

Francisco Lara
115 N. 7th St.
Las Vegas, Nevada
Downtown Centennial
Entertainment District

Azul Tequila Nightclub

Azul Tequila Nightclub is a very innovative nightclub which is going to offer one of a kind entertainment and an experience unique to the Downtown Centennial entertainment district. The Azul Tequila experience is going to differ from other nightclubs in the way that Azul Tequila is going to offer outdoor entertainment with live band and disc jockeys. The outdoor entertainment is going to be a first to the Downtown Entertainment District and will attract plenty of people to the Downtown Centennial area.

Azul Tequila will operate 7 days a week and the hours of operation are projected to be from 7 P.M. to 7 A.M. The entertainment venue will be diverse in order to cater to a diverse public. The outdoor venue is projected to be a year round experience to be enjoyed under the stars. Azul Tequila will offer 2 distinct dance floors, one dance floor will be indoors, and the other dance floor will be outdoors. Azul Tequila will offer two permanent stages which are going to be A.D.A. accessible and offering two shows at the same time.

The project will be all in one phase. New restroom facilities will accommodate our guests, a full service bar, and a new addition to the rear of the building which is going to accommodate our back of house operations such as the handling of deliveries, a walk in cooler, ice bins, and a dry storage. A 10 foot tall masonry block wall all around the perimeter will aid in maintain privacy and providing some acoustical control. To the front of our building along 7th Street we will provide landscaping in our amenity zone to pedestrians and a building façade which is going to be one of a kind and unique to the Downtown Centennial Area. A new façade with a unique Architectural style will be carried out along the 7th street.

Our outdoor entertainment venue is going to be located on private property, and does not extend into other adjacent properties and or obstruct the public right of way. Seating areas do not interfere with egress and ingress in any way shape or form. One of the waivers that we request are concerning the barriers. Instead of providing a railing system we would like to match our existing building façade to a 10 foot high masonry block wall which will be decorated in such a fashion that it will conceal our block wall. The block wall will be stuccoed to match the existing building theme and painted to match the existing building facade. Our outdoor venue flooring will be a stamped concrete which will have a very unique finish of its own. We are going to simulate a unique style of stamped concrete. All of our exterior furniture will be made of sturdy, durable and commercial grade materials which will match the theme of elegant outdoor entertainment. Exterior Lighting will be shielded and of low wattage meant to illuminate the outdoor seating areas. Our 10' wall which we are proposing will shield light and serve as a sound barrier to avoid disturbances to adjacent properties. The exterior seating areas will be designed for maximum cleanliness and ease of maintenance. Any item of furniture equipment that is broken, rusting, or degraded will be removed promptly. All

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alcoholic beverage services in outdoor areas will conform to LVCM title 6. We are also requesting a minor review of site development plans under title 19.18.05.

We do plan on having Deciduous Shade Trees or palm trees every 30 feet on center as called out in the Downtown Centennial Plan page 49. We At Azul Tequila are willing to conform with all of your conditions and thank you for all your support in assisting us with the realization of the project.

Sincerely,
Francisco Lara

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