

ORDINANCE NO. 16-93

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 1.13 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:

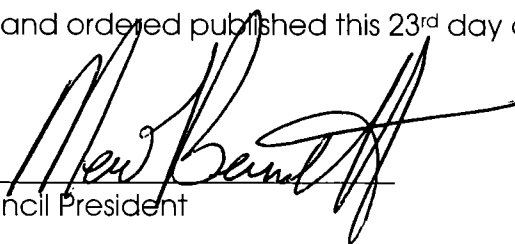
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning 1.13 acres located southeast of the Voyager Parkway and Ridgeline Drive as described in Exhibit A and depicted in Exhibit B, which are attached hereto and made a part hereof by reference, from PIP-1 (Planned Industrial 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.

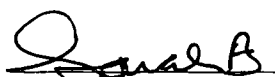
Introduced, read, passed on first reading and ordered published this 23rd day of August, 2016.


Finally passed: September 13, 2016



Council President

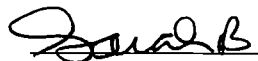
ATTEST:

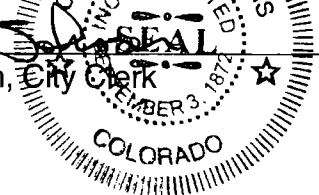

Sarah B. Johnson, City Clerk



I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 1.13 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: SBS
City Clerk

LWA Land Surveying, Inc.

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

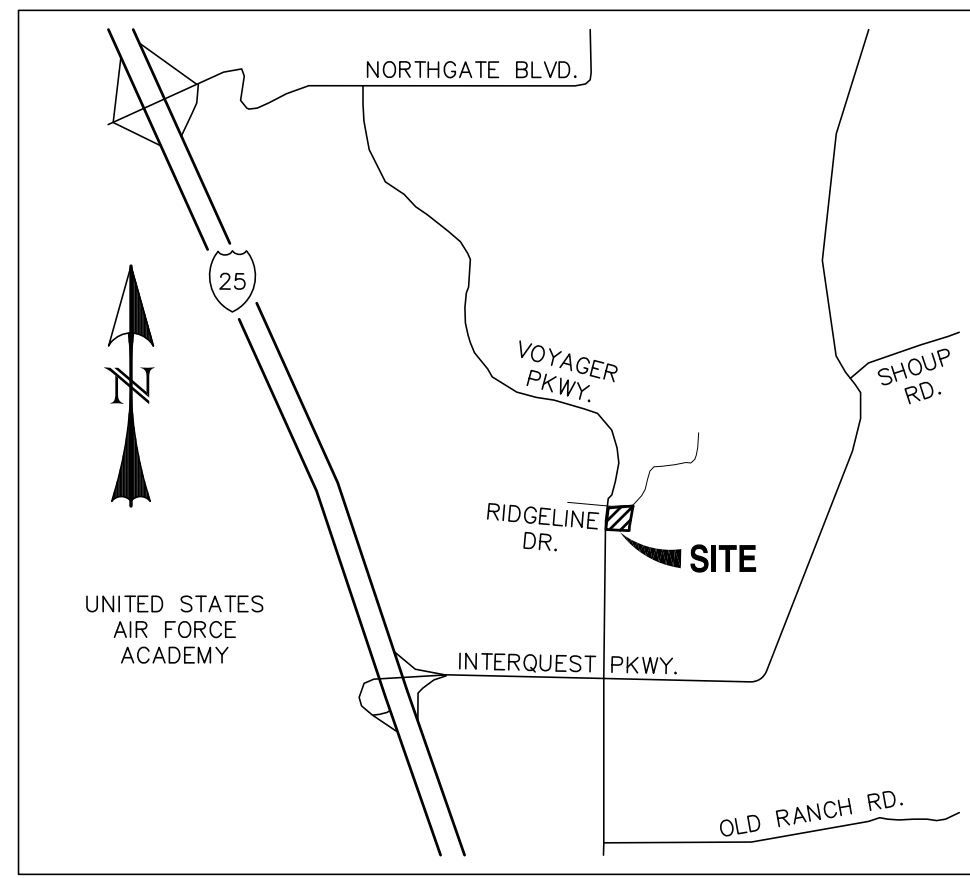
Voyager Business Park Filing No. 2 – Lots 4 and 5

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 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 SAID LOT 2;
THENCE N00°03'18"W ON THE WEST LINE OF SAID LOT 2 A DISTANCE OF 45.90 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;
THENCE CONTINUE N00°03'18"W ON THE WEST LINE OF SAID LOT 2 A DISTANCE OF 274.13 FEET;
THENCE N90°00'00"E A DISTANCE OF 169.95 FEET;
THENCE S00°00'00"W A DISTANCE OF 110.53 FEET;
THENCE N90°00'00"E A DISTANCE OF 16.25 FEET;
THENCE S00°00'00"W A DISTANCE OF 163.60 FEET;
THENCE N90°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.

