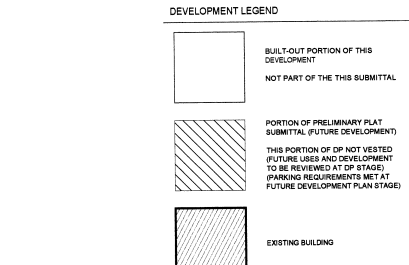
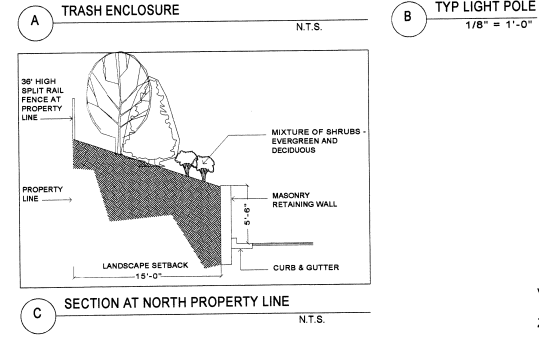
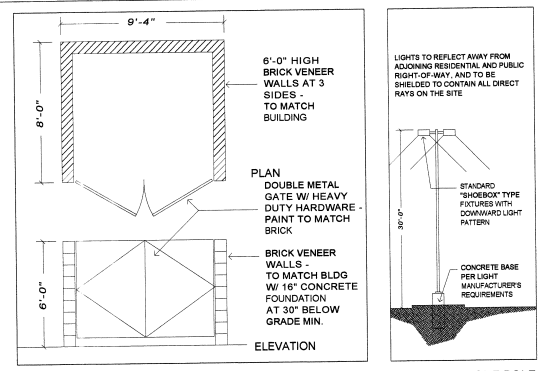


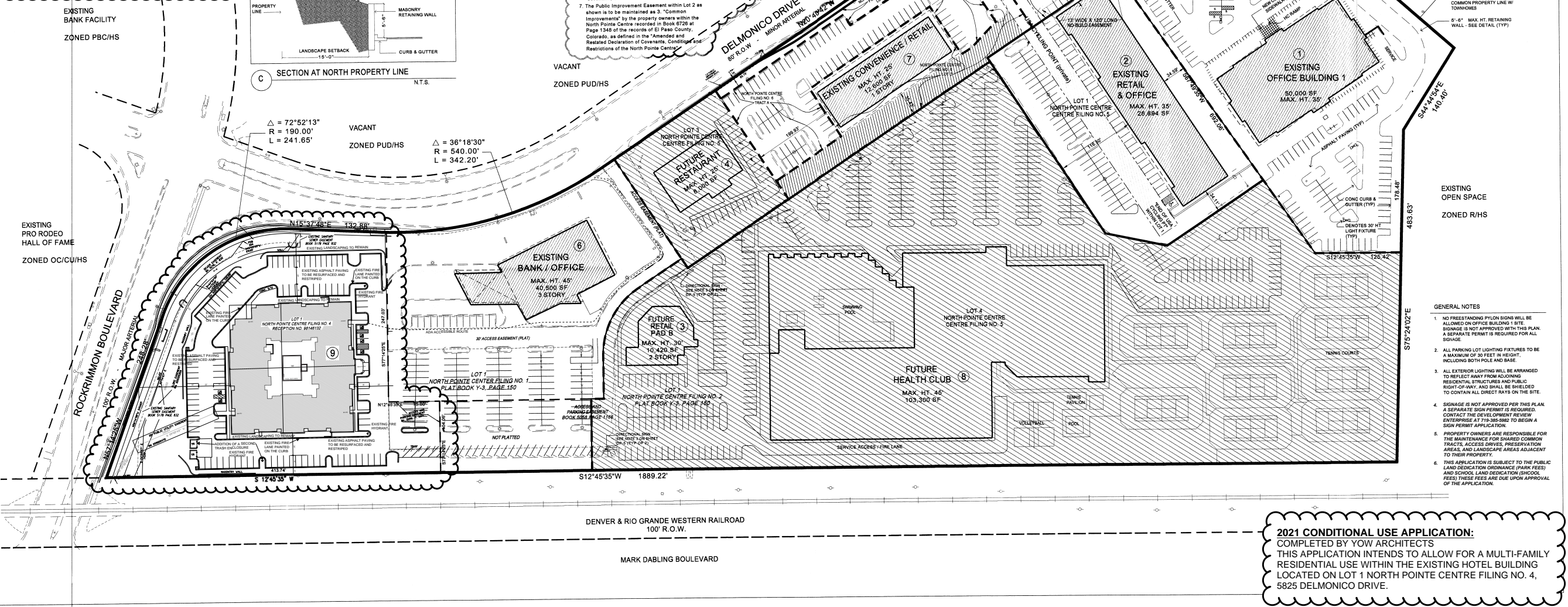
The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any other federal or state accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with federal and state accessibility laws lies with the property owner.

THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING INC., DATED JANUARY 8, 1999. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE PD 78-113 OF THE CITY OF COLORADO SPRINGS-DEVELOPMENT SERVICES DIVISION. CONTACT DEVELOPMENT SERVICES DIVISION, 30 SOUTH NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, COLORADO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.



**NOTES:**

- There are Cross Access Easements for North Pointe Centre recorded in Book 6726 at Page 1348 of the records of El Paso County, Colorado, as defined in the "Amended and Restated Declaration of Covenants, Conditions and Restrictions of the North Pointe Centre".
- Storm water quality features will be required on Lots 3 and 4 at the time of development plan.
- A trail easement will be dedicated to the City of Colorado Springs by separate instrument at the time a Development Plan is submitted for Lot 4.
- Tract A (Filing No. 6) is to be owned by the owner of Lot 2 (Filing No. 8). The surface of Tract A is to be maintained by the property owners within the North Pointe Centre recorded in Book 6726 at Page 1348 of the records of El Paso County, Colorado, as defined in the "Amended and Restated Declaration of Covenants, Conditions and Restrictions of the North Pointe Centre". Tract A is to be used for parking and cross access for Lot 1 and Lot 2. North Pointe Centre Filing No. 8 and Lot 3, North Pointe Centre Filing No. 5.
- The 32' Cross Access Easement within Lot 2 as shown, is to be maintained as "Common Improvements" by the property owners within the North Pointe Centre recorded in Book 6726 at Page 1348 of the records of El Paso County, Colorado, as defined in the "Amended and Restated Declaration of Covenants, Conditions and Restrictions of the North Pointe Centre".
- The 7.5x20' Sign Easement within Lot 2 is to be owned and maintained as "Common Improvements" by the property owners within the North Pointe Centre recorded in Book 6726 at Page 1348 of the records of El Paso County, Colorado, as defined in the "Amended and Restated Declaration of Covenants, Conditions and Restrictions of the North Pointe Centre".
- The Public Improvement Easement within Lot 2 as shown is to be maintained as "Common Improvements" by the property owners within the North Pointe Centre recorded in Book 6726 at Page 1348 of the records of El Paso County, Colorado, as defined in the "Amended and Restated Declaration of Covenants, Conditions and Restrictions of the North Pointe Centre".



**31 DEVELOPMENT SITE PLAN**

AR DPA 98-187  
CONDITIONS OF APPROVAL:

- Place a note on the plan stating that, "No freestanding (pylon) signs are to be allowed on this property."
- Revise the plan to show two signs directing traffic to the easternmost entry drive.
- Specify that Amerstone or a similar interlocking block will be used for the retaining walls.
- Place the following Geologic Hazard mitigation note on the plan, "Mitigation of expansive soils on this site will require special foundation design. Due to the characteristics of the fill material, a drilled pier foundation is recommended for the proposed structure at this site. Typical pier depth may range from 40 to 50 feet and require 5 to 10 feet of penetration into competent formation bedrock material. The design parameters for the drilled piers should be determined in the Subsurface Soils Investigation prior to construction."
- The Rockrimmon access infrastructure is now sorely stressed and needs City Council's consideration to improve these traffic problems as soon as possible.

