



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,

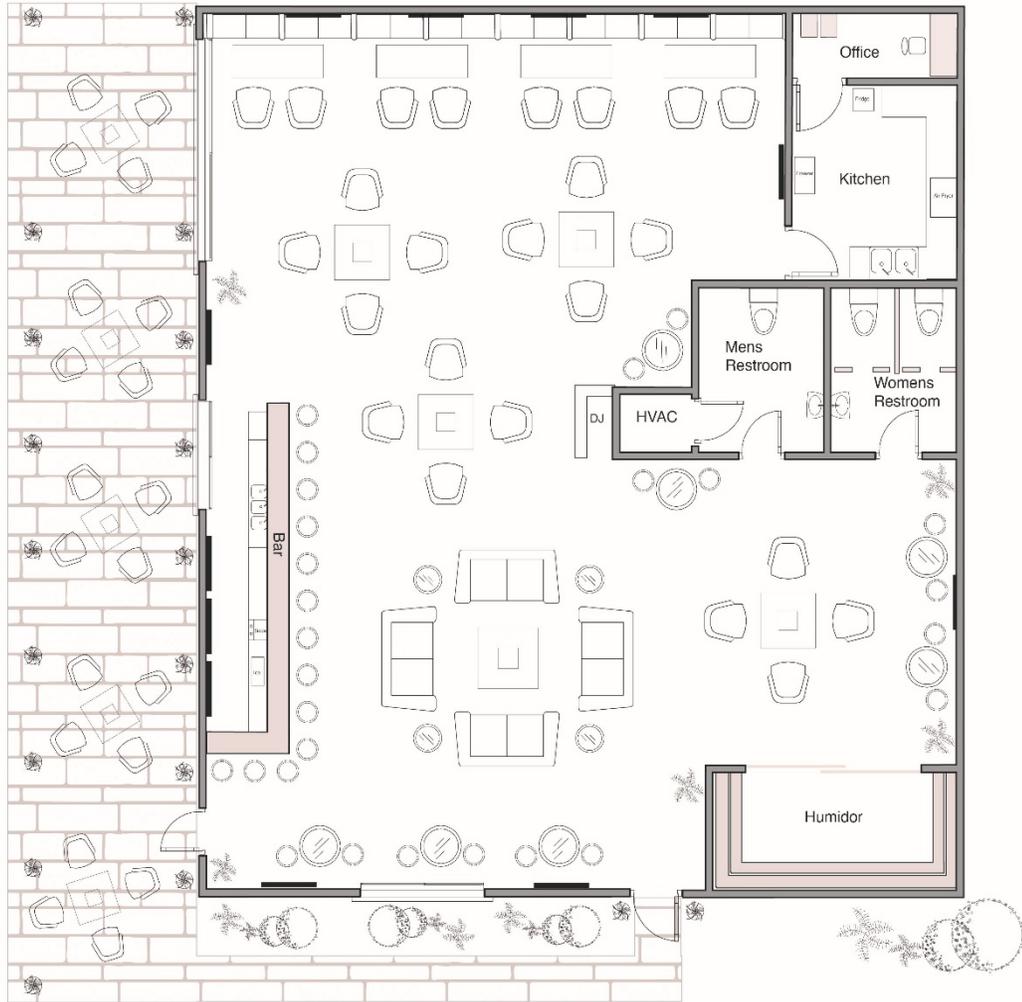
Michelle Miller

A handwritten signature in black ink that reads 'Michelle Miller' in a cursive script.

Lisa Gamble

A handwritten signature in black ink that reads 'Lisa Gamble' in a cursive script.

# Conceptual Site Plan



IGNITE ULTRA LOUNGE FLOORPLAN	
1/28/25 by T-Digital Design	
legend	Door Barstool Sink Sofa
Tabletop High Cabinet Plant	seating for 70

# Design Images

# IGNITE

*Ultra Lounge*

STYLE RENDERINGS

Designed by:  
T-DIGITAL DESIGN

### STYLE FOR BUILDING EXTERIOR



### STYLE FOR BAR AREA



COLOR PALLET



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### STYLE FOR RESTROOM



### STYLE FOR KITCHEN AREA



### STYLE FOR MAIN AREA



### STYLE FOR HUMIDOR

