



Steve Hammers, President

# HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights. Colorado Springs, Colorado. 80915-5400  
(719) 570-1599 | www.hammersconstruction.com

*Specializing in Design/Build*

## Project Statement

### Development Plan

#### Owner Information

Veterans Villa Operating LLC  
17332 Edna Street  
Omaha, NE 68136  
Project Name: Veterans Victory

#### Owner Representatives:

Hammers Construction, Inc.  
Lisa Peterson – (Applicant)  
Elliot Smith – Project Manager  
1411 Woolsey Heights  
Colorado Springs, CO 80915  
(719) 570-1599

#### Site:

Legal: A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9;  
THENCE S89°51'23"E ON THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 9, A DISTANCE OF 669.38 FEET TO THE POINT OF BEGINNING;  
THENCE S89°51'23"E CONTINUING ON SAID NORTH LINE, A DISTANCE OF 497.06 FEET;  
THENCE S00°00'00"E DEPARTING SAID NORTH LINE, A DISTANCE OF 880.81 FEET;  
THENCE N90°00'00"W A DISTANCE OF 497.06 FEET;  
THENCE N00°00'00"E A DISTANCE OF 882.06 FEET TO THE POINT OF BEGINNING.  
PARCEL CONTAINS 438,128 SQUARE FEET OR 10.058 ACRES MORE OR LESS

Address: to be determined

Lot Size: 438,128 s.f. (10.058 Acres)

Zoned: R-5

Parcel number: 5500000453

#### Description

Proposing (5) buildings 108,302 sf buildings per plans. The buildings will (4) Apartments and Clubhouse uses. We are also proposing an ancillary use for outside storage on the property listed above. All improvements will meet city zoning requirements, complete w/ parking, drive aisles and landscaping. The buildings will be accessed off of Bradley Road. The lot is currently vacant and doesn't have any existing facilities. No signs are being proposed at this time.



### Review Criteria:

Note: This project is currently in the review process to be annexed into the City of Colorado Springs. With this a rezone application is in to change zoning to Colorado Springs zoning. The City has allowed us to submit this DP, concurrently with the annexation applications under the assumption these will get approved. The applicant understands that this application will not be approved until the annexation plat & rezone have been approved and recorded. All review criteria listed below is stated as if the annexation/rezone will be approved through the City.

1. The uses proposed are approved within the zone district. In addition, we are installing landscaping per City of Colorado Springs regulations. The proposed use is for (4) Apartment buildings and a Clubhouse. The building materials are planned to be metal, brick and stucco finish w/ some stone veneer. We feel this will be aesthetically pleasing and will be consistent and compatible w/ neighboring properties. Therefore, we feel no additional buffering is needed or required.
2. This Development Plan substantially complies with the City of Colorado Springs. This new office building adopted plans that are applicable to the existing commercial buildings in the surrounding area.
3. We are meeting all dimensional standards per city zoning code. Our building doesn't encroach on building setbacks (25'-0" front and 25'-0" rear and 15'-0" on west side & 15'-0" on east side). Landscape setbacks along roadways are being complied with. Our allowed building height is 45'-0" max and our actual building heights are 18'-0" (Clubhouse) and 38'-4" (Apartments).
4. The project complies with all SWENT guidelines as well as the City's Drainage Criteria Manual. The Drainage Report prepared by our Civil Engineer and submitted for review.
5. The project provides off-street parking as required by the City of Colorado Springs. We are required to have 416 spaces per code. See breakout on page 1 under site information.
6. All parking stalls, drive aisles, loading/ unloading areas, and waste removal areas meet the location and dimension standards set by the City of Colorado Springs. See details for compliance on page 2.
7. The project provides landscaped areas per city code. See landscape sheets for further details.
8. The project preserves, protects, integrates, or mitigates impacts to any identified sensitive or hazardous natural features associated with the site.
9. The building location and site design provide for safe, convenient, and ADA-accessible pedestrian, vehicular, bicycle, and applicable transit facilities and circulation. See ADA path provided on sheet 2.
10. The number, location, dimension, and design of driveways to the site substantially comply with the City's Traffic Criteria Manual. Driveways are wide enough for 2-way traffic & meet fire code access.
11. The project connects to or extends adequate public utilities to the site. See utility plan for future detail. This will be submitted to CSU for approval. In addition a Metro District will be created to handle the infrastructure of these utilities before CSU will take ownership of these services.
12. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians, and emergency vehicles in accordance with the City's Traffic



Criteria Manual, public safety needs to ingress and egress and City accepted traffic impact study, if required, prepared for the project.

13. This will not result in unreasonable light. All proposed lights are shown on the photometric plan. No issues with odor or noise as work will be contained within the building.

Issue List

N/A