



Re: Nasty Habit Bar - Round 2 submitted

From Mikayela Liburd <Mikayela.Liburd@chandleraz.gov>

Date Tue 5/19/2026 5:44 PM

To Mike Alexander <mike@hypestudio.design>; Steven Loutherback <steven@hypestudio.design>; Pat stratman <pstratman57@gmail.com>

Hi Mike,

Thank you for the update.

Kindly,

Mikayela Liburd

City Planner

Development Services Department|Planning Division

Mikayela.liburd@chandleraz.gov

(480)782-3052

From: Mike Alexander <mike@hypestudio.design>

Sent: Tuesday, May 19, 2026 5:42 PM

To: Mikayela Liburd <Mikayela.Liburd@chandleraz.gov>; Steven Loutherback <steven@hypestudio.design>; Pat stratman <pstratman57@gmail.com>

Subject: Re: Nasty Habit Bar - Round 2 submitted

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Hi Mikayela,

We will no longer be submitting for this hearing.

Regards,

Mike Alexander

Get [Outlook for iOS](#)

From: Mikayela Liburd <Mikayela.Liburd@chandleraz.gov>

Sent: Tuesday, May 19, 2026 5:41 PM

To: Mike Alexander <mike@hypestudio.design>; Steven Loutherback <steven@hypestudio.design>; Pat stratman <pstratman57@gmail.com>

Subject: Re: Nasty Habit Bar - Round 2 submitted

Good afternoon all,

Just checking in on the elevation submittal for Nasty Habit as we have not received a resubmittal of elevations with today being the due date.

If the submittal is received by 8:30am tomorrow morning, I can try (ultimately it will be up to management) and keep this item on the agenda, otherwise it will be continued to a later date.

Kindly,

Mikayela Liburd

City Planner

Development Services Department|Planning Division

Mikayela.liburd@chandleraz.gov

(480)782-3052

From: Mike Alexander <mike@hypestudio.design>

Sent: Friday, May 15, 2026 2:30 PM

To: Mikayela Liburd <Mikayela.Liburd@chandleraz.gov>; Steven Loutherback <steven@hypestudio.design>; Pat stratman <pstratman57@gmail.com>

Subject: Re: Nasty Habit Bar - Round 2 submitted

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Hi Mikayela,

Having just received the comments yesterday, that really doesn't give us sufficient time as we still think the insistence on adding more architecture to a building that is currently simple and rectangular does not make sense and only serves to add cost for our client and is not to the betterment of the street's architecture. We have studied this in several configurations.

We had requested that this part of the project be considered as part of the whole development in which context it works fully with the city's requirements but that does not seem to have been taken into consideration. It makes no sense to me to view this project independently of the whole.

We will not be able to discuss this with our client until Monday morning at the earliest.

Regards,

Mike

Get [Outlook for iOS](#)

From: Mikayela Liburd <Mikayela.Liburd@chandleraz.gov>

Sent: Friday, May 15, 2026 2:21 PM

To: Mike Alexander <mike@hypestudio.design>; Steven Loutherback <steven@hypestudio.design>; Pat

stratman <pstratman57@gmail.com>

Subject: Re: Nasty Habit Bar - Round 2 submitted

Hi Steven,

If you are able to resubmit by end of day today, that would be great. There are only 3 comments remaining at this time.

I will need to submit my memo first thing on Monday morning in order for the case to continue moving forward toward the May 27th hearing.

Kindly,

Mikayela Liburd

City Planner

Development Services Department|Planning Division

Mikayela.liburd@chandleraz.gov

(480)782-3052

From: Mike Alexander <mike@hypestudio.design>

Sent: Friday, May 15, 2026 2:14 PM

To: Mikayela Liburd <Mikayela.Liburd@chandleraz.gov>; Steven Loutherback <steven@hypestudio.design>; Pat stratman <pstratman57@gmail.com>

Subject: Re: Nasty Habit Bar - Round 2 submitted

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Hi Mikayela,

To avoid any confusion, what is the final date/ time that we can resubmit to still be eligible for 27th hearing?

Regards,

Mike Alexander

Get [Outlook for iOS](#)

From: Mikayela Liburd <Mikayela.Liburd@chandleraz.gov>

Sent: Friday, May 15, 2026 2:12 PM

To: Steven Loutherback <steven@hypestudio.design>

Cc: Mike Alexander <mike@hypestudio.design>

Subject: Re: Nasty Habit Bar - Round 2 submitted

Hi Steven,

I wanted to follow-up on my last email to add that staff is currently working on memos for the May 27th Historic Preservation Commission. The updated plans are required to be part of the submission. In order to avoid any delays, please resubmit as soon as possible.

Kindly,

Mikayela Liburd

City Planner

Development Services Department|Planning Division

Mikayela.liburd@chandleraz.gov

(480)782-3052

From: Mikayela Liburd <Mikayela.Liburd@chandleraz.gov>

Sent: Thursday, May 14, 2026 8:58 AM

To: Steven Loutherbak <steven@hypestudio.design>

Cc: Mike Alexander <mike@hypestudio.design>

Subject: Re: Nasty Habit Bar - Round 2 submitted

Good morning Steven,

Please see the comments attached.

The main comment is mostly about the horizontal and vertical variation in the facade as the building still appears to be just a flat rectangle from the front elevation.

Kindly,

Mikayela Liburd

City Planner

Development Services Department|Planning Division

Mikayela.liburd@chandleraz.gov

(480)782-3052

From: Mikayela Liburd <Mikayela.Liburd@chandleraz.gov>

Sent: Wednesday, April 29, 2026 4:14 PM

To: Steven Loutherbak <steven@hypestudio.design>

Cc: Mike Alexander <mike@hypestudio.design>

Subject: Re: Nasty Habit Bar - Round 2 submitted

Hi Steven,

Thank you for your resubmittal, please allow 10 business days for review.

Yes, Nasty Habit is on the agenda for the May 27th HPC hearing.

Kindly,

Mikayela Liburd

City Planner

Development Services Department|Planning Division

Mikayela.liburd@chandleraz.gov

(480)782-3052

From: Steven Louthierback <steven@hypestudio.design>**Sent:** Wednesday, April 29, 2026 2:14 PM**To:** Mikayela Liburd <Mikayela.Liburd@chandleraz.gov>**Cc:** Mike Alexander <mike@hypestudio.design>**Subject:** Nasty Habit Bar - Round 2 submitted

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Hi, Mikayela.

We submitted our revised plans and response to comments yesterday for PLH26-0010.

We'd like to confirm if the City of Chandler will be hosting an HPC hearing for the month of May. If yes, we want to be sure that Nasty Habit is part of the agenda.

Thank you.



STEVEN LOUTHIERBACK 602.600.0911 340 E DUNLAP AVE.
PROJECT DESIGNER HYPESTUDIO.DESIGN PHOENIX, AZ 85020

NOTICE: This E-mail (including attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. ss 2510-2521, is confidential and is legally privileged. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution, or copying of this communication is strictly prohibited. Please delete if received in error and notify sender. Thank you kindly.

NOTICE: This E-mail (including attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. ss 2510-2521, is confidential and is legally privileged. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution, or copying of this communication is strictly prohibited. Please delete if received in error and notify sender. Thank you kindly.

NOTICE: This E-mail (including attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. ss 2510-2521, is confidential and is legally privileged. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution, or copying of this communication is strictly prohibited. Please delete if received in error and notify sender. Thank you kindly.