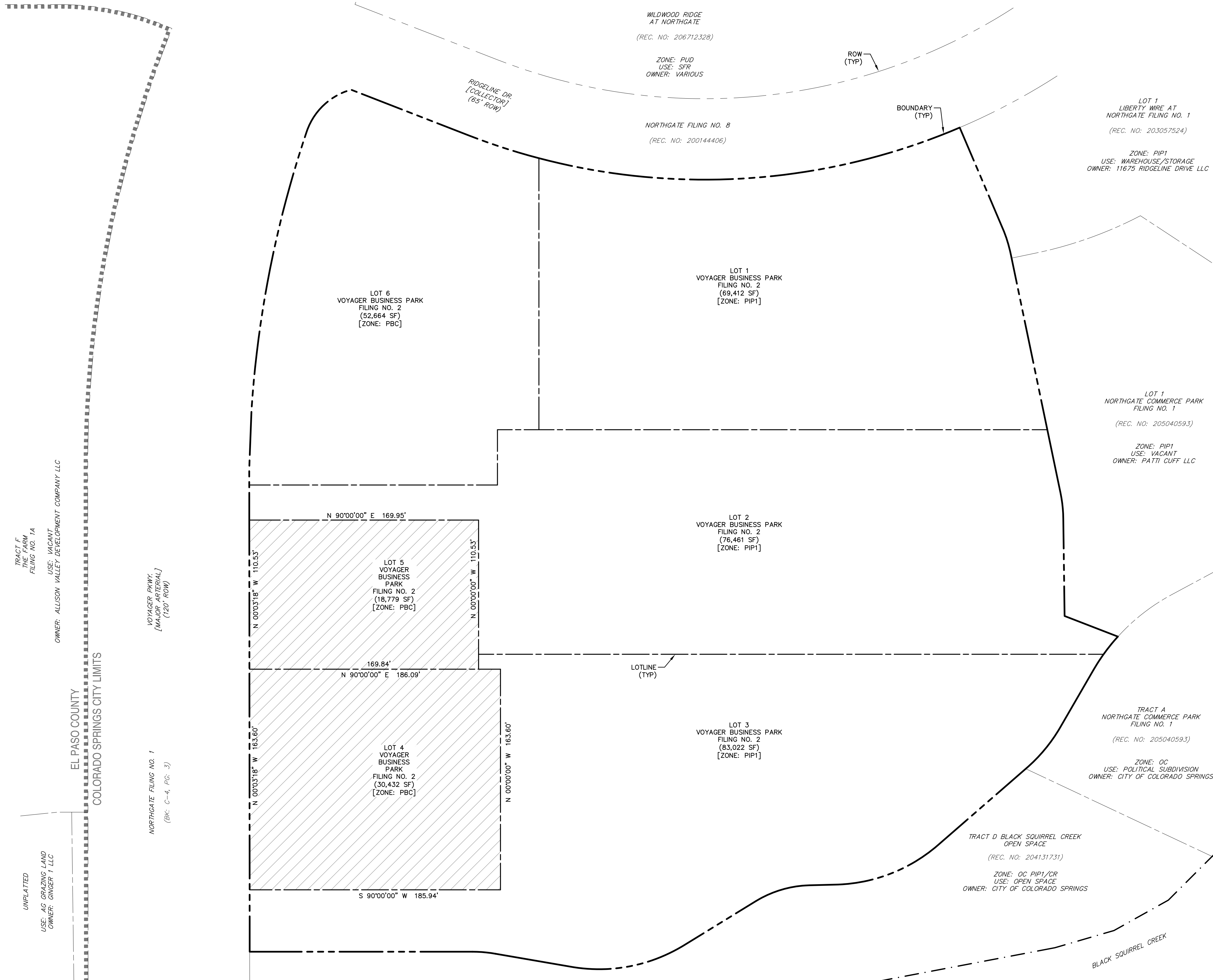
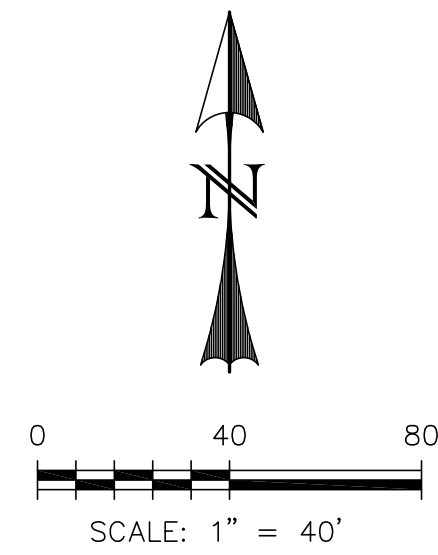
ZONE CHANGE

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 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 SAID LOT 2; THENCE N00°03'18"W ON THE WEST LINE OF SAID LOT 2 A DISTANCE OF 45.90 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE CONTINUE N00°03'18"W ON THE WEST LINE OF SAID LOT 2 A DISTANCE OF 274.13 FEET; THENCE N90°00'00"E A DISTANCE OF 169.95 FEET; THENCE S00°00'00"W A DISTANCE OF 110.53 FEET; THENCE N90°00'00"E A DISTANCE OF 16.25 FEET; THENCE S00°00'00"W A DISTANCE OF 163.60 FEET; THENCE N90°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.

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 15-00095

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