

ORDINANCE NO. 16-92

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 1.21 ACRES LOCATED SOUTHEAST OF THE VOYAGER PARKWAY AND RIDGELINE DRIVE FROM PIP-1 (PLANNED INDUSTRIAL PARK) TO PBC (PLANNED BUSINESS CENTER)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

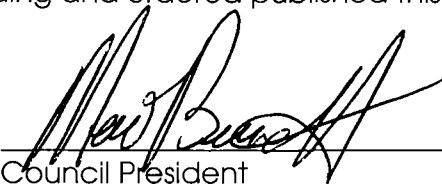
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning 1.21 acres located southeast of the Voyager Parkway and Ridgeline Drive as described in Exhibit A and depicted in Exhibit B, which are attached hereto and made a part hereof by reference, from PIP-1 (Planned Industrial Park) to PBC (Planned Business Center), pursuant to the Zoning Ordinance of the City of Colorado Springs.

Section 2. This ordinance shall be in full force and effect from and after its passage and publication as provided by Charter.

Section 3. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 23rd day of August, 2016.

Finally passed: September 13, 2016


Council President

ATTEST:

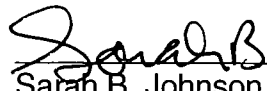

Sarah B. Johnson, City Clerk

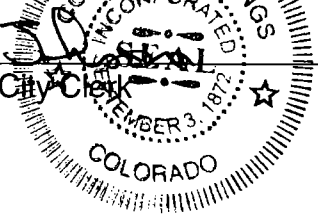


The seal is circular with a double-line border. The outer ring contains the text 'COLORADO SPRINGS' at the top and 'COLORADO' at the bottom. Inside the ring, the word 'INCORPORATED' is written in a smaller arc. In the center, the word 'SEAL' is prominently displayed above a five-pointed star. Below the star, the word 'CITY' is visible.

I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 1.21 ACRES LOCATED SOUTHEAST OF THE VOYAGER PARKWAY AND RIDGELINE DRIVE FROM PIP-1 (PLANNED INDUSTRIAL PARK) TO PBC (PLANNED BUSINESS CENTER)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on August 23, 2016; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 13th day of September, 2016, and that the same was published by title and summary, in accordance with Section 3-80 of Article III of the Charter, in the Transcript, a newspaper published and in general circulation in said City, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 13th day of September, 2016.


Sarah B. Johnson, City Clerk



1st Publication Date: August 26, 2016

2nd Publication Date: September 16, 2016

Effective Date: September 21, 2016

Initial: SBJ
City Clerk

LWA Land Surveying, Inc.

2906 Beacon Street, Suite B
Colorado Springs, CO 80907
719-636-5179
719-636-5199 fax

Voyager Business Park Filing No. 2 – Lot 6

A TRACT OF LAND BEING A PORTION OF LOT 3, VOYAGER BUSINESS PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, T12S, R66W OF THE 6th P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 208712767 OF THE EL PASO COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 OF SAID VOYAGER BUSINESS PARK SUBDIVISION;

THENCE N00°03'18"W ON THE WEST LINE OF SAID LOT 2 AND THE WEST LINE OF LOT 3, A DISTANCE OF 346.03 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

