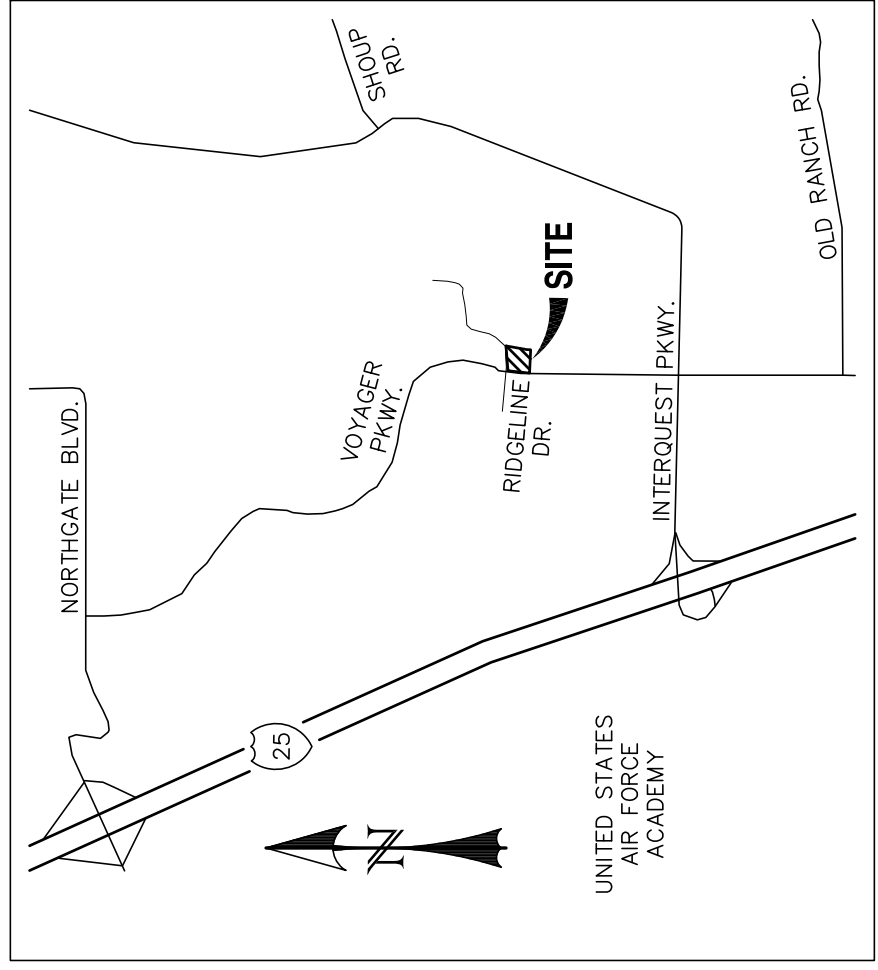
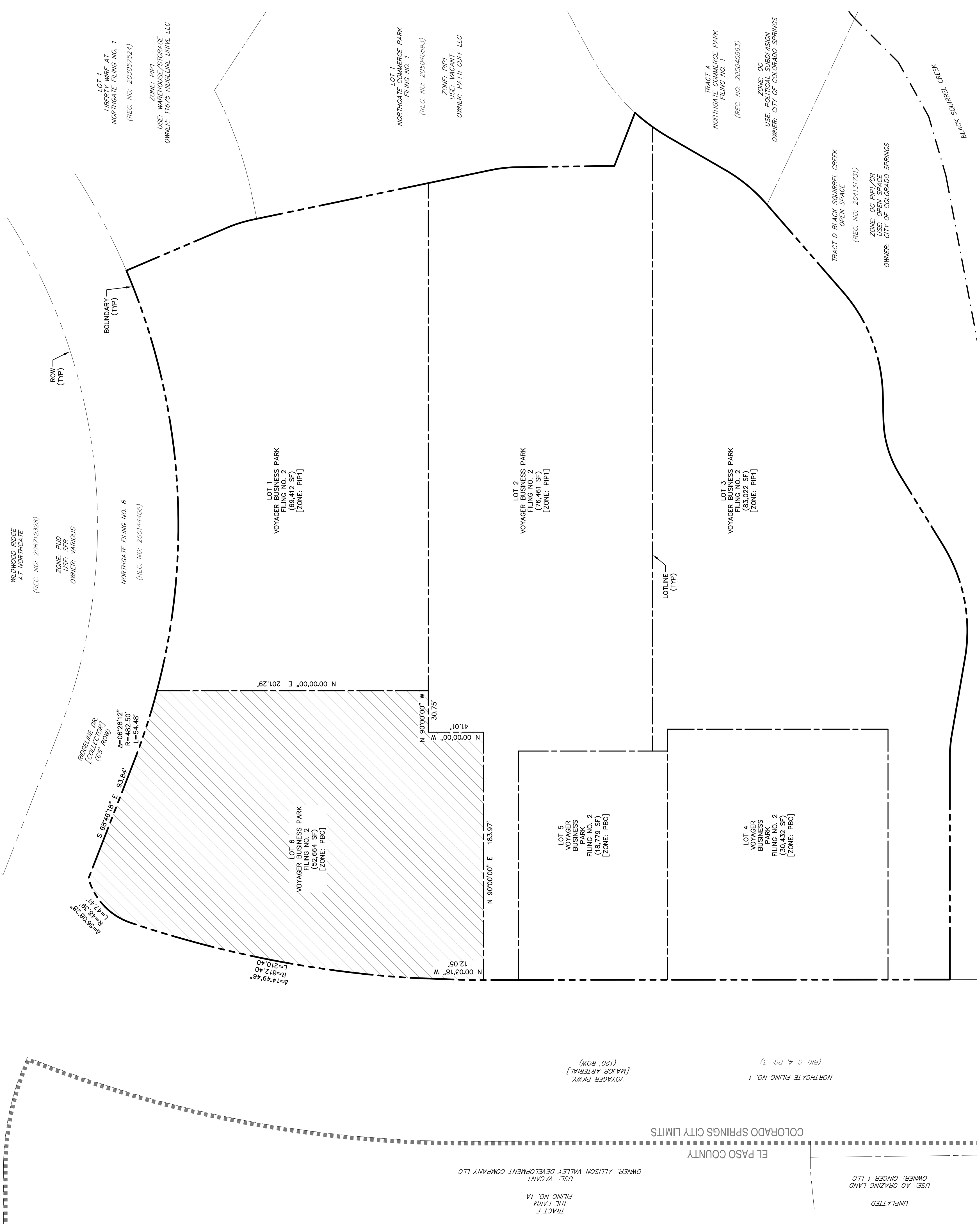
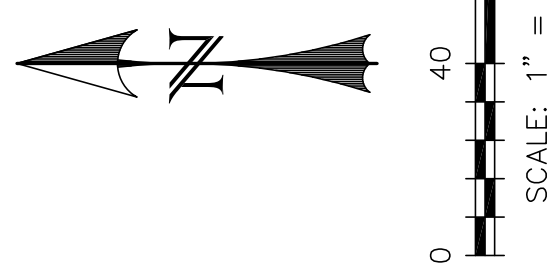


