

To Whom It May Concern:

This letter is in regards to endorsing the patio project undertaken by Snooze SoCo LLC, tenants at 700 N Colorado Blvd., Suite A, Denver, CO 80206. The property owner is:

Blackbird LLC
600 Grant St, Suite 200
Denver, CO 80203
303.864.0444
303.864.0444
Dan@chandelledevelopment.com

The property agent is:

Chandelle Development LLC
600 Grant St, Suite 200
Denver, CO 80203
303.864.0444
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Dan@chandelledevelopment.com

The Major Encumbrance Permit covers the following use:

- A full length fully enclosed patio railing totaling 8' X 30'.
- A tasteful awning stretching across the enclosed patio providing necessary shade and protection from rain
- Transforming the existing greenway, currently 8' of grass, to a xeriscaped 4' greenway
- As per discussion with Denver Forestry, utilizing English Oak Trees for the new greenway
- Adding 10 tables and 26 chairs
- Adding 6 32" x 32" non-stationary tables and 24 chairs

This right of way project is essential to the business of Snooze. There are consistent lines in serving their many patrons, and this enables an enhanced seating opportunity. The north side of the building currently displays an old new red brick façade, and the physical appearance enhances the overall image and beauty of the building. Coupled with lines and a liquor license, the enclosed patio enables guests to still enjoy a beverage, currently unavailable as waiting takes place outside the building. The greenway, while smaller in actual size, is hoped to receive a new landscape more environmentally friendly than the existing all grass sidewalk. Snooze, long known for strong design and developing to embrace and enhance the neighborhood, feels this additional project aligns with the overall values. In addition, Snooze has received the endorsement of this project by the Neighborhood Organization.

Thank you for your consideration on this important effort.

