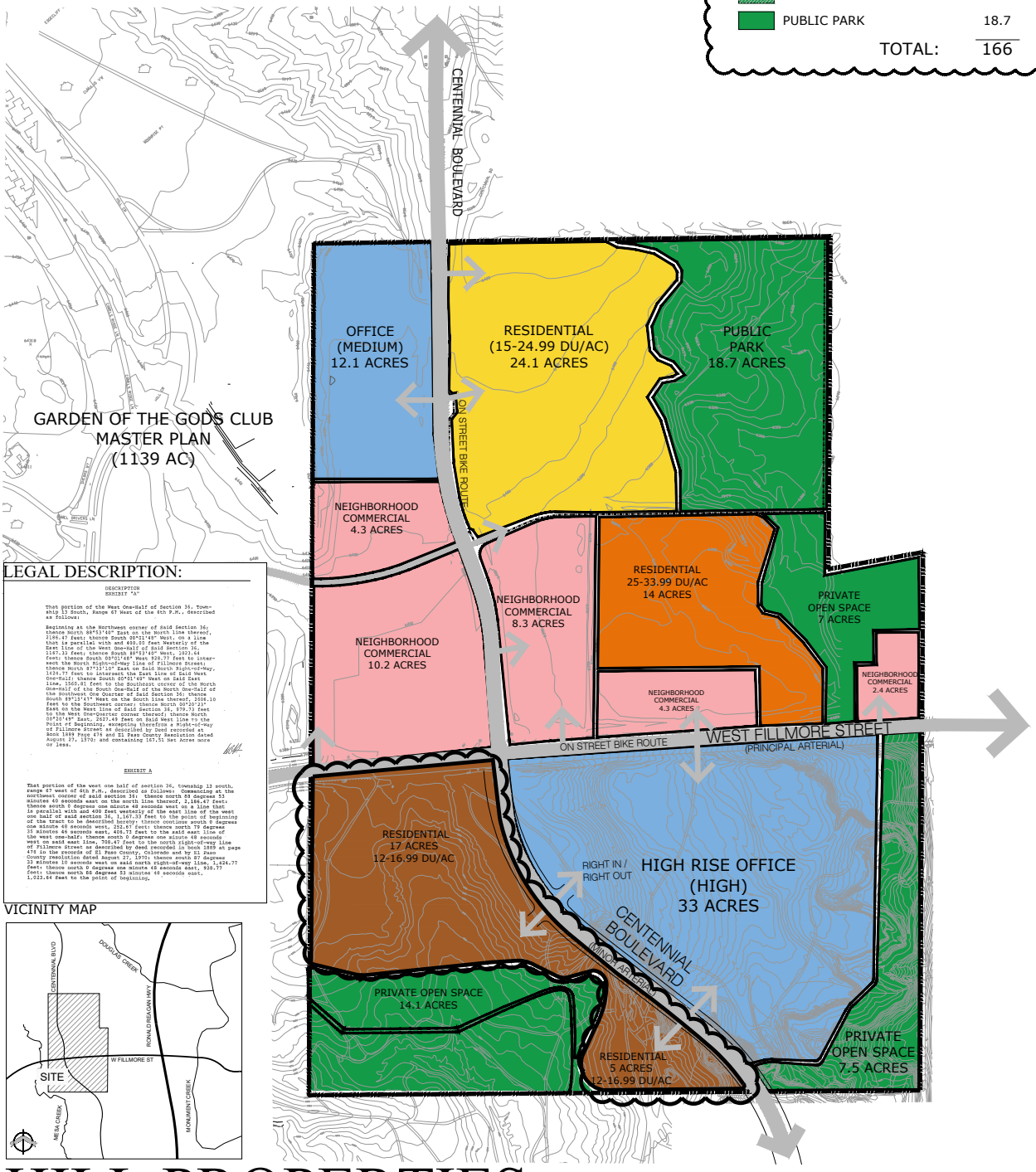
AMENDMENT HISTORY		
City LUR File Number	Date	Amendment Description
CPC MPA 04-00043	June 2004	ORIGINAL APPROVAL
CPC MPA 04-00043-A1MN14	October 2014	37.3 AC OF GENERAL INDUSTRIAL AND 11 AC OF NEIGHBORHOOD COMMERCIAL CHANGED TO 12.5 AC GENERAL INDUSTRIAL, 19 AC NEIGHBORHOOD COMMERCIAL AND 15.3 AC OFFICE.
CPC MPA 04-00043-A2MN15	November 2015	12.5 AC GENERAL INDUSTRIAL 19 AC NEIGHBORHOOD COMMERCIAL, 15.3 AC OFFICE ADN 2.7 AC OF PRIVATE OPEN SPACE REVISED TO 36.6 AC HOSPITAL (HIGH RISE) 8.5 AC COMMUNITY COMMERCIAL AND 6 AC OFFICE (HIGH RISE)
CPC MPA 04-00043-A3 MN17	JUNE 2017	27.79 ACRE PARCEL TO THE SOUTH OF HOSPITAL PROPERTY ADDED TO DEVELOPMENT. 36.55 ACRES HOSPITAL (HIGH RISE), 8.5 ACRES COMMUNITY COMMERCIAL AND 6.0 ACRES OFFICE (HIGH) REVISED TO 41.76 ACRES HOSPITAL (HIGH RISE). 4.0 ACRES COMMUNITY COMMERCIAL, 8.05 ACRES OFFICE (HIGH) AND 24.23 ACRES PRIVATE OPEN SPACE
CPC MPA 04-00043-A6M120	Jul 2020	3.30 ACRE OF OFFICE, 23.93 ACRE OF HOSPITAL AND 15.77 PRIVATE OPEN SPACE BEING REVISED TO 24.1 RESIDENTIAL (MULTI FAMILY) AND 18.7 OPEN SPACE
CPC MPA 04-00043-A7MN20	August 2020	4 AC OF HOSPITAL IS BEING REVISED TO 4 AC OF NEIGHBORHOOD COMMERCIAL
CPC MPA 04-00043-A8MJ21	May 2021	REMOVED THE REMAINING HOSPITAL AREA. ADDED 6 ACRES NEIGHBORHOOD COMMERCIAL ALONG THE NORTH SIDE OF FILLMORE. ADDED 14 ACRES RESIDENTIAL (25-31.99 DU/AC). REDUCED PRIVATE OPEN SPACE TO 7.7 ACRES, REMOVED 5.5 ACRE OFFICE AREA ALONG FILLMORE.
CPC MPA 04-00043-A9MJ22	May 2022	REMOVED 17 ACRES OF COMMUNITY COMMERCIAL AND 5 ACRES OF OFFICE AND ADDED 22 ACRES OF RESIDENTIAL 12-16.99 DU/AC