**21 LEGAL DESCRIPTION**

LOT 1 NORTH POINTE CENTRE FILING NO. 4 RECEPTION NO. 98146132

A PORTION OF SECTION 18, TOWNSHIP 13 SOUTH, RANGE 99 WEST, OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE MOST EASTERLY CORNER OF LOT 124 AS PLATTED IN GOLDEN HILLS SUBDIVISION FILING NO. 2, AS RECORDED IN THE PLAT BOOK W-2 AT PAGE 30 OF THE RECORDS OF SAID COUNTY; THENCE S 15° 45' 35" W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD, 260.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 12° 45' 35" W ALONG SAID RAILROAD RIGHT-OF-WAY LINE, 1889.22 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE ROCKRIMMON BOULEVARD AS RECORDED IN BOOK 3048 AT PAGE 150 OF THE SAID RECORDS; (THE FOLLOWING SEVEN (7) COURSES ARE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ROCKRIMMON BOULEVARD AND THE EASTERLY RIGHT-OF-WAY LINE OF DELMONICO DRIVE); (1) N51°14'20" W, 248.28 FEET; (2) ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 72°52'13", A RADIUS OF 190.00 FEET, FOR AN ARC DISTANCE OF 241.65 FEET; (3) N15°37'48" E, 132.88 FEET; (4) ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 36°18'30", A RADIUS OF 540.00 FEET, FOR AN ARC DISTANCE 342.20 FEET; (5) N20°40'42" W, 483.21 FEET; (6) ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 15°00'00", A RADIUS OF 1040.00 FEET, FOR AN ARC DISTANCE OF 272.27 FEET; (7) N35°40'42" W, 15 FEET; THENCE N53°06'06" E, 615.18 FEET; THENCE S44°44'55" E, 140.40 FEET; THENCE S75°24'02" E, 483.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 25,766 ACRES, MORE OR LESS.

**16 GENERAL NOTES**

**GENERAL NOTES:**

SITE LIGHTING SHALL BE FROM THE BUILDING AND FROM THE STANDING LIGHT STANDARDS NOT TO EXCEED 30' IN HEIGHT

PUBLIC UTILITY STREET IMPROVEMENTS, CURB CUT, ETC. PER BBC SUBMITTAL AS PREPARED BY UNITED ENGINEERING AND ON FILE AT CITY PLANNING.

The City Planning Division approved the above development plan amendment on April 14, 1998, subject to the following conditions.

- Pylon Free-Standing Sign not to exceed 30 feet in height per section 14-9-201 B.2(d).
- Twenty (20) foot wide service access/easement lane and approved Fire department turnaround required behind proposed health club.
- Six (6) foot high wood screen fence to be installed prior to issuance of Certificate of Occupancy Permit.
- Lighting Standards to be shielded along northern property line to prevent reflection onto adjoining residential properties.

(5) CROSS ACCESS EASEMENTS BETWEEN NORTH POINTE CENTRE FILING NOS. 1, 2, AND 3 AS RECORDED AT BOOK 6726 AT PAGE 1348.

**11 SITE DATA**

	AREA	REQUIRED PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
Land Area:	25,766 AC.			
Building Area:				
1 2 Story Office Building #1	50,000 S.F.	1 space / 400 S.F.	125	225
2 Retail Pad A	26,355 S.F.	1 space / 300 S.F.	88	94
3 Retail Pad B	10,420 S.F.	1 space / 300 S.F.	*TBD	*TBD
4 Restaurant	8,000 S.F.	1 space / 100 S.F.	*TBD	*TBD
5 Restaurant Pad C	4,875 S.F.	1 space / 100 S.F.	49	*16
6 Bank/ Office	40,500 S.F.	1 space / 400 S.F.	101	144
7 Conv./ Retail	12,800 S.F.	1 space / 300 S.F.	42	*0
8 Health Club	103,300 S.F.	1 space / 150 S.F.	*TBD	*TBD
9 Multi-Family Residential	79,888 S.F.	1 space / 1 room	130	130
Total:	361,504 S.F.			*97

\*Parking requirements and provisions to be determined with future Development Plans. Tract "A" provides parking for building #5 and building #7. Square footage noted is informational only and parking requirements shall be satisfied with development plan review.

**OFFICE BUILDING 1 SITE DATA:**

EXISTING ZONING: PBC/H/S

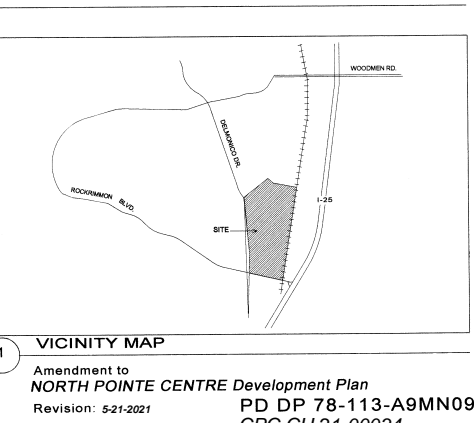
PROPOSED USE: OFFICE BUILDING

LOT AREA: 188,506 SF - 4.33 AC  
BUILDING COVERAGE: 25,000 SF (13.3%)  
PAVING (IMPERVIOUS SURFACES): 111,545 SF (59.2%)  
LANDSCAPING (NON-IMPERVIOUS): 44,883 SF (23.7%)

