

# Y|O|W ARCHITECTS

115 S Weber St., Ste 200 | COS | CO  
(719) 475-8133 | [www.yowarch.com](http://www.yowarch.com)

March 14, 2024

**Ryan Tefertiller**

*Planning Manager, AICP*

**Phone** (719) 385-5382

**Email** [Ryan.Tefertiller@coloradosprings.gov](mailto:Ryan.Tefertiller@coloradosprings.gov)

**RE: 16 E. Kiowa St. - Icons  
FBZ - Conditional Use Plan**

---

This submittal is for approval of a Conditional Use Plan for a bar within the FBZ COR zone for the parcel located at 16 E. Kiowa St. The 0.0998 acre site is located west of Tejon and Kiowa. The included parcel TSN # 6418210015 is a currently a vacant space.

We are proposing Icons a gay friendly bar/lounge to occupy the space. This bar shall provide a fun upscale environment and entertainment for the LGBTQ+ community.

This bar shall encompass 3,053 sf of the building on the first level. We propose to add outdoor patios to the building. A rear patio shall be added to include 321 sf as well as 660 sf of new rooftop patio space. We are also requesting a patio located on the front sidewalk, that would occupy 89 sf. This gets us to a total of 1,070 sf of overall patio space.

The surrounding areas are complementary to our proposed plan. There are not any residents located in close proximity to the bar. Icons will be essential to the growth and culture of our city. Below are the hours of operation for the establishment.

Monday - 4pm-11pm

Tuesday - 4pm-12am

Wednesday - 4pm-12am

Thursday - 4pm-12am

Friday - 4pm-1am

Saturday - 12pm-1am

Sunday - 12pm-12am

We are proposing a new roll up garage door on the east portion of the front elevation to the building. Parking is sufficient for the bar as the space was historically used as a office space. We feel that this use will not have any detrimental effects on the surrounding area and feel that approval of this bar adds good destination for customers looking for this entertainment venue in town.

Should you require any additional information, please contact me at 719.475.8133.

Respectfully yours,



Brad Nichols, Planning Associate  
YOW Architects PC

ICONS

Page 2 of 2

3/14/2024