

**SITE DATA**

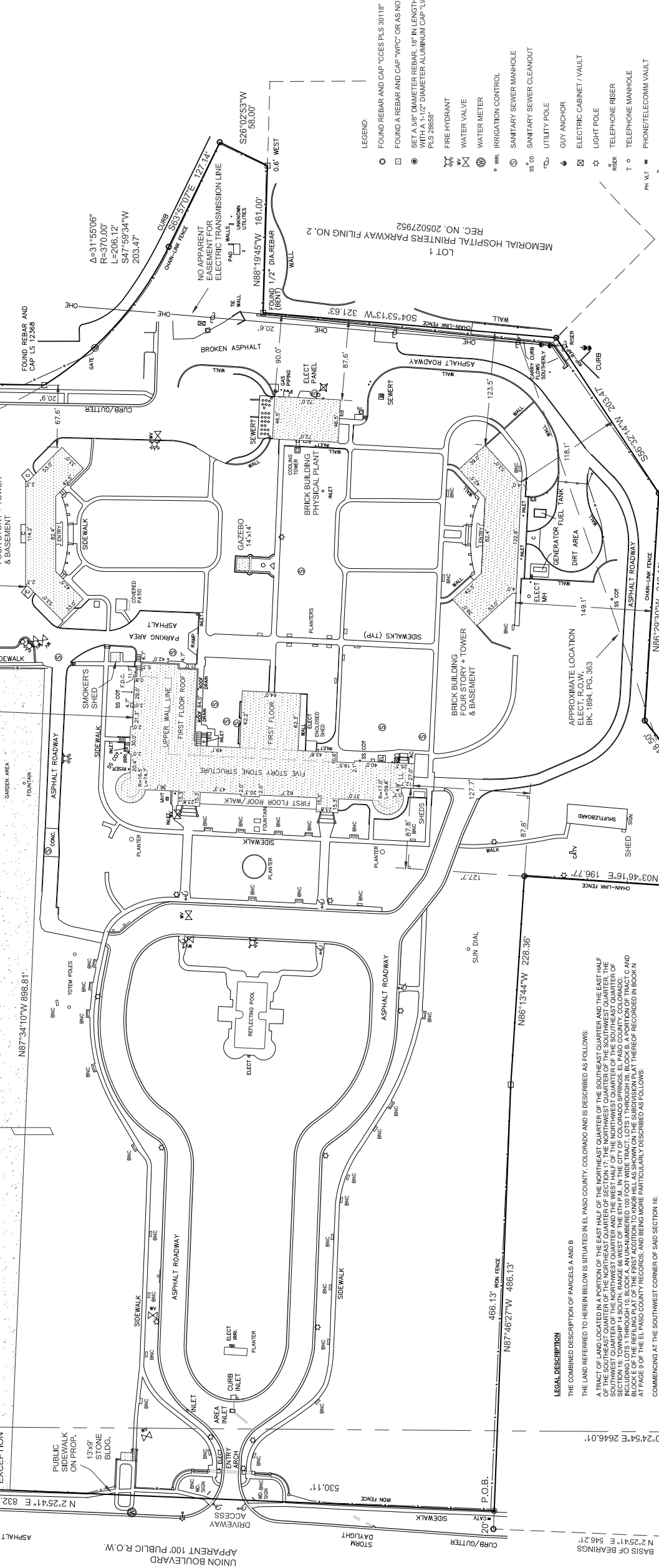
Owner/Applicant: UPH PARTNERS, LLC  
 13521 Northgate Estate Drive #200  
 Colorado Springs, CO 80921  
 Site Address: 13521 Northgate Estate Drive #200  
 The ID Numbers: 641900042, 641900041  
 Current Zoning: P-2 (Multi-Family High)  
 Planned Use: Multi-Family High  
 Total Site Area: 28,209 AC  
 Total Building Area: 28,209 AC  
 Existing Land Use: Vacant  
 Vacant Consultant Hospital  
 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 16 feet where 05 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

FOUND A 1" O.D. PIPE NORTHWEST CORNER SW 1/4 SEC. 16, T.14S, R.66W, 6th PM. REPLACED WITH A 3/4" DIA. REBAR .30" IN LENGTH, WITH A 2-1/2" DIA. ALUMINUM CAP MARKED AS SHOWN.

**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 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 SECTION 16, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16;  
 THENCE NORTH 02°29'41" EAST ON SAID SOUTHERLY EXTENSION AND THE EASTERLY RIGHT-OF-WAY LINE OF UNION BOULEVARD A DISTANCE OF 530.11 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF MEMORIAL HOSPITAL PRINTERS PARKWAY SUBDIVISION FILING NO. 4 AS SHOWN ON THE SUBDIVISION PLAN THEREOF RECORDED UNDER RECEPTION NO. 169712995 OF THE EL PASO COUNTY RECORDS;  
 THENCE NORTH 02°29'41" EAST ON SAID 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 PLAN THEREOF RECORDED UNDER RECEPTION NO. 169712995 OF THE EL PASO COUNTY RECORDS.