**PARKING:**

124 TOTAL UNITS:  
(57) STUDIO UNITS @ 1.1 PARKING SPACES PER UNIT = 63  
(65) 1 BEDROOM UNITS @ 1.5 PARKING SPACES PER UNIT = 98  
(2) 2 BEDROOM UNITS @ 1.7 PARKING SPACES PER UNIT = 3  
TOTAL PARKING REQUIRED 164 PARKING SPACES

128 PARKING SPACES PROVIDED ON THE LOT AND 33 PARKING SPACES PROVIDED IN THE PARKING EASEMENT TO THE NORTH FOR A TOTAL OF 161



**2021 CONDITIONAL USE APPLICATION:**  
COMPLETED BY YOW ARCHITECTS  
THIS APPLICATION INTENDS TO ALLOW FOR A MULTI-FAMILY RESIDENTIAL USE WITHIN THE EXISTING HOTEL BUILDING LOCATED ON LOT 1 NORTH POINTE CENTRE FILING NO. 4, 5825 DELMONICO DRIVE.

**YERGENSEN, OBERING & WHITTAKER**  
A PROFESSIONAL CORPORATION ARCHITECTURE & PLANNING  
115 S. Weber, Colorado Springs, Colorado • 475-8133 • Denver 892-9056

**ROCKWELL CONSULTING, INC.**  
1000 MARSHALL BLVD. SUITE 200  
COLORADO SPRINGS, CO 80902  
(719) 475-2011 • FAX (719) 475-2023  
FILE: 080220/020 / 1725/018

**NORTH POINTE CENTRE**  
(NORTH POINTE CENTRE FILING NO. 1, 2, 3, 4 & 9)  
Delmonico Dr.  
Colorado Springs, Colorado

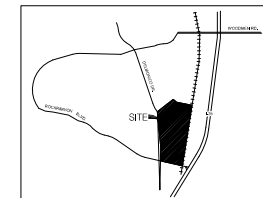
JOB NO. 08-003  
DRAWN BY: KC  
CHECKED BY: KC  
SCALE: 1"=60'

JOB NO. 08-011  
DIRECTOR: NORTON  
FILE: NPT018  
DRAWN BY: DDD/JPD  
DATE: 17 APR 08  
REVISED: 12 JUNE 08  
12 AUG 08  
18 JUL 09  
14 FEB 09

