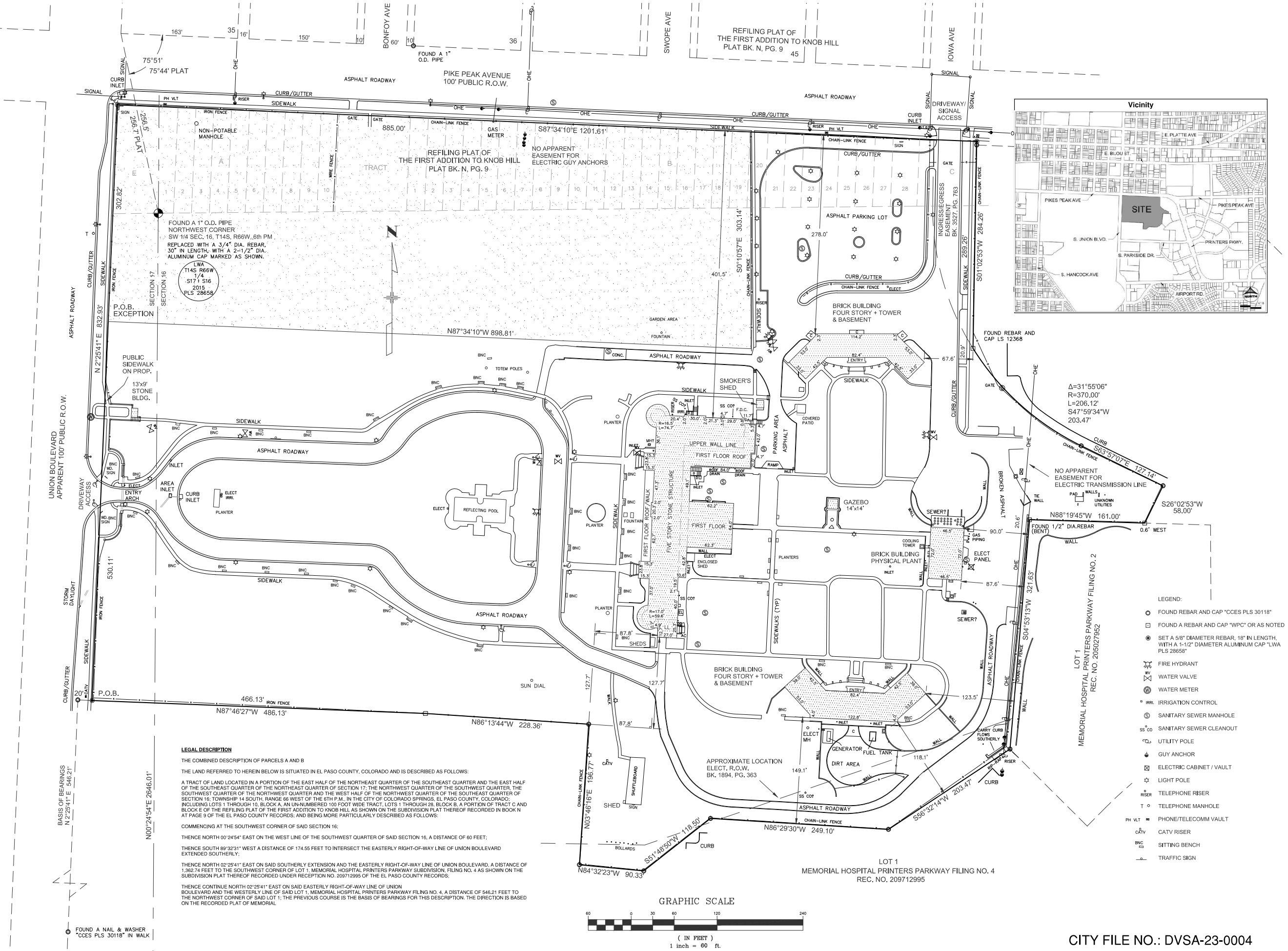

LEGAL DESCRIPTION

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 SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST 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; INCLUDING LOTS 1 THROUGH 10, BLOCK A, AN UN-NUMBERED 100 FOOT WIDE TRACT, LOTS 1 THROUGH 28, BLOCK B, A PORTION OF TRACT C AND BLOCK E OF THE REFILING PLAT OF THE FIRST ADDITION TO KNOB HILL AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN BOOK N 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 00°24'54" EAST ON 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 174.55 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF UNION BOULEVARD EXTENDED SOUTHERLY;

THENCE NORTH 02°25'41" EAST ON SAID SOUTHERLY EXTENSION AND THE EASTERLY RIGHT-OF-WAY LINE OF UNION BOULEVARD, A DISTANCE OF 1,362.74 FEET TO THE SOUTHWEST CORNER OF LOT 1, MEMORIAL HOSPITAL PRINTERS PARKWAY SUBDIVISION, FILING NO. 4 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED UNDER RECEPTION NO. 209712995 OF THE EL PASO COUNTY RECORDS;

THENCE CONTINUE NORTH 02°25'41" EAST ON SAID EASTERLY RIGHT-OF-WAY LINE OF UNION BOULEVARD AND THE WESTERLY LINE OF SAID LOT 1, MEMORIAL HOSPITAL PRINTERS PARKWAY FILING NO. 4, A DISTANCE OF 546.21 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

SITE DATA

Owner/Applicant:	UPH Partners, LLC 13521 Northgate Estate Drive #200 Colorado Springs, CO 80921
Site Address:	101 S Union Boulevard
Tax ID Numbers:	641360042, 6416300041
Current Zoning:	R-5 (Multi-Family High)
Proposed Zoning:	MX-L (Mixed Use Large Scale)
Total Site Area:	26.209 AC
Existing Land Use:	Vacant/ Vacant Convalescent Hospital
Maximum Height:	65 feet per zoning
Existing Structures:	93,492 square feet (main building) 22,328 square feet (dormitory 2) 30,659 square feet (dormitory 3)
Existing Coverage:	13%

Request: The development standard adjustment request is to allow a maximum height of 160 feet where 65 feet is allowed per City Code Table 7.2.3-E.
*See page 2 for maximum height allowances per parcel.

Vicinity

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 28658"
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- 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

NO.	REVISION/ISSUE	DATE

PRINTERS HILL
UPH PARTNERS, LLC
COLORADO SPRINGS, CO

DEVELOPMENT STANDARD ADJUSTMENT

VERTEX Consulting Services
455 E. Pikes Peak Avenue, Suite 101
Colorado Springs, Colorado 80903
719-733-8605

PROJECT NO.	SHEET
DATE	
PREPARED:	APPROVED: CAD

CITY FILE NO.: DVSA-23-0004

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

NORTH

0 40 80

SCALE: 1" = 80'

GENERAL NOTES

PRELIMINARY

NO.	REVISION/ISSUE	DATE

PRINTERS HILL
UPH PARTNERS, LLC
COLORADO SPRINGS, CO

DEVELOPMENT STANDARD ADJUSTMENT

VERTEX Consulting Services
VERTEX CONSULTING SERVICES
455 E. PIKES PEAK AVE SUITE 101
CO SPRINGS SPRINGS, CO 80903
PHONE: 719.733.8605

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