LEGEND:

	ACRES
OFFICE	10.1
COMMERCIAL	35.2
RESIDENTIAL (15-24.99)	24.1
RESIDENTIAL (25-34.99)	14
RESIDENTIAL (12-16.99)	22
PUBLIC ROW ROADS	11.7
PRIVATE ROW ROADS	1.3
PRIVATE OPEN SPACE	28.6
PUBLIC PARK	18.7
TOTAL:	166



LEGAL DESCRIPTION:

DESCRIPTION
EXHIBIT "A"

That portion of the West One-Half of Section 36, Township 13 South, Range 67 West of the 6th P.M., described as follows:

Beginning at the Northwest corner of said Section 36; thence North 88°53'48" East on the North line thereof, 2186.47 feet; thence South 00°01'49" West, on a line that is parallel with and 400.00 feet Westerly of the East line of the West One-Half of said Section 36, 1167.33 feet; thence South 88°53'49" West, 1923.64 feet; thence South 00°01'48" West 938.77 feet to intersect the North Right-of-Way line of Fillmore Street; thence North 47°31'10" East on said North Right-of-Way, 1434.77 feet to intersect the East line of said West One-Half; thence South 00°01'49" West on said East line, 1568.81 feet to the Southeast corner of the North One-Half of the South One-Half of the North One-Half of the Southwest One Quarter of Said Section 36; thence South 89°12'47" West on the South line thereof, 2206.10 feet to the Southwest corner; thence North 00°20'49" East on the West line thereof, 2627.49 feet to the West One-Quarter corner thereof; thence North 00°20'49" East, 2627.49 feet on Said West line to the Point of Beginning, excepting therefrom a Right-of-Way of Fillmore Street as described by Deed recorded at Book 1889 Page 476 and El Paso County Resolution dated August 27, 1970; and containing 167.51 Net Acres more or less.

EXHIBIT A

That portion of the west one half of section 36, township 13 south, range 67 west of 6th P.M., described as follows: Commencing at the northwest corner of said section 36; thence north 88 degrees 53 minutes 48 seconds east on the north line thereof, 2,186.47 feet; thence south 0 degrees one minute 49 seconds west on a line that is parallel with and 400 feet westerly of the east line of the west one half of said section 36, 1,167.33 feet to the point of beginning of the tract to be described hereby; thence continue south 0 degrees one minute 49 seconds west, 251.67 feet; thence north 79 degrees 25 minutes 46 seconds east, 1,434.77 feet to said east line of the west one-half; thence south 0 degrees one minute 49 seconds west on said east line, 758.47 feet to the north right-of-way line of Fillmore Street as described by deed recorded in book 1889 at page 476 in the records of El Paso County, Colorado and by El Paso County resolution dated August 27, 1970; thence south 87 degrees 33 minutes 10 seconds west on said north right-of-way line, 1,424.77 feet; thence north 0 degrees one minute 48 seconds east, 938.77 feet; thence north 88 degrees 53 minutes 48 seconds east, 1,023.64 feet to the point of beginning.

VICINITY MAP

HILL PROPERTIES

AMENDED MASTER PLAN - PIKE VIEW
HILL DEVELOPMENT CORPORATION
COLORADO SPRINGS, COLORADO

CPC MPA 04-00043-A9MJ22

NORTH
0 100 200 400 600
SCALE 1"=200'

Land Planning
Landscape Architecture
Urban Design

NES

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

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EXHIBIT A