

535 E. COSTILLA ST

COLORADO SPRINGS, COLORADO

ZONE CHANGE EXHIBIT B

LOT 1, ALCS FILING NO. 1., EL PASO COUNTY, COLORADO

EVEN-PREISSER INVESTMENTS LLC ZONING: C5 SS USE: WAREHOUSE / STORAGE
 EVEN-PREISSER INVESTMENTS LLC ZONING: C5 SS USE: WAREHOUSE / STORAGE
 EVEN-PREISSER INVESTMENTS LLC ZONING: C5 SS USE: WAREHOUSE / STORAGE
 METCALF, ANTHONY C ZONING: C5 SS USE: DISTRIBUTION WAREHOUSE
 MARMOT REAL ESTATE LLC ZONING: C5 SS USE: INDUSTRIAL MANUFACTURING

COSTILLA STREET
 MINOR ARTERIAL
 100' PUBLIC R.O.W.

PROJECT TEAM
OWNER
 THIRD FUTURE SCHOOLS BUILDING COR
 431 SABLE BLVD
 AURORA, CO 80011
DEVELOPER
 BLUE TRUCK CAPITAL
 3095 E BATES AVE
 DENVER, CO 80250
 PHONE: (720)744-0789
APPLICANT
 MATRIX DESIGN GROUP
 2435 RESEARCH PKWY STE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719)575-0100

BASIS OF BEARINGS

N90°00'00"W
 608.70' (R+R1)
 N90°00'00"W 608.64'
 (M)

N90°00'00"W
 608.64' (M)

N00°00'00"W 295.10'

295.10' (M)
 295.19' (R)

N00°00'00"E 171.85' (M)
 N00°00'00"E 171.73' (R)

OPEN BIBLE BAPTIST CHURCH
 ZONING: C6 CU
 USE: EXEMPT RELIGIOUS WORSHIP

LOT 1, ALCS FILING NO. 1
 1.77 ACRES
 CURRENT ZONE: PIP1/CR
 PROPOSED ZONE: MX-M

S00°04'34"E 323.47' (R)
 S00°05'49"E 323.48' (M)

THIRD FUTURE SCHOOLS BUILDING COR ZONING: PIP1/CR CU SS
 USE: EXEMPT POLITICAL SUBS/PUB SCHOOL

N89°58'50"E 140.34' (M)
 N90°00'00"E 140.49' (R)

ENERGY RESOURCE CENTER
 ZONING: PIP1/CR UV
 USE: EXEMPT CHARITABLES

N00°15'43"E 181.71' (M)
 N00°15'43"E 181.74' (R)

L=62.91' (R)
 Δ=60°04'34" (R)
 L=62.81' (M)
 R=60.00' (M)
 Δ=59°58'33"
 CH=S60°02'53"E
 CH=59.98' (M)

S89°57'40"E 101.38' (M)
 S90°00'00"E 101.41' (R)

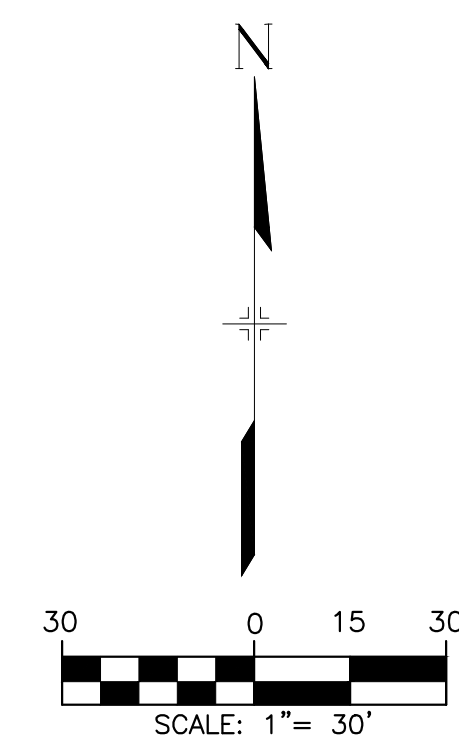
CIMARRON STREET
 RESIDENTIAL COLLECTOR
 60' PUBLIC R.O.W.

M&M'97 LLC
 ZONING: PIP1/CR
 USE: VACANT COMMERCIAL LOTS

HUYGE WILLIAM V
 ZONING: PIP1/CR
 USE: WAREHOUSE/STORAGE

BBV CS LLLP
 ZONING: PIP1/CR
 USE: WAREHOUSE/STORAGE

STOUT MICHAEL P
 ZONING: PIP1/CR
 USE: INDUSTRIAL CONDOMINIUMS



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0100
 FAX: (719) 575-0208

OWNER/DEVELOPER:

BLUE TRUCK CAPITAL

3095 E BATES AVE
 DENVER, CO 80210
 PO BOX 101166
 DENVER, CO 80250
 (720) 744-0789

APPROVAL:

VICINITY MAP:



PROJECT:

535 E COSTILLA ST
 ZONE CHANGE EXHIBIT

COLORADO SPRINGS, CO
 NOVEMBER 16, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	12-21-2022	PER CITY COMMENTS	AV

DRAWING INFORMATION:

PROJECT NO: 22.1260.004

DRAWN BY: AV

CHECKED BY: AP

APPROVED BY:

SHEET TITLE:

ZONE CHANGE PLAN

ZC01

SHEET 2 OF 2

CITY FILE NO.: ZONE - 22 - 0019

FILE LOCATION: S:\22_1260_004_COSTILLA\804_CADD\804_PLAN SETS\CONCEPT PLAN\2022_10-04_ZONE CHANGE PLAN.DWG