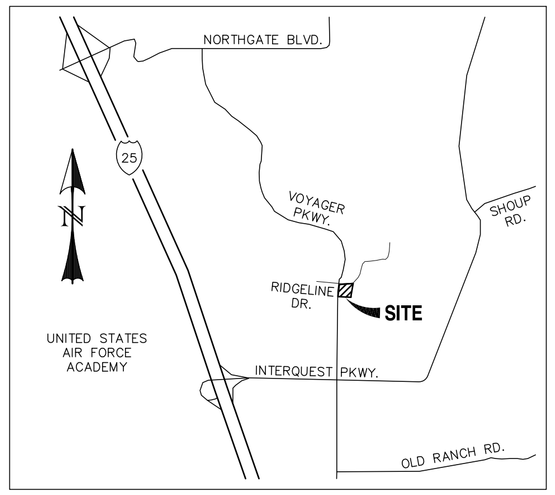
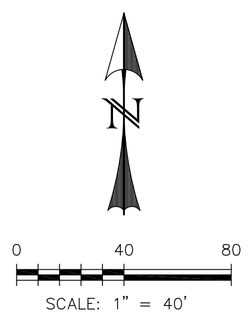
ZONE CHANGE

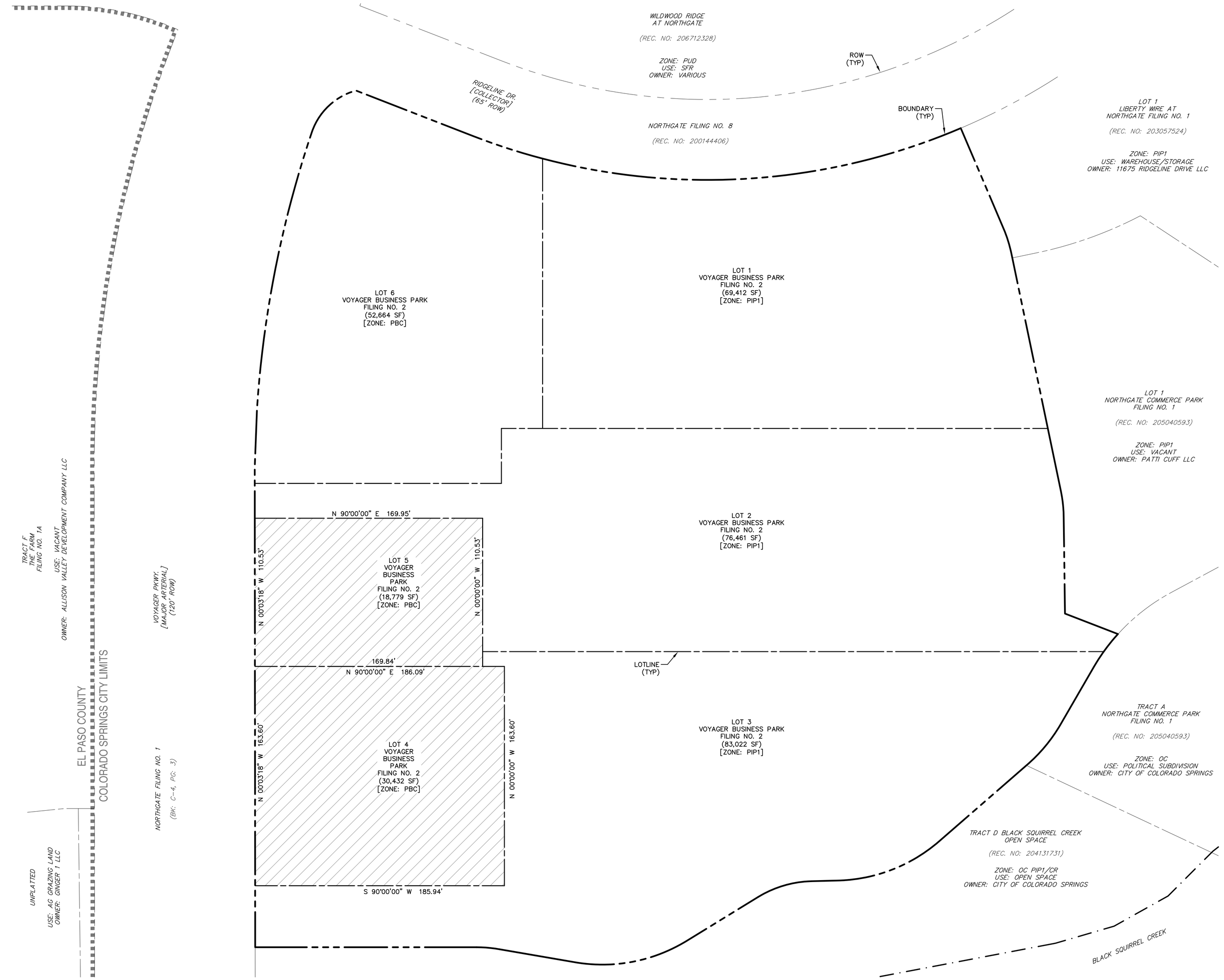
VOYAGER BUSINESS PARK FILING NO. 2

CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



VICINITY MAP
SCALE: N.T.S.





LEGEND:

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

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.

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

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

FIGURE 4

W:\projects\91413 - Voyager Business Park Replat\dwg_CP\91413-ZC-01-Zone Change.dwg, ZC-1, 6/23/2016 4:28:42 PM, CDK

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