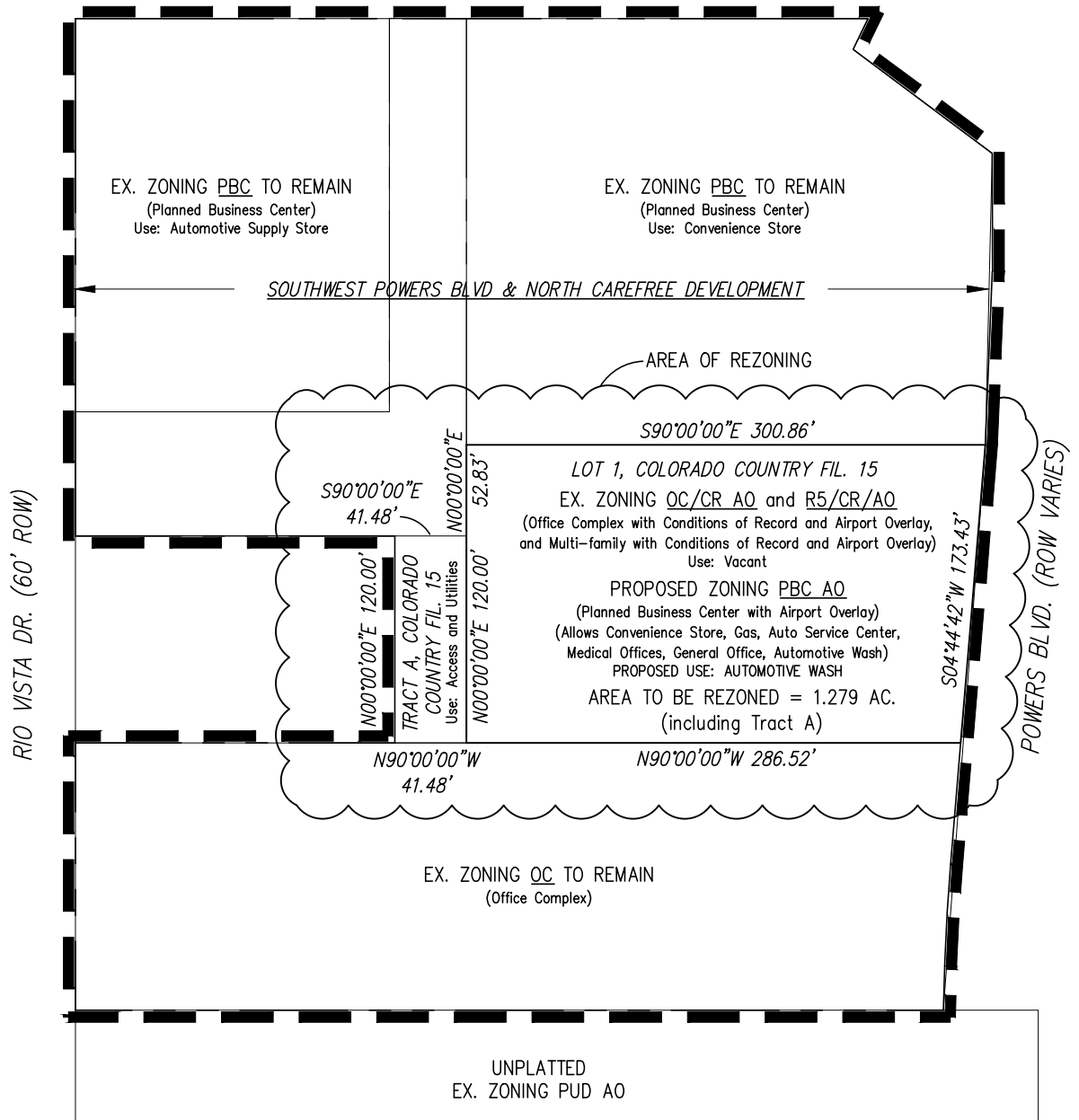


N. CAREFREE CIRCLE (140' ROW)



RIO VISTA DR. (60' ROW)

SOUTHWEST POWERS BLVD & NORTH CAREFREE DEVELOPMENT

AREA OF REZONING

S90°00'00"E
41.48'

N00°00'00"E
52.83'

S90°00'00"E 300.86'

LOT 1, COLORADO COUNTRY FIL. 15
EX. ZONING OC/CR AO and R5/CR/AO
(Office Complex with Conditions of Record and Airport Overlay,
and Multi-family with Conditions of Record and Airport Overlay)
Use: Vacant

PROPOSED ZONING PBC AO
(Planned Business Center with Airport Overlay)
(Allows Convenience Store, Gas, Auto Service Center,
Medical Offices, General Office, Automotive Wash)
PROPOSED USE: AUTOMOTIVE WASH

AREA TO BE REZONED = 1.279 AC.
(including Tract A)

N00°00'00"E 120.00'

TRACT A, COLORADO
COUNTRY FIL. 15
Use: Access and Utilities

N00°00'00"E 120.00'

S04°44'42"W 173.43'

POWERS BLVD. (ROW VARIES)

N90°00'00"W
41.48'

N90°00'00"W 286.52'

EX. ZONING OC TO REMAIN
(Office Complex)

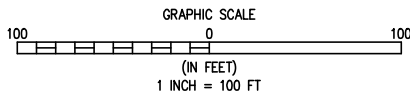
UNPLATTED
EX. ZONING PUD AO



NOTE:

PER THE RECORDED PLAT OF COLORADO COUNTRY FIL. 15 (REC. 217713912), PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT RECORDED IN BOOK 2478 AT PAGE 304.

PROPERTY IS SUBJECT TO OC cr/AO CONDITIONS OF RECORD AS SET FORTH IN ORD. 16-91.



FILE # CPC ZC 21-00177



1046 ELKTON DRIVE - COLORADO SPRINGS, COLORADO 80907
P. 719.531.6200 • F. 719.531.6288 • www.baselinencorp.com

ZONE CHANGE - EXHIBIT B

COLORADO SPRINGS

EL PASO COUNTY

ZONE CHANGE EXHIBIT
3611 RIO VISTA DRIVE

DESIGNED BY	INITIAL SUBMITTAL	11-03-21
	DRAWING SIZE	8.5" X 11"
	SURVEY FIRM	SURVEY DATE
DRAWN BY	JOB NO.	35046
LJA	DRAWING NAME	35046 ZONE Exh.dwg
CHECKED BY	SHEET	2 OF 2
SGB		2

EXHIBIT B - Zone Change