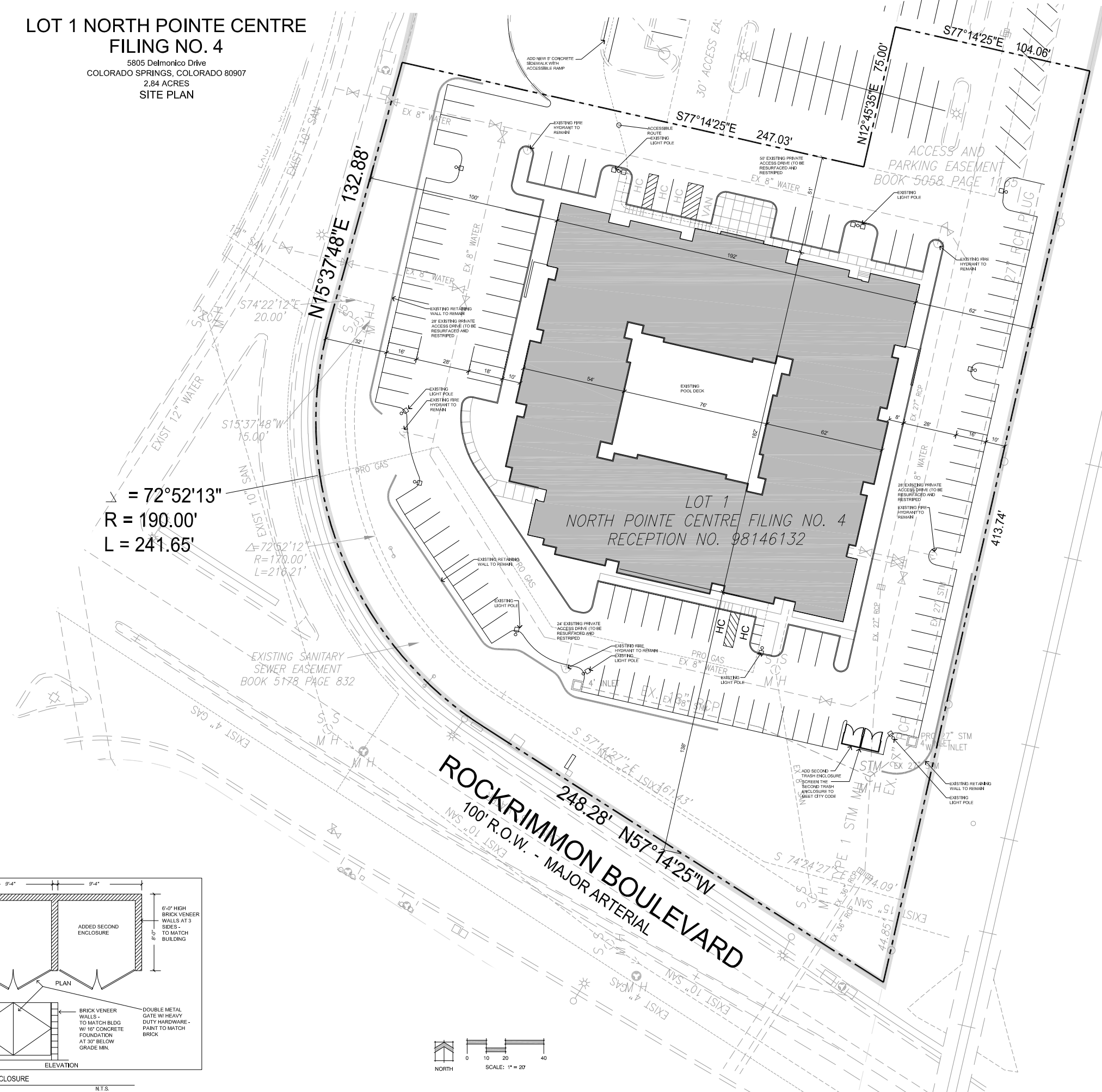
**DP-1**  
1 OF 1

**LOT 1 NORTH POINTE CENTRE  
FILING NO. 4**

5805 Delmonico Drive  
COLORADO SPRINGS, COLORADO 80907  
2.84 ACRES  
SITE PLAN



**YOW ARCHITECTS**  
A PROFESSIONAL CORPORATION ARCHITECTURE & PLANNING  
115 S. Weber Colorado Springs, Colorado 475-8133



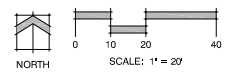
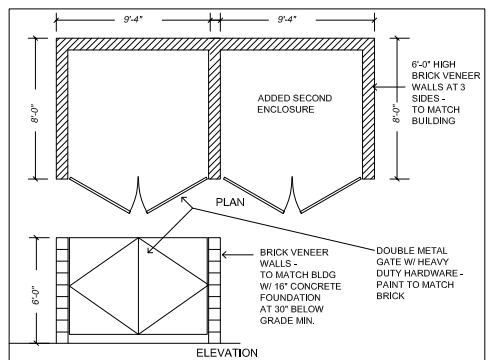
$\Delta = 72^\circ 52' 13''$   
 $R = 190.00'$   
 $L = 241.65'$

$\Delta = 72^\circ 52' 12''$   
 $R = 170.00'$   
 $L = 216.21'$

EXISTING SANITARY  
SEWER EASEMENT  
BOOK 5178 PAGE 832

**ROCKRIMMON BOULEVARD**  
100' R.O.W. - MAJOR ARTERIAL  
N57°14'25"W

- GENERAL NOTES:**
1. THE OWNER SHALL SUBMIT A FINAL LANDSCAPE PLAN AND RECEIVE PLANNING APPROVAL BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED
  2. ANY MISSING OR DEAD PLANT MATERIAL SHALL BE REPLACED AND PROPERLY MAINTAINED



**OWNER INFO**  
company name | HH ACQUISITION CS LLC  
address | 13951 N. Scottsdale Rd.  
city/state | Suite 133  
Scottsdale AZ 85254  
phone no

**Lot 1 North Pointe Centre  
Filing No. 4  
5805 Delmonico Dr.  
Colorado Springs, CO 80907**

JOB NO. 20-234  
DIRECTOR/Delmonico  
FILE PLANNING  
DATE 6-1-2021  
REVISED

2 of 2  
SITE PLAN

city file no: PD DP 78-113-A9MN09  
CPC CU 21-00034