



# City of Colorado Springs

## Regular Meeting Agenda - Final Downtown Review Board

Regional Development  
Center  
2880 International Circle  
Colorado Springs, CO  
80910

---

Tuesday, June 4, 2024

9:00 AM

Regional Development Center (Hearing  
Room)  
2880 International Circle

---

### How to Watch the Meeting

DRB - All meetings are open to the public. Those who wish to participate may do so in person or by phone.

By Phone: Dial 1-720-617-3426, enter Conf ID: 498 229 761# and wait to be admitted.

If you would like to comment on an agenda item, please contact the case planner for the item at 719-385-5905. If you are unable to contact them, there will still be an opportunity to speak during the meeting.

Attendees participating by phone will be muted upon entry to the meeting. Please wait to be called on before speaking.

Once an item has been heard, the Chair will open the public portion of the hearing for comments. There is a three (3) minute time limit for each person. Phone attendees must press \*6 to un-mute.

### 1. Call to Order and Roll Call

### 2. Changes to Agenda/Postponements

### 3. Communications

Ryan Tefertiller, Urban Planning Manager

### 4. Approval of the Minutes

[DRB 2291](#)

Minutes for the May 7, 2024, Downtown Review Board Meeting

Presenter:

David Lord, Downtown Review Board Chair

Attachments:

[DRB 5.7.24 Minutes Draft](#)

### 5. Consent Calendar

### 6. Items Called Off Consent Calendar

### 7. Unfinished Business

**8. New Business****8.A. [FBZN-24-0007](#)**

An FBZ conditional use development plan to allow the conversion of an existing restaurant tenant space within a neighborhood shopping center into a bar. The subject property is located at 1107 South Nevada Avenue.

Presenter:

Johnny Malpica, Planner II, Urban Planning Division, Planning + Neighborhood Services

**Attachments:**

[Unity Bar and Grill FBZ CUDP - Staff Report - JPM](#)

[Figure 1 - Site Plan](#)

[Figure 2 - Public Comments](#)

[Figure 3 - Project Statement](#)

**9. Presentations****10. Adjourn**