearing from you.

Sincerely,

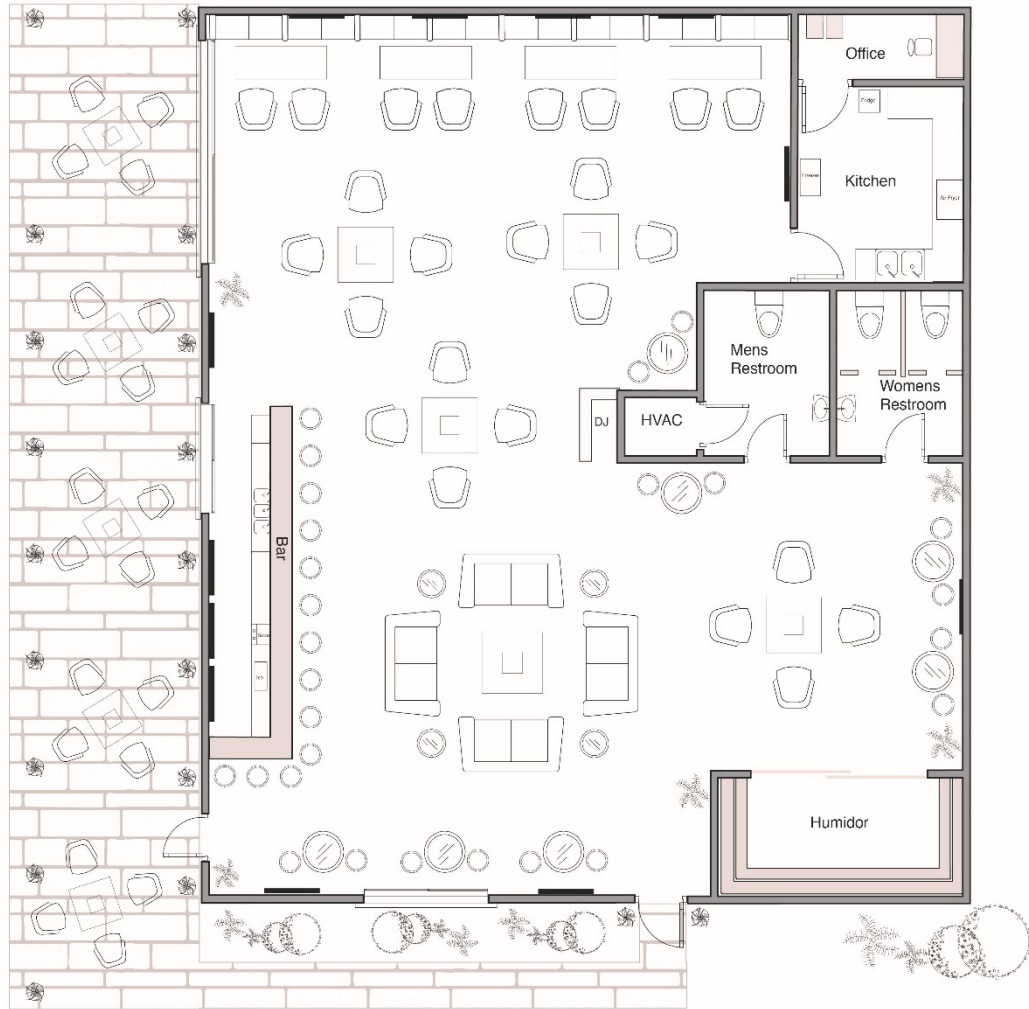
Michelle Miller

A handwritten signature in black ink that reads "Michelle Miller". The signature is written in a cursive, flowing style.

Lisa Gamble

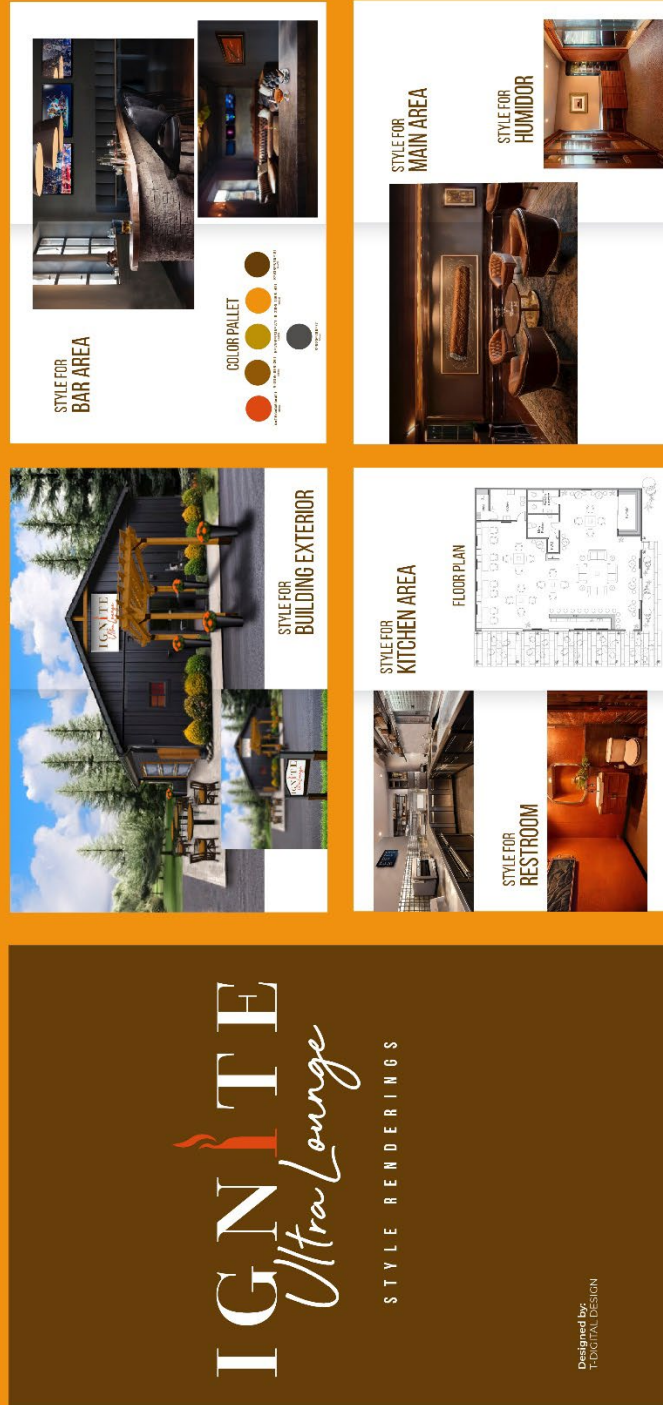
A handwritten signature in black ink that reads "Lisa Gamble". The signature is written in a cursive, flowing style.

Conceptual Site Plan



IGNITE ULTRA LOUNGE FLOORPLAN			
1/28/25 by T-Digital Design			
legend	TV	Barstool	Sink
Refrigerator	High Cabinet	Plant	Seating for 70

Updated Design Images





STYLE FOR
BUILDING EXTERIOR