

**SITE DATA**

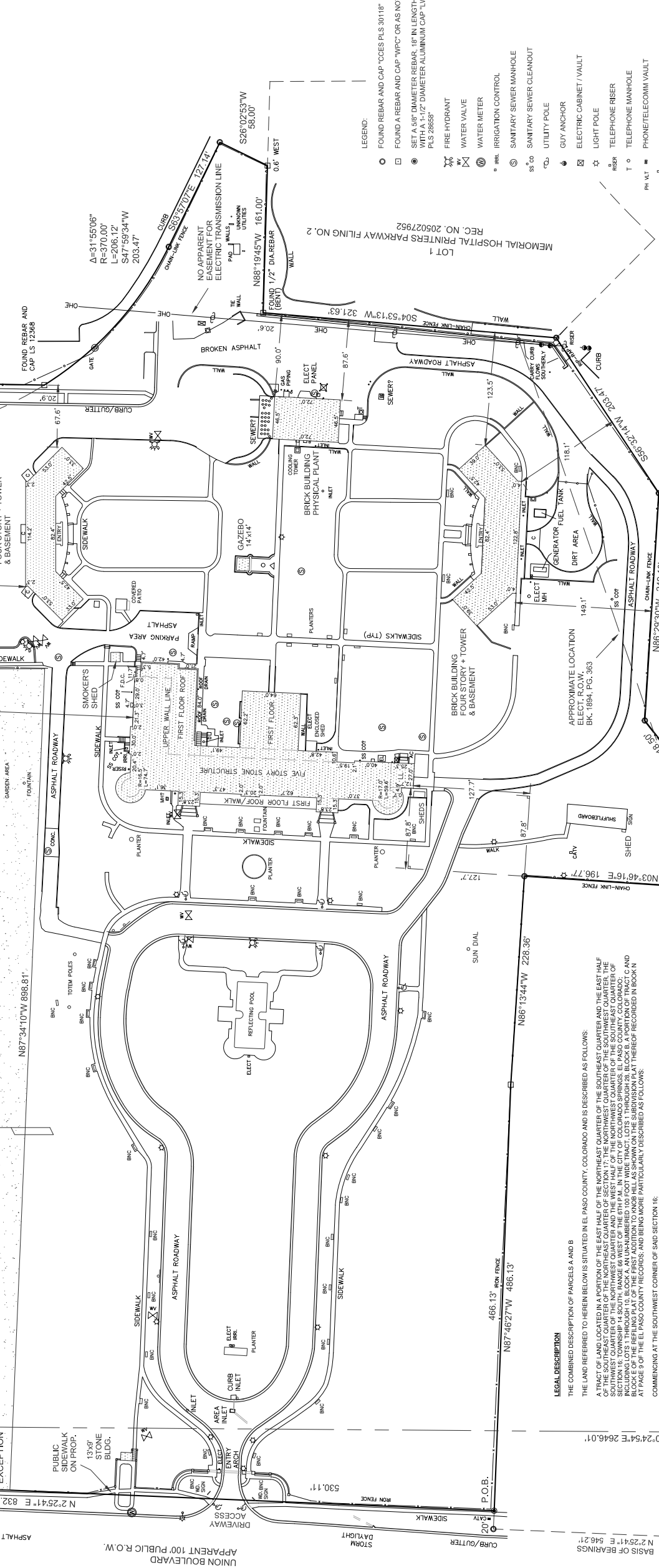
Owner/Applicant: UPH PARTNERS, LLC  
 13521 Northgate Estate Drive #200  
 Colorado Springs, CO 80921  
 Site Address: 13521 Northgate Estate Drive #200  
 The ID Number: 6419200042, 6419200041  
 Current Zoning: P-2 (Multi-Family High)  
 Planned Use: Multi-Family High (Use Large Scale)  
 Total Site Area: 28,209 AC  
 Existing Land Use: Vacant  
 Existing Structures: 93,482 square feet (main building)  
 22,328 square feet (domitory 2)  
 20,059 square feet (domitory 1)  
 Existing Coverage: 3%

Request: The development standard adjustment request is to allow a maximum height of 165 feet where 95 feet is allowed per City Code. See page 2 for maximum height allowances per parcel.

