

July 2, 2020

Mr. Russell Brito
Urban Design & Development Division Manager
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque NM 87102

Dear Mr. Brito:

Subject: Justification Letter for Adjustment to Administrative Amendment (SI-2020-00154)

This letter is to accompany the Development Review Application being submitted on behalf of Fogo de Chão Churrascaria (Applicant) for approval of an adjustment to the previously approved Coronado Center Administrative Amendment (File #SI-2020-00154; Project #PR-2020-00637).

The Applicant respectfully requests Zoning Enforcement Officer approval of façade modifications, outdoor dining, valet parking as well as building-mounted signs & awnings as part of a separately permitted tenant improvement of a former retail space (Space #M006) within the Coronado Center. Per prior discussions, Applicant's understanding is that the Coronado Center Site Plan does not have specific design standards for awnings, patios, or other architectural elements, so staff has reviewed each proposed re-use of an existing space on a case-by-case basis. Applicant also understands that there are no Official Notices of Decision for Minor Changes (AA - Administrative Amendments) related to this Site Plan.

The requested amendment meets the criteria in Integrated Development Ordinance Section 14-16-6-4(X)(2).

Please feel free to contact me directly with any questions or concerns.

Sincerely,

Brian Nebel,
Property Development Manager
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