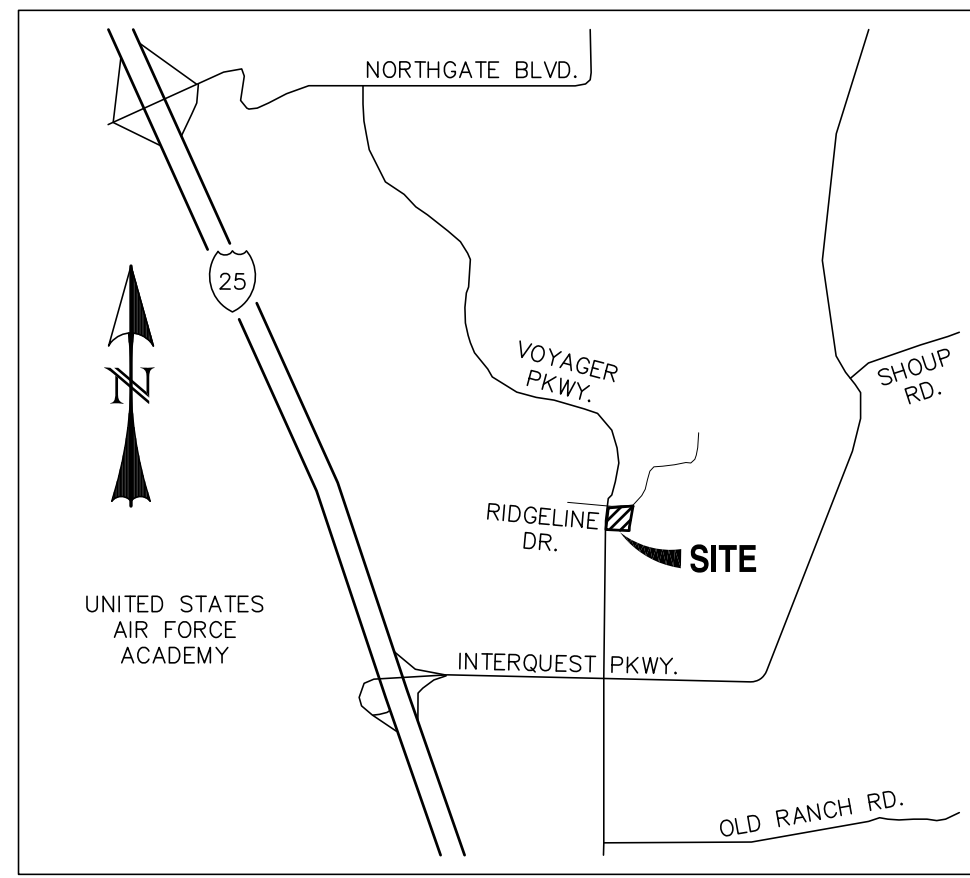
THE FOLLOWING SIX (6) COURSES ARE ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID LOT 3;

1. THENCE CONTINUE N00°03'18"W A DISTANCE OF 12.05 FEET;
 2. THENCE N02°12'54"E A DISTANCE OF 44.03 FEET;
 3. THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 812.40 FEET, THROUGH A CENTRAL ANGLE OF 14°49'46" AN ARC LENGTH OF 210.27 FEET, THE LONG CHORD OF WHICH BEARS N11°12'43"E A DISTANCE OF 209.68 FEET;
 4. THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 48.39 FEET, THROUGH A CENTRAL ANGLE OF 56°08'28" AN ARC LENGTH OF 47.41 FEET, THE LONG CHORD OF WHICH BEARS N46°26'19"E A DISTANCE OF 45.54 FEET;
 5. THENCE S68°46'18"E A DISTANCE OF 93.84 FEET;
 6. THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 482.50 FEET, THROUGH A CENTRAL ANGLE OF 06°28'12" AN ARC LENGTH OF 54.48 FEET, THE LONG CHORD OF WHICH BEARS S72°00'24"E A DISTANCE OF 54.46 FEET TO THE NORTHEAST CORNER OF SAID LOT 3;
- THENCE S00°00'00"E ON THE EAST LINE OF SAID LOT 3, A DISTANCE OF 201.29 FEET;
THENCE N90°00'00"W A DISTANCE OF 30.75 FEET;
THENCE S00°00'00"W A DISTANCE OF 41.01 FEET;
THENCE N90°00'00"W A DISTANCE OF 183.98 FEET TO THE POINT OF BEGINNING.
THE DESCRIBED TRACT CONTAINS 52,664 SQUARE FEET, BEING 1.209 ACRES, MORE OR LESS.

