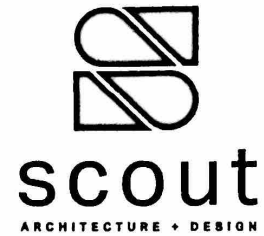


January 6, 2021
Jay Rodenbeck
Planning Department
City of Albuquerque
505-924-3994
jrodenbeck@cabq.gov



RE: BP-2020-56517 Cheba Hut Expansion @ 115A Harvard Dr SE - AA for #1004927

Dear Mr Rodenbeck or Whom it May Concern,

This letter is to justify modifications to be made to the existing approved Development Plan. The official Notice of Decision associated with the prior approval could not be located. Cheba Hut LLC is expanding into the adjoining tenant space. This will allow for extension of food line and relocation of bar and associated seating. Modifications to the existing storefront are required to accommodate new interior layout.

Below is a list of proposed changes to be made to the approved Development Plan with justification for their change:

1. North Elevation: reconfiguration of existing storefront to change double doors to a single storefront door. Reconfiguration works with existing mullion pattern. Head height of storefront does not change.
2. East Elevation: reconfiguration of existing storefront to work with modified interior layout to include removal of two storefront doors and replace with fixed glazing. Existing single storefront entry to be made into a double door. Reconfiguration works with existing mullion pattern. Head height of storefront does not change.
3. South Elevation: reconfiguration of existing storefront to allow for overhead coiling door at bar and existing double doors shall be made a single storefront door. Head height of storefront does not change.

Thank you for your help with this review. Please do not hesitate to call if you have any questions 505-414-6212.

Sincerely,

A handwritten signature in black ink, appearing to read 'Isaac Montoya', written over a white background.

Isaac Montoya | Owner
Cheba Hut LLC

A handwritten signature in black ink, appearing to read 'Shannon Parks', written over a white background.

Shannon Parks, Owner | Architect
SCOUT Architecture + Design