

State of Arizona
Department of Liquor Licenses and Control

Created 12/23/2024 @ 03:46:01 PM

Local Governing Body Report

LICENSE

Number:		Type:	006 BAR
Name:	FIRST WATER COCKTAIL BAR		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	1545 W BROADWAY AVENUE #101-103 APACHE JUNCTION, AZ 85120 USA		
Mailing Address:	22910 E PUMMELOS ROAD QUEEN CREEK, AZ 85142 USA		
Phone:	(419)835-4208		
Alt. Phone:	(480)673-4883		
Email:	JUSTINEVANS1892@GMAIL.COM		

AGENT

Name:	JUSTIN NICHOLAS EVANS
Gender:	Male
Correspondence Address:	22910 E PUMMELOS ROAD QUEEN CREEK, AZ 85142 USA
Phone:	(480)673-4883
Alt. Phone:	
Email:	JUSTINEVANS1892@GMAIL.COM

OWNER

Name:	FIRST WATER COCKTAIL BAR LLC	
Contact Name:	JUSTIN NICHOLAS EVANS	
Type:	LIMITED LIABILITY COMPANY	
AZ CC File Number:	23577151	State of Incorporation: AZ
Incorporation Date:	08/31/2023	
Correspondence Address:	22910 E PUMMELOS ROAD QUEEN CREEK, AZ 85142 USA	
Phone:	(480)673-4883	
Alt. Phone:		
Email:	JUSTINEVANS1892@GMAIL.COM	

Officers / Stockholders

60th day
02-21-2025
105th day
04-07-2025

Name:
JUSTIN NICHOLAS EVANS

Title:
Member

% Interest:
100.00

FIRST WATER COCKTAIL BAR LLC - Member

Name: JUSTIN NICHOLAS EVANS
Gender: Male
Correspondence Address: 22910 E PUMMELOS ROAD
QUEEN CREEK, AZ 85142
USA
Phone: (480)673-4883
Alt. Phone:
Email: JUSTINEVANS1892@GMAIL.COM

APPLICATION INFORMATION

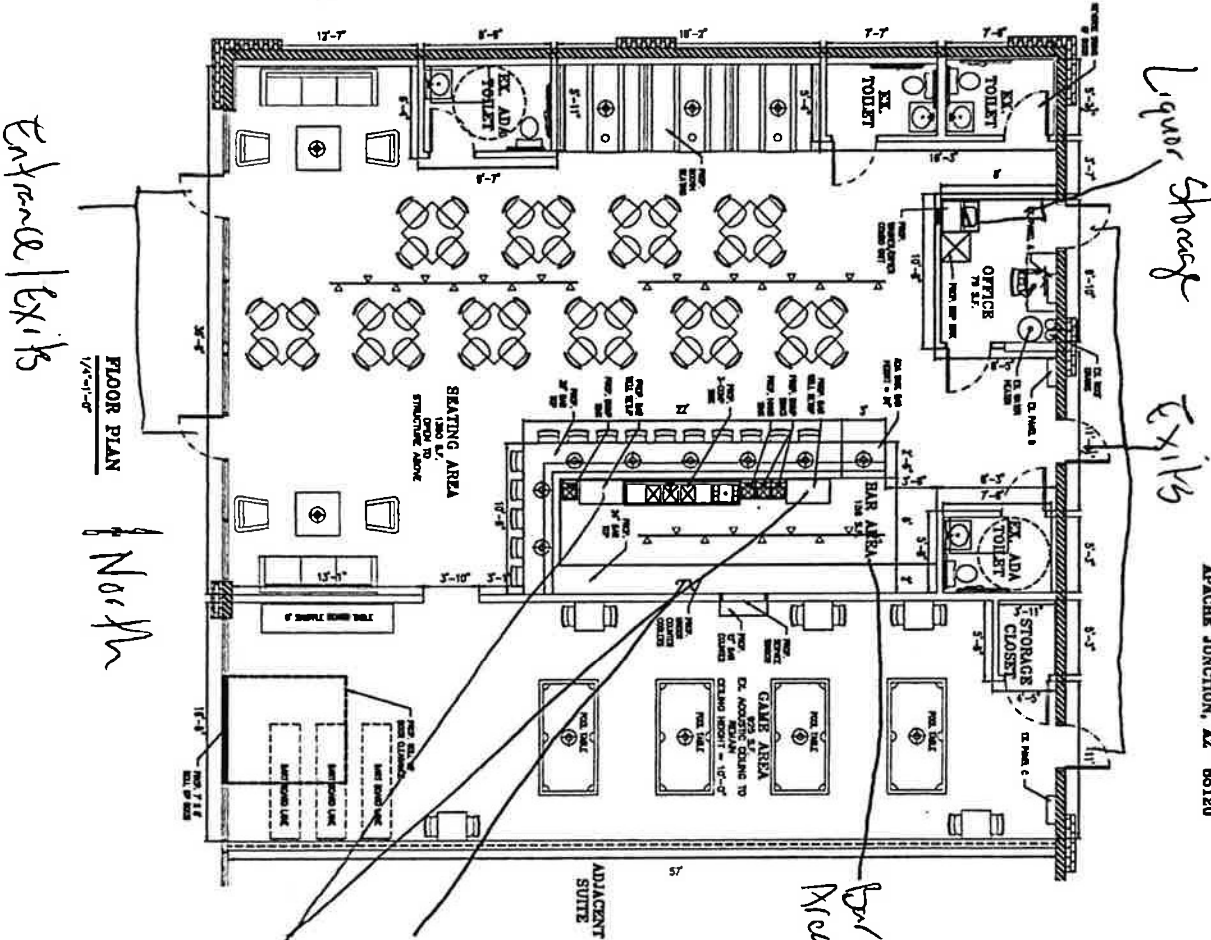
Application Number: 323108
Application Type: New Application
Created Date: 12/09/2024