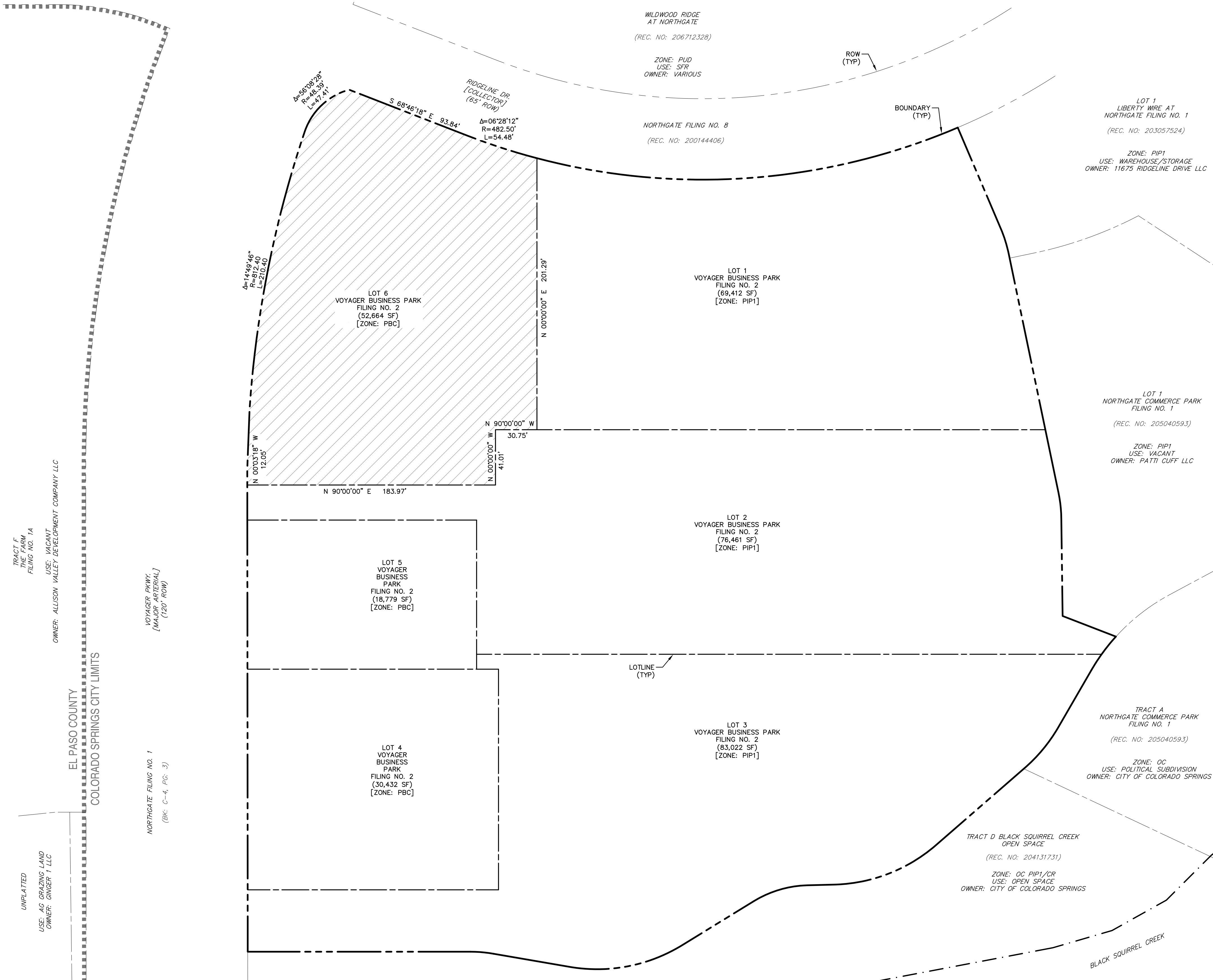
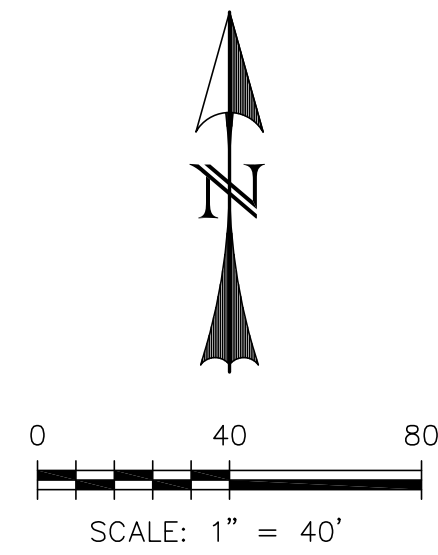
ZONE CHANGE

VOYAGER BUSINESS PARK FILING NO. 2

CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



VICINITY MAP
SCALE: N.T.S.



