

## Malpica, Johnny P

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**From:** Malpica, Johnny P  
**Sent:** Wednesday, May 15, 2024 10:36 AM  
**To:** Renate Fiedler  
**Subject:** RE: Development Proposal for Unity bar & grill

Good morning, Renate,

Thank you for providing public comment regarding the FBZ Conditional Use Application for Unity Bar and Grill located at 1107 S Nevada Ave.

I will provide your comment to the applicant and ask that they provide a response to me, which I will send to you. Additionally, please be advised that the proposed bar use will only allow for an internal bar area to exist within an existing restaurant space.

Your concerns will be presented to the Downtown Review Board on June 2<sup>nd</sup>. If you have additional questions for me, please do not hesitate to reach out to me directly.

Respectfully,



**JOHNNY MALPICA, AICP, LEED® Green Associate™**  
Planner II, Urban Planning Division  
Planning + Neighborhood Services  
City of Colorado Springs  
Office: (719) 385-5369  
Email: [johnny.malpica@coloradosprings.gov](mailto:johnny.malpica@coloradosprings.gov)

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**From:** Renate Fiedler <[fiedler227@gmail.com](mailto:fiedler227@gmail.com)>  
**Sent:** Sunday, May 12, 2024 12:23 PM  
**To:** Malpica, Johnny P <[Johnny.Malpica@coloradosprings.gov](mailto:Johnny.Malpica@coloradosprings.gov)>  
**Subject:** Development Proposal for Unity bar & grill

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Hello, my name is Renate Fiedler, I live at 227 E Las Vegas St, Colorado Springs, CO 80903. I bought my home in 1986 and have seen this neighborhood go through all kinds of changes, mainly bad, especially

when the liquor store opened in the Las Vegas Plaza Shopping Center. Now the Rescue Mission has expanded all the way up to Nevada Ave.

I am totally opposed to an alcohol serving bar adding to already existing problems. The corner of Las Vegas and Nevada is a problem area. The homeless hang around all day and night. There are fights, shootings, car/pedestrian accidents, and overall mayhem. I'm a 67 year old retired RN and I have to deal with this on a daily basis.

The police are busy enough in this neighborhood, without adding an alcohol serving bar. The liquor store is already more than enough. I really, really think this is not a good idea. Please consider us older people who have to live here. I've been told by law enforcement to move, it's easier said than done. I'm stuck here and would like to live the remainder of my life in a moderate peaceful manner, which is becoming more difficult by the day. So please, consider the situation with the homeless population sharing this area with us law abiding homeowners. We do not need any more problems.

Thank you for your time,

Renate Fiedler  
227 E Las Vegas St, Colorado Springs, CO 80903  
719-413-7017

## Malpica, Johnny P

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**From:** Malpica, Johnny P  
**Sent:** Wednesday, May 15, 2024 10:41 AM  
**To:** Jo Romero  
**Subject:** RE: FBZ Conditional Use Application

Good morning, Jo,

Thank you for providing public comment regarding the FBZ Conditional Use Application proposed for 1107 S Nevada Ave. I am in receipt of your concerns and will relay them to the applicant, asking that they provide a response. Additionally, please be advised that the bar use will allow for conversion of an existing restaurant space to be converted to bar, and no exterior alcohol consumption or outdoor seating is proposed.

Your concerns will be presented to the Downtown Review Board on June 2<sup>nd</sup>. Information to attend that public hearing meeting will follow in the coming weeks. If you have any additional questions, please do not hesitate to reach out to me either by email or phone.

Respectfully,



**JOHNNY MALPICA, AICP, LEED® Green Associate™**  
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**From:** Jo Romero <rojo19947@gmail.com>  
**Sent:** Tuesday, May 7, 2024 9:00 AM  
**To:** Malpica, Johnny P <Johnny.Malpica@coloradosprings.gov>  
**Subject:** FBZ Conditional Use Application

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Record Number FBZN-24-0007 I am writing to comment on the Utility Bar and Grill proposal. I am a resident of the Las Vegas Neighborhood, 313 E. Las Vegas Street. I am 88 years old and have seen this neighborhood become a haven for homeless encampments and daily wandering homeless. We already have a liquor store on that corner. This Bar and Grill would be another "attractive nuisance" to add to our already deteriorated

neighborhood. Police presence is constant as it is. Please, save us any more grief by refusing this proposal. Thank you. JoAnne Romero