



FW: [EXTERNAL] 1453 North Wabash St.

From Weigle, Elizabeth K. - CPD Rezoning Planning Supervisor <Elizabeth.Weigle@denvergov.org>

Date Mon 12/22/2025 1:15 PM

To Lechuga, Tony D. - CPD CE0429 City Planner Senior <Anthony.Lechuga@denvergov.org>

Cc Penafiel, Fran F. - CPD CE2159 City Planner Principal <Francisca.Penafiel@denvergov.org>

Hi Tony,

The comment below is regarding of your cases.

Liz

From: Rezoning - CPD <Rezoning@denvergov.org>

Sent: Monday, December 22, 2025 1:10 PM

To: Penafiel, Fran F. - CPD CE2159 City Planner Principal <Francisca.Penafiel@denvergov.org>; Weigle, Elizabeth K. - CPD Rezoning Planning Supervisor <Elizabeth.Weigle@denvergov.org>

Subject: FW: [EXTERNAL] 1453 North Wabash St.

From: Nancy O'Mara <nanceomara@gmail.com>

Sent: Friday, December 19, 2025 4:55 PM

To: Rezoning - CPD <Rezoning@denvergov.org>

Subject: [EXTERNAL] 1453 North Wabash St.

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I live very near this address and I already smell the toxic paint out in my garden when they are painting cars. Terrible!

It is very bad to be expanding this business in a residential neighborhood.

Sincerely,

Nancy O'Mara



The Fax Partnership
6740 E. Colfax Ave.
Denver, CO 80220

To Whom It May Concern:

On behalf of The Fax Partnership, I am writing in support of the rezoning request for 1453 Wabash Street from E-TU-B to E-MS-3, submitted by local business owner Jeremy Robideau, owner of Carstar West Auto Body at 8450 E Colfax Avenue.

The property in question lies within our organization's area of work and is located directly across the street from two Fax Partnership properties, the former Sand & Sage and Westerner Motels. As such, we are highly familiar with this stretch of the corridor and have a strong interest in seeing improvements that contribute to a cleaner, safer, and more cohesive streetscape.

Mr. Robideau's proposal to rezone the adjacent vacant lot to match the zoning of his existing business is consistent with the surrounding commercial context along East Colfax Avenue. This change will improve both the functionality and visual character of the property, creating a more organized and welcoming environment for customers and neighbors.

As an organization dedicated to supporting local business investment and quality redevelopment along East Colfax, The Fax Partnership is pleased to support this rezoning request. We appreciate Mr. Robideau's proactive communication with nearby stakeholders and his commitment to enhancing the corridor's appearance and economic vitality.

We respectfully encourage the City to approve this rezoning request.

Sincerely,

Monica Martinez
Executive Director