QUESTIONS & ANSWERS

006 Bar

- 1) Are you applying for an Interim Permit (INP)?
No
- 2) Provide name, address, and distance of nearest school.
(If less than one (1) mile note footage)
AVALON SCHOOL 1045 S SAN MARCOS DR APACHE JUNCTION, AZ 85120 1 MILE
- 3) Are you one of the following? Please indicate below.
Property Tenant
Sub-tenant
Property Owner
Property Purchaser
Property Management Company
PROPERTY TENANT
- 4) Is there a penalty if lease is not fulfilled?
Yes
What is the penalty?
\$137,772/3 YEAR GUARANTEE
- 5) Is the Business located within the incorporated limits of the city or town of which it is located?
Yes
- 6) What is the total money borrowed for the business not including the lease?
Please list each amount owed to lenders/individuals.
ZERO
- 7) Are there walk-up or drive-through windows on the premises?
No
- 8) Does the establishment have a patio?
No
- 9) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
Yes
If yes, what is your estimated completion date?
12/29/2024

**TENANT IMPROVEMENT
FOR
FIRST WATER**
1545 W. BROADWAY AVE., SUITE #101-103
APACHE JUNCTION, AZ 85120



PROJECT NARRATIVE
THIS IS A 100% ST. TOTAL APPROXIMATE REPORT FOR AN IMPROVEMENT AND
LAYOUT. THE REPORT IS BASED ON THE INFORMATION PROVIDED BY THE
ELECTRICAL, MECHANICAL, AND PLUMBING CONTRACTORS. THE REPORT IS
MEANT TO BE A GUIDE FOR THE OWNER AND NOT A CONTRACT DOCUMENT.

3,040 sq ft inside

OCCUPANT LOAD PER CHAPTER 10 OF THE IBC 2004 AND TABLE 1004.5

OCCUPANCY	USE / FACTOR	OCCUPANTS	NOTES
RESTAURANT	150/AS	91	
BAR	150/AS	61	
OFFICE AREA	150/AS	1	
STORAGE AREA	150/AS	1	
TOTAL OCCUPANTS		155	

PLUMBING FIXTURES PER IRC TABLE 202.1

REQUIRED	LOCATED	RECORDED	RECORDED	RECORDED	RECORDED	RECORDED	RECORDED
ROOM / AREA	LOCATED	RECORDED	RECORDED	RECORDED	RECORDED	RECORDED	RECORDED
TOILET	1	1	1	1	1	1	1
TOILET	1	1	1	1	1	1	1
TOILET	1	1	1	1	1	1	1
TOTAL	3	3	3	3	3	3	3

PROVIDED/REQUIRED RESTROOMS PROVIDED WITH SINK

PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED
LOCATED	RECORDED	RECORDED	RECORDED	RECORDED	RECORDED	RECORDED	RECORDED
TOILET	1	1	1	1	1	1	1
TOILET	1	1	1	1	1	1	1
TOILET	1	1	1	1	1	1	1
TOTAL	3	3	3	3	3	3	3

FLOOR PLAN GENERAL NOTES

1. DIMENSIONS AS NOTED IN THE DRAWINGS ARE TO THE FACE OF THE INTERIOR WALLS AND TO THE INTERIOR FACE OF DOORING WALLS UNLESS NOTED OTHERWISE.
2. MAINTAIN A MINIMUM 6" OF CLEAR UNOBSTRUCTED EXISTING EXIT AS TO EXISTING EXITS.
3. PROVIDE AND TRACK LIGHTING THROUGHOUT SEATING AND BAR AREA.
4. AT ALL SPACES WITH VENT TO STRUCTURE CEILING, PROVIDE SMOKE, HEAT, AND CARBON MONOXIDE DETECTORS WITH NEW RECTANGULAR DETECTOR, PANT BLACK.
5. REPLACE EXISTING DETECTOR WITH NEW RECTANGULAR DETECTOR, PANT BLACK.
6. EXISTING EXISTING CEILING IN BAR AREA TO REMAIN. REPLACE DAMAGED TILES AND PAINT BLACK.