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YUMA ST
70' ROW (RESIDENTIAL)

SAN MIGUEL ST
70' ROW (COLLECTOR)

N CIRCLE DR
100' ROW (PRINCIPAL ARTERIAL)

LOT 1, B & J GARCIA SUBDIVISION
REC. NO. 203277980
2725 E SAN MIGUEL ST
EXISTING ZONE: PBC/CR
(35,841 S.F. - 0.82 AC.)

ZONED PBC/CR AND REPLATTED INTO A SINGLE LOT
(79,440 S.F. - 1.82 AC.)

UNPLATTED
REC. NO. 211001264
1216 N CIRCLE DRIVE
EXISTING ZONE: PBC/CR
(43,599 S.F. - 1.00 AC.)

10' x 10' Improvements Easement
Rec. No. 203277980

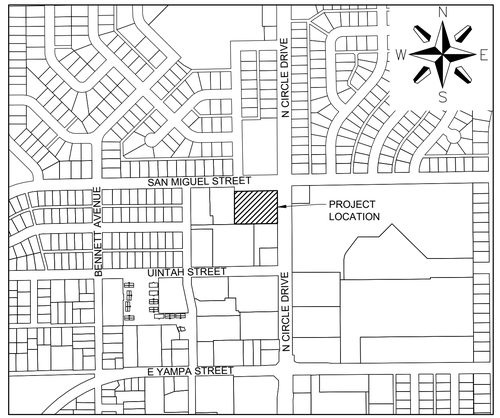
S 89°49'56" E 300.60'
N 00°38'59" E 119.34'
N 00°01'44" E 146.52'
S 89°48'11" W 298.47'
S 00°46'24" W 119.23'
S 00°46'24" W 144.74'

39.1'± FL-FL
66.1'± FL-FL
25.8'± FL-FL
37.8'± FL-FL

6216.95 Rim
6203.65 8" Clay East
6203.55 8" Clay West
6203.12 8" Clay North

6212.93 Rim
6205.23 8" Clay East
6204.93 8" Clay west

Sidewalk
Entrance
Curb & Gutter
Possible Water Line
Gas Valve
Sewer Marker Post
Gate
Dirt
Edge Asphalt
Asphalt
Area of Trees & Rubbish
Dirt Pile ~7' High
Remaining Fence Posts
Visible Pipes to Former House
Spigot
Lane Stripes
Edge Asphalt
6' Wood Fence
8" Block Wall
No Wires to Pole
Building



VICINITY MAP
SCALE: 1"=500'

GENERAL NOTE:

1. THE PROPOSED PROJECT WILL BE REQUESTING THE REMOVAL OF THE EXISTING CONDITION OF RECORD NUMBER 2 PER ORDINANCE NO. 12-92, PASSED ON NOVEMBER 13, 2012 WHICH STATES, "ALL ACTIVITIES SHALL BE CONDUCTED ENTIRELY WITHIN A BUILDING". THE PROPOSED SITE WILL ABIDE BY ALL OTHER CONDITIONS OF RECORD WITHIN THE ABOVE STATED ORDINANCE.

N
W E
S

SCALE IN FEET
0 20 40

IF BAR DOES NOT MEASURE 1 INCH THEN DRAWING IS NOT TO SCALE

COPN-23-0002

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#2235 - COLORADO SPRINGS, CO
CONCEPT PLAN
1216 N CIRCLE DRIVE COLORADO SPRINGS, CO

ZONE CHANGE EXHIBIT

KG PROJECT TEAM: EES
RDM: RF
SDM: DG
CPM: BS

REVISIONS

	DATE	REVISION DESCRIPTION

DATE: 01/04/2023

SHEET NUMBER:
1 OF 1

P:\KUM & GO\CO, COLORADO SPRINGS_2235 - N. CIRCLE AND SAN MIGUEL\08 CAD\EXHIBITS\ZONE CHANGE EXHIBIT.DWG