ZONE CHANGE VOYAGER BUSINESS PARK FILING NO. 2 CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



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 RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 OF SAID VOYAGER BUSINESS PARK SUBDIVISION; THENCE 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; (6) COURSES ARE ALONG THE WESTERLY AND NORTHERLY DIRECTIONS OF THE FOLLOWING SIX BEARINGS AND DISTANCES:

1. THENCE CONTINUE N00°31'18"W A DISTANCE OF 12.05 FEET;
2. THENCE N02°12'54"E A DISTANCE OF 44.03 FEET;
3. THENCE N07°12'54"E ON THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 102°28'12", AN ARC LENGTH OF 210.27 FEET, THE LONG CHORD OF WHICH BEARS N11°24'37"E A DISTANCE OF 209.68 FEET;
4. THENCE N07°12'54"E ON THE EAST LINE OF SAID LOT 3, A DISTANCE OF 472.41 FEET, THE LONG CHORD OF WHICH BEARS N46°28'19"E A DISTANCE OF 465.54 FEET;
5. THENCE S68°46'18"E A DISTANCE OF 93.84 FEET; THENCE TO THE LEFT, HAVING A RADIUS OF 482.50 FEET THROUGH A CENTRAL ANGLE OF 08°28'12", AN ARC LENGTH OF 94.48 FEET, THE LONG CHORD OF WHICH BEARS S72°00'24"E A DISTANCE OF 54.48 FEET TO THE NORTHEAST CORNER OF SAID LOT 3;
6. THENCE S00°00'00"E ON THE EAST LINE OF SAID LOT 3, A DISTANCE OF 201.29 FEET;
7. THENCE S00°00'00"W A DISTANCE OF 183.98 FEET;
8. THENCE S00°00'00"W A DISTANCE OF 41.01 FEET;
9. THENCE N80°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.

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

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
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<p>WESTWORKS ENGINEERING</p> <p>1023 W. COLORADO SPRINGS, CO 80904 (719) 686-6700</p>	<p>PREPARED FOR:</p> <p>INTEGRITY BANK & TRUST 13475 VOYAGER PARKWAY COLORADO SPRINGS, CO 80921</p>
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FIGURE 5