PRINTERS HILL  
 UPH PARTNERS, LLC  
 COLORADO SPRINGS, CO  
 DEVELOPMENT STANDARD  
 ADJUSTMENT

**VERTeX**  
 Consulting Services  
 455 E. Pike Peak Avenue, Suite 101  
 Colorado Springs, Colorado 80903  
 719-733-8605

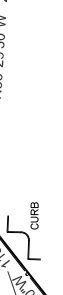
PROJECT NO. SHEET  
 DATE APPROVED  
 PREPARED BY CAD



- LEGEND:**
- FOUND REBAR AND CAP "CCES PLS 30118"
  - FOUND A REBAR AND CAP "WPC" OR AS NOTED
  - SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28659"
  - ⊗ FIRE HYDRANT
  - ⊕ WATER VALVE
  - ⊖ WATER METER
  - ⊙ IRRIG. IRRIGATION CONTROL
  - ⊙ SANITARY SEWER MANHOLE
  - ⊙ SANITARY SEWER CLEANOUT
  - ⊙ UTILITY POLE
  - ⊙ GUY ANCHOR
  - ⊙ ELECTRIC CABINET / VAULT
  - ⊙ LIGHT POLE
  - ⊙ TELEPHONE RISER
  - ⊙ TELEPHONE MANHOLE
  - ⊙ PHONE/TELECOMM VAULT
  - ⊙ CATV RISER
  - ⊙ SITTING BENCH
  - ⊙ TRAFFIC SIGN

LOT 1  
 MEMORIAL HOSPITAL PARKWAY FILING NO. 2  
 REC. NO. 205027952

LOT 1  
 MEMORIAL HOSPITAL PRINTERS PARKWAY FILING NO. 4  
 REC. NO. 209712995



REFILING PLAT OF THE FIRST ADDITION TO KNOB HILL PLAT BK. N. PG. 9

REFILING PLAT OF THE FIRST ADDITION TO KNOB HILL PLAT BK. N. PG. 9

**LEGAL DESCRIPTION**

THE COMBINED DESCRIPTION OF PARCELS A AND B

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN EL PASO COUNTY, COLORADO AND IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M. IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THE PREVIOUS COURSE IS THE BASIS OF BEARINGS FOR THIS DESCRIPTION. THE DIRECTION IS BASED ON THE RECORDED PLAT OF THE FIRST ADDITION TO KNOB HILL AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN BOOK 4 AT PAGE 9 OF THE EL PASO COUNTY RECORDS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16;