PROJECT INFORMATION

OWNER/DEVELOPER: INTEGRITY BANK & TRUST
13475 VOYAGER PARKWAY
COLORADO SPRINGS, CO 80921

APPLICANT: WESTWORKS ENGINEERING
1023 W. COLORADO AVENUE
COLORADO SPRINGS, CO 80904

EXISTING ZONING: PIP1

PROPOSED ZONING: PBC (1.21 AC)

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF LOT 3, VOYAGER BUSINESS PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, T12S, R66W OF THE 6th P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 208712767 OF THE EL PASO COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 OF SAID VOYAGER BUSINESS PARK SUBDIVISION; THENCE N00°03'18"W ON THE WEST LINE OF SAID LOT 2 AND THE WEST LINE OF LOT 3, A DISTANCE OF 346.03 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THE FOLLOWING SIX (6) COURSES ARE ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID LOT 3;

1. THENCE CONTINUE N00°03'18"W A DISTANCE OF 12.05 FEET;
2. THENCE N02°12'54"E A DISTANCE OF 44.03 FEET;
3. THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 812.40 FEET, THROUGH A CENTRAL ANGLE OF 14°49'46" AN ARC LENGTH OF 210.27 FEET, THE LONG CHORD OF WHICH BEARS N11°2'43"E A DISTANCE OF 209.68 FEET;
4. THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 48.39 FEET, THROUGH A CENTRAL ANGLE OF 56°08'28" AN ARC LENGTH OF 47.41 FEET, THE LONG CHORD OF WHICH BEARS N46°26'19"E A DISTANCE OF 45.54 FEET;
5. THENCE S68°46'18"E A DISTANCE OF 93.84 FEET;
6. THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 482.50 FEET, THROUGH A CENTRAL ANGLE OF 06°28'12" AN ARC LENGTH OF 54.48 FEET, THE LONG CHORD OF WHICH BEARS S72°00'24"E A DISTANCE OF 54.46 FEET TO THE NORTHEAST CORNER OF SAID LOT 3;

THENCE S00°00'00"E ON THE EAST LINE OF SAID LOT 3, A DISTANCE OF 201.29 FEET; THENCE N90°00'00"W A DISTANCE OF 30.75 FEET; THENCE S00°00'00"W A DISTANCE OF 41.01 FEET; THENCE N90°00'00"W A DISTANCE OF 183.98 FEET TO THE POINT OF BEGINNING. THE DESCRIBED TRACT CONTAINS 52,664 SQUARE FEET, BEING 1.209 ACRES, MORE OR LESS.

NOTE:

1. THE TOTAL AREA TO BE ZONED PBC IS 2.34 AC. THE REMAINING PIP-1 ZONE DISTRICT MEETS THE DISTRICT STANDARD FOR A MINIMUM OF 10 ACRES.

LEGEND:

EXISTING	(E)
PROPOSED	(P)
EASEMENT	ESMT
DRAINAGE	DR
PUBLIC IMPROVEMENT	P.I.
PUBLIC UTILITY	P.U.
BOUNDARY	—————
ROW	—————
LOT LINE	—————
EASEMENT	—————
CITY LIMITS	—————

TRACT F VOYAGER BUSINESS PARK FILING NO. 1A
 USE: VACANT
 OWNER: ALLISON VALLEY DEVELOPMENT COMPANY LLC

 VOYAGER PKWY. [MAJOR ARTERIAL] (120' ROW)

 NORTHGATE FILING NO. 1 (Bk. C-4, PG. 3)

 UNPLATTED
 USE: AG GRAZING LAND
 OWNER: GINGER T. LEE

 EL PASO COUNTY
 COLORADO SPRINGS CITY LIMITS

CPC ZC 15-00040

REV.	DESCRIPTION	DATE
1	ADDRESS CITY COMMENTS	08/11/15
2	ADDRESS CITY COMMENTS	02/09/16
3	ADDRESS CITY COMMENTS	03/29/16



PREPARED FOR:
INTEGRITY BANK & TRUST
 13475 VOYAGER PARKWAY
 COLORADO SPRINGS, CO 80921



VOYAGER BUSINESS PARK
FILING NO. 2
ZONE CHANGE

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 40'	DATE: 03/29/16
JOB NUMBER: 91413	SHEET: 1 OF 1

FIGURE 5

W:\projects\091413 - Voyager Business Park\Reprint.dwg - CP 091413-Zone Change.dwg - ZC-5, 6/23/2016 4:29:48 PM, CDK