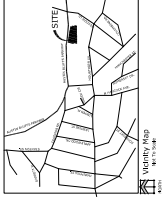


ZONE CHANGE EXHIBIT B



LIST OF LAND USES THAT SHALL NOT BE PERMITTED WITHIN THE C-5 ZONE DISTRICT:

- ALL AUTOMOTIVE AND EQUIPMENT SERVICES
- CAMPGROUND
- LIQUOR SALES
- SEXUALLY ORIENTED BUSINESS

LC= 28.29'
D= 01'02'39"
L= 26.23'
R= 3387.90'

D= 04'00'39"
L= 121.84'
R= 1740.50'

S19°26'28"W 95.63'

N62°51'03"W 169.69'

S00°46'08"E 112.23'

N00°18'49"W 89.20'

P.O.C. SE COR. PARCEL B

S 89°28'17"W 114.14'

S 89°42'49"W 108.52'

P.O.B.

N89°41'13"E 328.03'

AUSTIN BLUFFS PARKWAY
MAJOR ARTERIAL (RIGHT OF WAY VARIES)

AUSTIN BLUFFS HEIGHTS
PART OF THE NE1/4 SECTION 29,
T19N, R10E, S19E, 1/4
THE CITY OF COLORADO SPRINGS,
EL PASO COUNTY, COLORADO
CURRENT ZONE: R1-4 UV
PROPOSED ZONE: C-5
49.37 SQUARE FEET
1.13 ACRES

LOT 3 BLOCK B RANGE
VIEW SUBDIVISION
RECEPTION NO. 0527102006
1304' MOUNT VERN LANE
ZONED: R1-6

LOT 4 BLOCK B RANGE
VIEW SUBDIVISION
RECEPTION NO. 0527102006
1304' MOUNT VERN LANE
ZONED: R1-6

LOT 5 BLOCK B RANGE
VIEW SUBDIVISION
RECEPTION NO. 0527102004
1312' MOUNT VERN LANE
ZONED: R1-6

LOT 6 BLOCK B RANGE
VIEW SUBDIVISION
RECEPTION NO. 0527102004
1312' MOUNT VERN LANE
ZONED: R1-6

LOT 7 BLOCK B RANGE
VIEW SUBDIVISION
RECEPTION NO. 0527102002
1320' MOUNT VERN LANE
ZONED: R1-6



YOW ARCHITECTS PC
ARCHITECTURE & PLANNING

115 S. Weber Colorado Springs, Colorado 475-8133

Structural
Electrical
Mechanical
Planning:

AUSTIN BLUFFS HEIGHTS
AUSTIN BLUFFS PARKWAY
Colorado Springs, Colorado 80918

DATE: 11/13/2019
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

CIVIL FILE NO.
2 of 2
ZONE CHANGE
EXHIBIT B