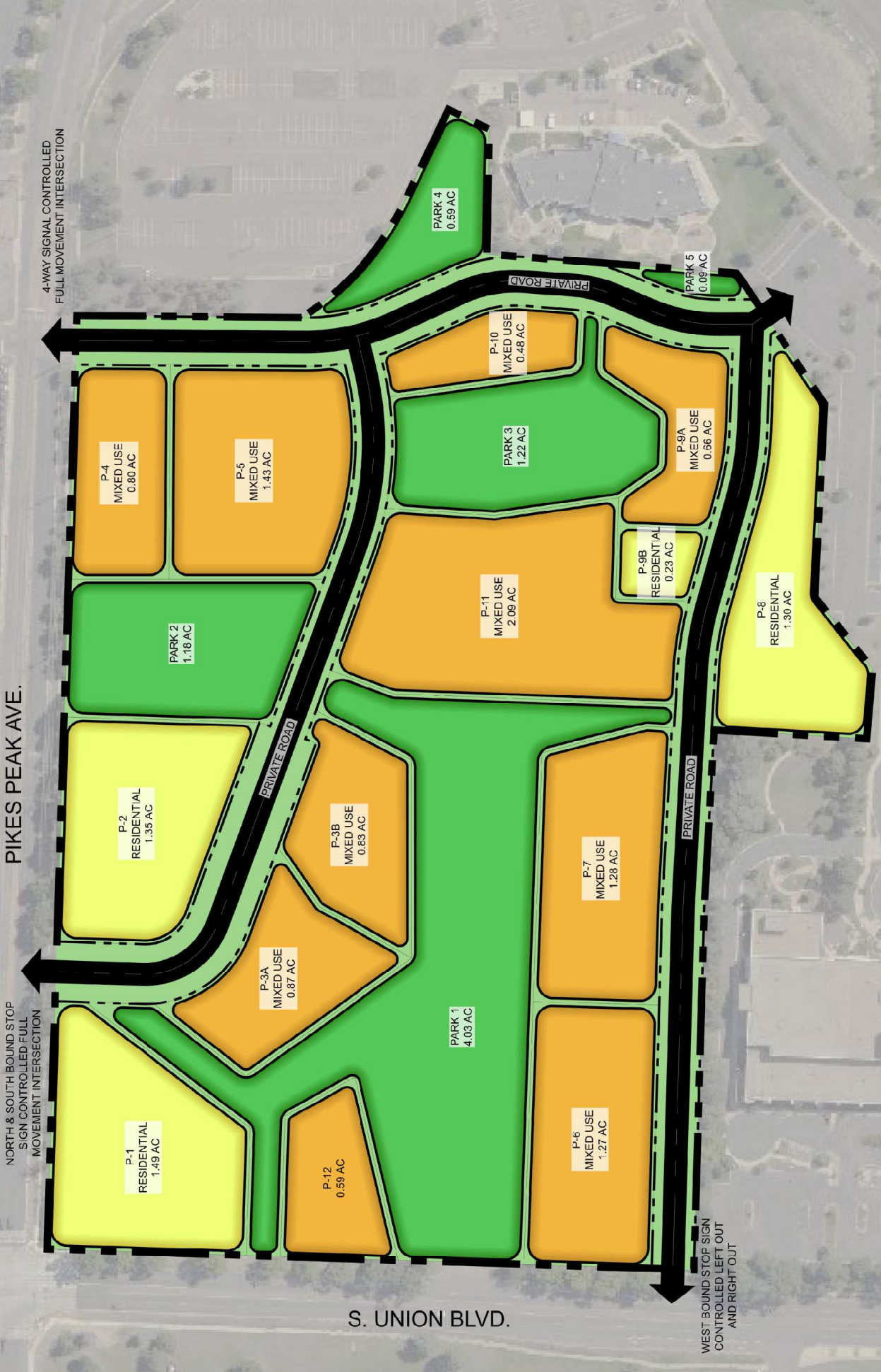
THENCE NORTH 02°25'44" EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 60 FEET;

THENCE SOUTH 89°32'31" WEST A DISTANCE OF 174.95 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF UNION BOULEVARD EXTENDED SOUTHERLY;

THENCE NORTH 02°29'41" EAST ON SAID SOUTHERLY EXTENSION AND THE EASTERLY RIGHT-OF-WAY LINE OF UNION BOULEVARD, A DISTANCE OF 535.74 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF MEMORIAL HOSPITAL PRINTERS PARKWAY SUBDIVISION FILING NO. 4 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED UNDER RECEPTION NO. 169712995 OF THE EL PASO COUNTY RECORDS;

THENCE CONTINUE NORTH 02°29'41" EAST ON SAID SOUTHERLY EXTENSION AND THE EASTERLY RIGHT-OF-WAY LINE OF UNION BOULEVARD, A DISTANCE OF 548.21 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THE PREVIOUS COURSE IS THE BASIS OF BEARINGS FOR THIS DESCRIPTION. THE DIRECTION IS BASED ON THE RECORDED PLAT OF MEMORIAL HOSPITAL PRINTERS PARKWAY FILING NO. 4 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN BOOK 4 AT PAGE 9 OF THE EL PASO COUNTY RECORDS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOUND A MAIL & WASHER "CCES PLS 30118" IN WALK



- LEGEND**
- RESIDENTIAL
  - MIXED USE
  - PROPOSED ROADWAY
  - PROPERTY BOUNDARY
  - PROPOSED R.O.W.

**Maximum Building Height**

Parcel No.	Maximum Building Height (Feet)
1	160'
2	77'
3A	Per MXL
3B	75'
4	88'
5	77'
6	120'
7	77'
8	Per MXL
9A	99'
9B	Per MXL
10	Per MXL
11	97'
12	Per MXL

<b>PRELIMINARY</b>	
NO.	REVISION/ISSUE
	DATE

PRINTERS HILL  
 UPH PARTNERS, LLC  
 COLORADO SPRINGS, CO  
 DEVELOPMENT STANDARD  
 ADJUSTMENT



GENERAL NOTES

