

Community Outreach

Emails were exchanged with Jenn Greiving from the Overland Neighborhood.

Jenn had a neighborhood meeting on 9-25-2025, which we attended, at Ratio Beerworks.

There were a few people there who remembered Steve from when he attempted rezoning before.

They were all very welcoming and positive about our rezoning process.

10-29-2025 Steve walked the neighborhood and spoke to 10 businesses within a 200 foot radius of our property. 5 were closed. Most of the conversations were about the crime in the area. But all understand our need to rezone.

Finally, on Thursday, January 8, 2026 we had a conference call with Mark Montoya, aide to Councilwoman Flor Alvidrez, from District 7. We answered his questions as to what our plan was. We explained to him that we are keeping our options open as far as selling our property, the building, our company, relocating our company...we just don't know yet. But Mark did understand that our first obstacle is finishing the rezoning application and then we'll see what's next. We said we would keep in touch and Mark said he was glad that we have Abner as our "guide" and will include Mark in any further communications.



Steve Jusseaume <coloradofarmandranch@gmail.com>

Rezoning 361-363 W Evans Ave

3 messages

Steve Jusseaume <coloradofarmandranch@gmail.com>

Sun, Sep 21, 2025 at 6:32 PM

To: opnainfo@gmail.com

Jenn,

We are in the process of rezoning our property. What are the next steps?

Doctor Fix-It is our company on the corner.

--

Steve Jusseaume

Direct: 303-406-1740

Overland Park <opnainfo@gmail.com>

Tue, Sep 23, 2025 at 1:07 PM

To: Steve Jusseaume <coloradofarmandranch@gmail.com>

Hi Steve,

Thanks for reaching out. Typically people applying for rezoning try to attend one of our neighborhood meetings. This gives you a chance to talk with neighbors about which type of zoning you're applying for and why. We do have a meeting this Thursday from 6:30-8 PM at Ratio Beerworks Overland (2030 S Cherokee), and I have some space on the agenda around 7:30 PM. If you're not able to join in person, we do have the option to zoom in. Alternatively, you could join us at our October 23rd meeting. We do not meet in November and December during the holidays, so the next meeting would be in January. Let me know your thoughts.

Thanks,

Jenn

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Steve Jusseaume <coloradofarmandranch@gmail.com>

Tue, Sep 23, 2025 at 4:17 PM

To: Overland Park <opnainfo@gmail.com>

Thank you Jenn! We'll see you Thursday evening at 6:30.

Steve

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Steve Jusseaume <coloradofarmandranch@gmail.com>

Rezoning 361-363 W Evans Ave

6 messages

Steve Jusseaume <coloradofarmandranch@gmail.com>
To: doug@alchemyeg.com

Sun, Sep 21, 2025 at 6:35 PM

Doug,
We are in the process of rezoning our property. What are the next steps?

Our company is Doctor Fix-It on the corner.

--
Steve Jusseaume

Direct:303-406-1740

doug@alchemyeg.com <doug@alchemyeg.com>
To: Steve Jusseaume <coloradofarmandranch@gmail.com>

Mon, Sep 22, 2025 at 8:57 AM

Steve,

Thanks for reaching out. But, I'm not sure in what capacity you're contacting me. Are you contacting me for SBBA support? or in need of an attorney? or just for some general guidance?

Happy to chat in any capacity. Just need to know what hat I'm wearing.

Thanks,

Doug

[Quoted text hidden]

Steve Jusseaume <coloradofarmandranch@gmail.com>
To: doug@alchemyeg.com

Mon, Sep 22, 2025 at 5:55 PM

You're grouped with these people.. Referred to us by the rezoning folks for the city of Denver.

Registered Neighborhood Organizations

Inter-neighborhood cooperations (INC): Keith Meyer, president@denverinc.org

Overland Park Neighborhood Association: Jenn Greiving, opnainfo@gmail.com

South Broadway Business Association: Douglas Norberg, doug@alchemyeg.com

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doug@alchemyeg.com <doug@alchemyeg.com>

Tue, Sep 23, 2025 at 11:15 AM