

VYXN RESTAURANT & LOUNGE OPERATIONAL STATEMENT (BAR)

Vyxn Restaurant & Lounge is an intimate upscale-dining restaurant & lounge with a West Hollywood vibe. Our focus is on an American shared plate menu centered around a brick oven. We will also offer a Sunday brunch with a mimosa and bloody Mary bar. Our happy hour will highlight our social bites menu, great wine selection and craft cocktails setting the scene for a fun dinner to Instagram about!

We will be open seven days a week. We will offer special theme nights to attract new customers. The restaurant will be unpretentious fine dining in an intimate atmosphere. Warm colors, fresh flowers, vibrant music, candles and chic décor sets the scene. This will contribute to a sense of socializing where like-minds find each other and go home with a story at the end of the night. During the busy summer months you can also sit outside on our patio and we will offer a special summer menu, featuring lighter fare, seasonal drinks, as well as non-alcoholic offerings. The patio and garden setting will be a fun and casual atmosphere for the summer crowd.

The menu will offer specialties like brick oven pizzas and gastropub favorites to appeal to a diverse clientele. Our prices will be competitive with other upscale restaurants in the area. However, it is our strategy to give a perception of higher value than the others, through our food, service and ambiance.

Most important to us is our financial success and we believe this will be achieved by offering high-quality service and excellent food & beverage with an interesting twist. We have created financial projections based on our experience and knowledge of the area. With a self-financed start-up expenditure of \$350,000 we can generate \$2 million in sales annually, and produce good net profits by the end of year one.

We are requesting a major amendment to Conditional Use Permit No. C-11-121/ABCUP for authorization to operate a full service restaurant & lounge, serving alcoholic beverages and food from 12 a.m. to 2 a.m., 7 days a week. We will obtain a State of California Alcoholic Beverage Control Type 47 license (restaurant – sale of beer, wine, and distilled spirits for consumption on the licensed premises) There is no change to the building only updating the paint, carpet, tables, chairs and décor.

Security Plan will require the approval from the district commander. The security plan shall incorporate the conditional of approval from existing CUP C -11-121. We will provide all contact info for management to be contacted 24 hours a day, seven days a week. There will always be a manager on site to monitor and control the behavior of all patrons. **There will be no persons under the age of 21 years of age allowed after 12 a.m. (midnight).** All staff will be ABC LEAD trained to recognize the symptoms of an obviously intoxicated person. Burglar and fire alarm will be monitored 24/7 by a security company. Parking lot and interior will be monitored with a mix of in house, guard carded security and licensed and bonded security personal from a security firm. Patrons and their vehicles will be cleared from parking lot and adjacent areas one half hour after closing. We will work closely with the Fresno Police Department to correct any safety or security issues if they may arise.

Bar Hours of Operation:
Daily 12 a.m. to 2 a.m.
No minors allowed

VYXN RESTAURANT & LOUNGE OPERATIONAL STATEMENT (RESTAURANT)

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We are requesting a major amendment to Conditional Use Permit No. C-11-121/ABCUP for authorization to operate a full service restaurant & lounge, serving alcoholic beverages until 12 a.m. and food until 12 a.m. 7 days a week. We will obtain a State of California Alcoholic Beverage Control Type 47 license (restaurant – sale of beer, wine, and distilled spirits for consumption on the licensed premises) There is no change to the building only updating the paint, carpet, tables, chairs and décor.

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Restaurant Hours of Operation:
Daily 9am to 12am