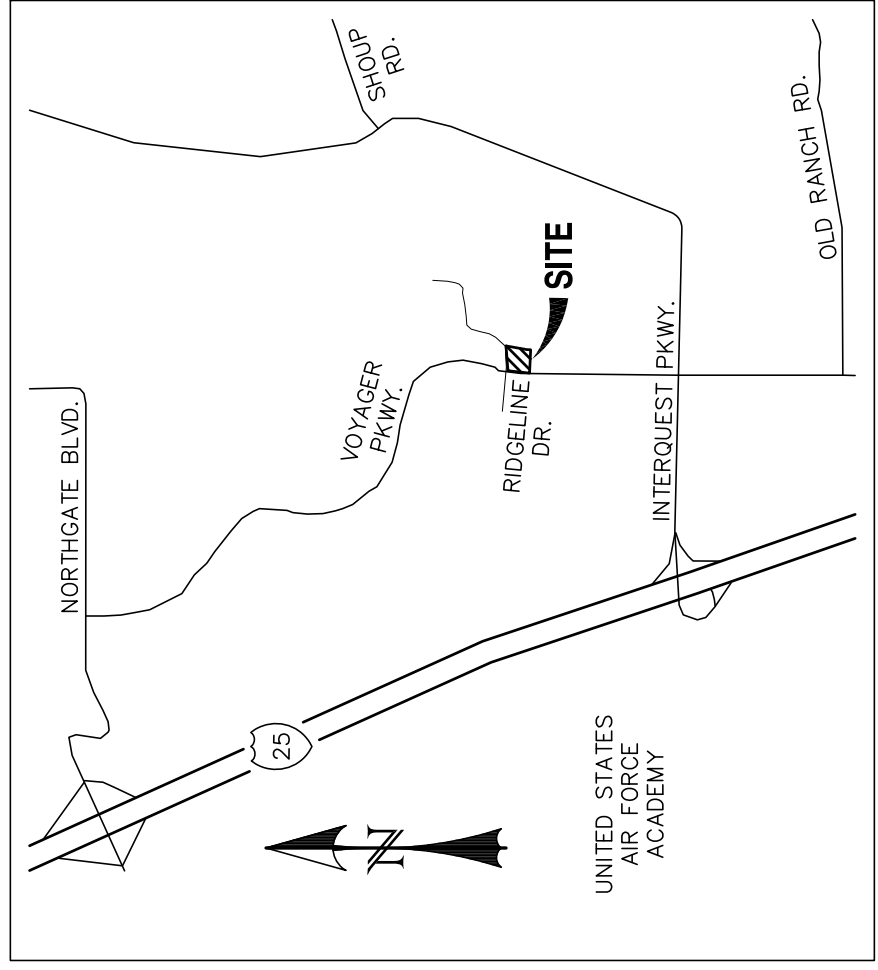


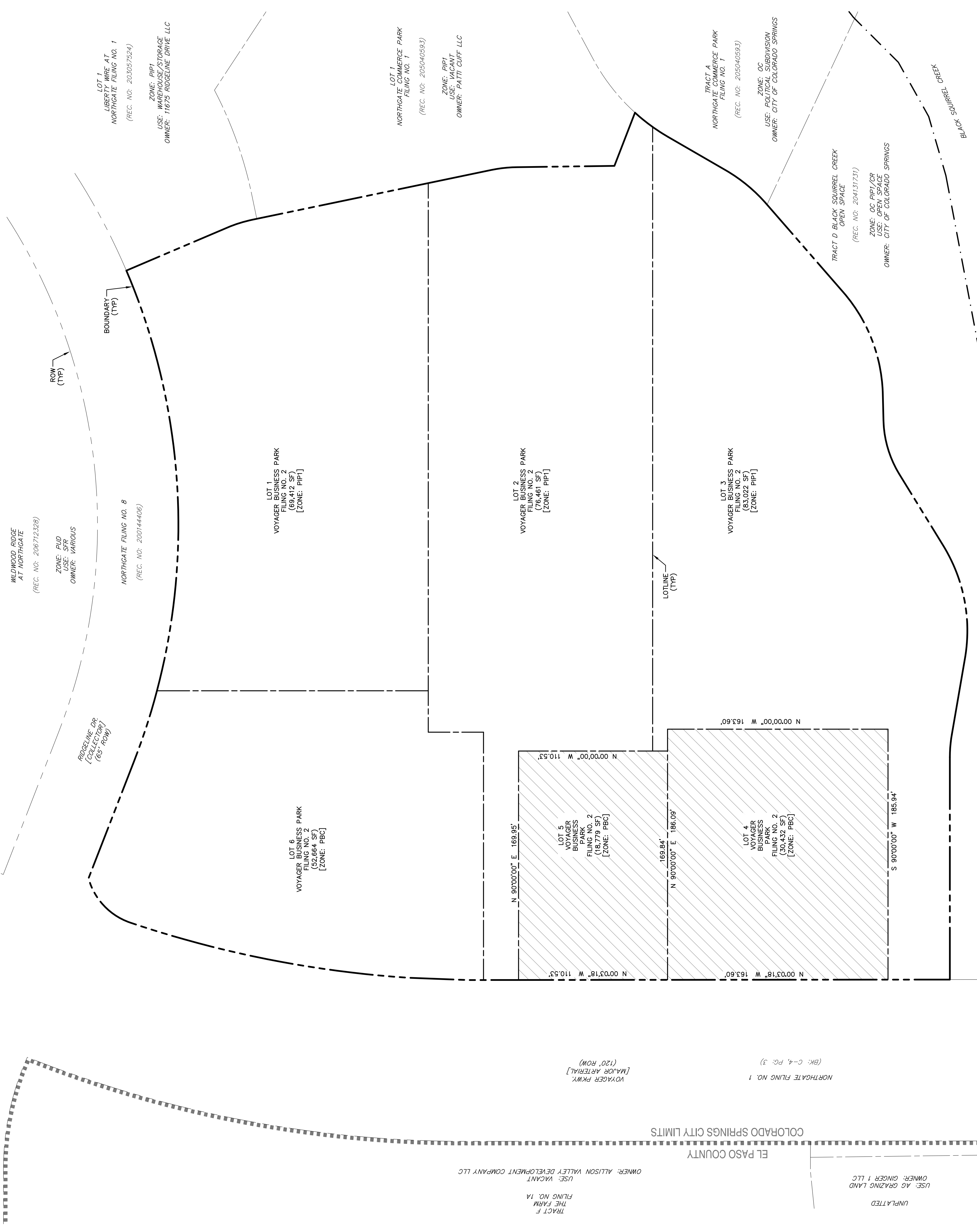
# ZONE CHANGE

## 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 (1.13 AC)

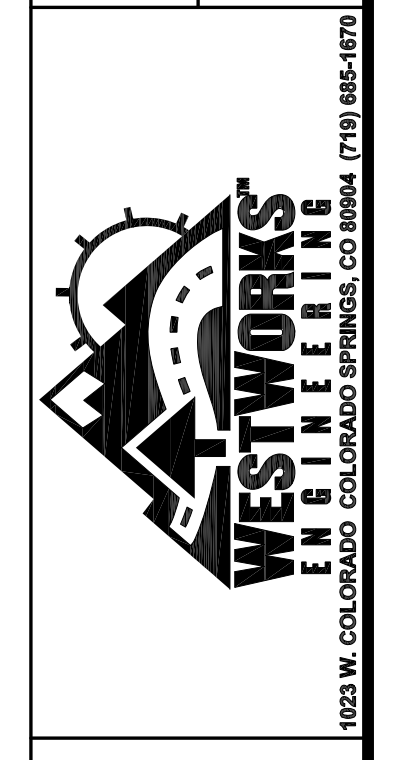
LEGAL DESCRIPTION:  
A. TRACT OF LAND BEING A PORTION OF LOT 2, VOYAGER BUSINESS PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, T12S, R66W OF THE 6th P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, AS SHOWN ON THE SUBDIVISION RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
THENCE N00°31'18" W. ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 45.90 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUE N00°31'18" W. ON THE WEST LINE OF SAID LOT 2 A DISTANCE OF 274.13 FEET;  
THENCE N80°00'00" E. A DISTANCE OF 169.95 FEET;  
THENCE S00°00'00" W. A DISTANCE OF 163.60 FEET;  
THENCE S00°00'00" W. A DISTANCE OF 163.60 FEET;  
THENCE S00°00'00" W. A DISTANCE OF 185.94 FEET TO THE POINT OF BEGINNING.  
THE DESCRIBED TRACT CONTAINS 49,211 SQUARE FEET, BEING 1.130 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.

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

VOYAGER BUSINESS PARK  
FILING NO. 2  
ZONE CHANGE



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

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Call 72 hours before you dig.  
For more details visit:  
www.call811.com

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

**LEGEND:**

(E)	EXISTING
(P)	PROPOSED
---	EASEMENT
---	DRAINAGE
---	PUBLIC IMPROVEMENT
---	BOUNDARY
---	ROW
---	LOT LINE
---	EASEMENT
---	CITY LIMITS

FIGURE 4