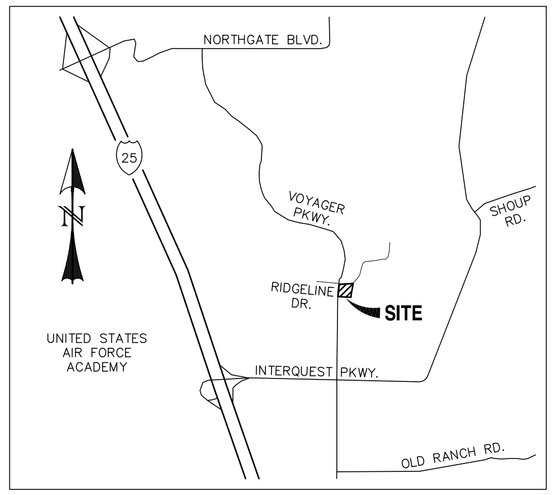
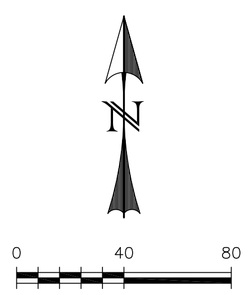
ZONE CHANGE

VOYAGER BUSINESS PARK FILING NO. 2

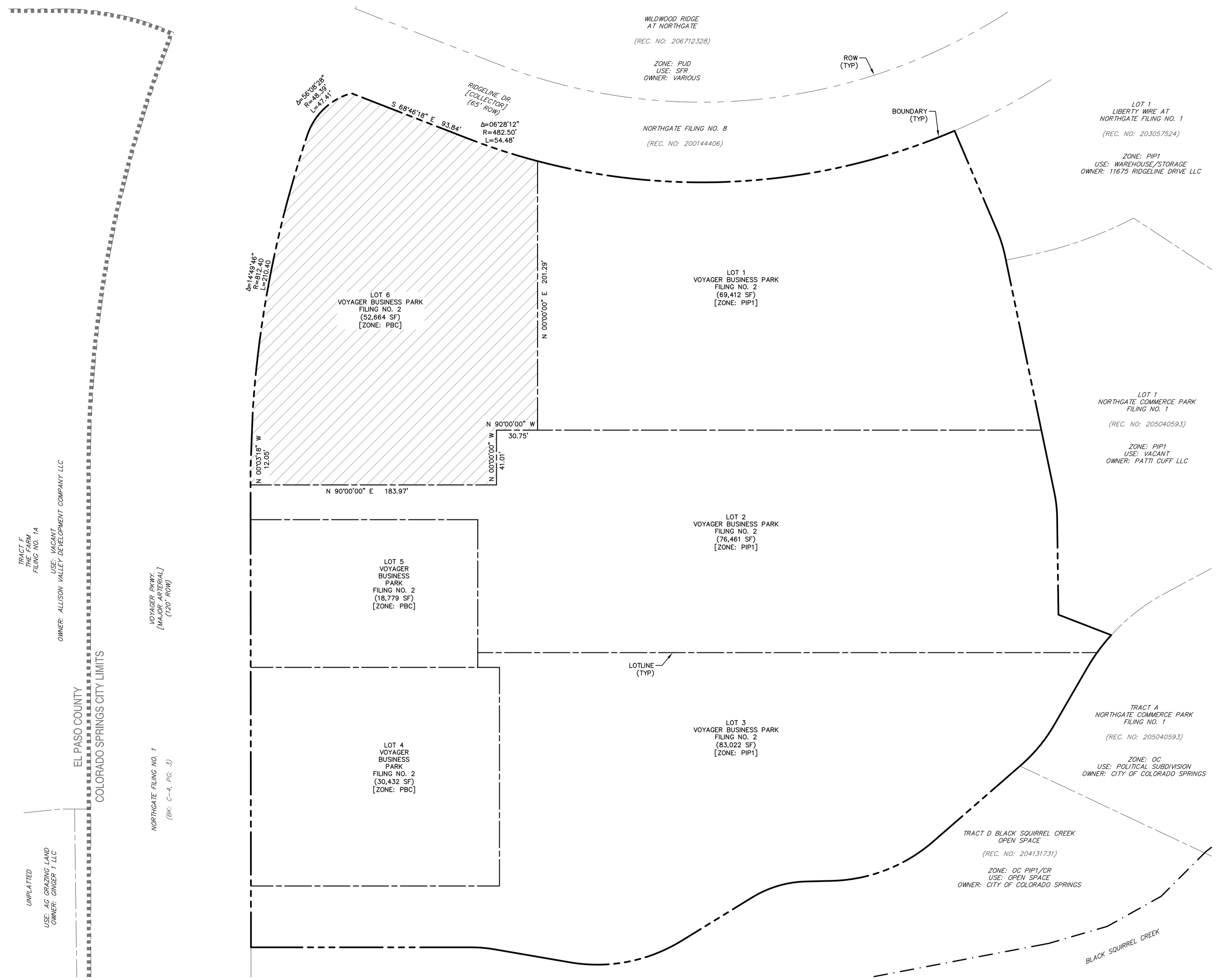
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



VICINITY MAP
SCALE: N.T.S.



SCALE: 1" = 40'



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°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.

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	

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

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

WESTWORKS ENGINEERING
1023 W. COLORADO COLORADO SPRINGS, CO 80904 (719) 685-1670

VOYAGER BUSINESS PARK FILING NO. 2
ZONE CHANGE

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

FIGURE 5

W:\projects\91413 - Voyager Business Park Replat\dwg_CP\91413-ZC-01-Zone Change.dwg, ZC-2, 6/23/2016 4:29:48 PM, CDK

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