



Steve Hammers, President

# HAMMERS CONSTRUCTION, INC

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*Specializing in Design/Build*

## Project Statement

Site Development Plan

### Owner Information

Tom and Christa Lynn  
19350 Beacon Lite Road  
Monument, CO 80132  
Project Name: Academy Martial Arts

### Owner Representatives:

Hammers Construction, Inc.  
Lisa Peterson – Design (Applicant)  
Elliot Smith – Project Manager  
1411 Woolsey Heights  
Colorado Springs, CO 80910  
(719) 570-1599

### Site:

Legal: LOTS 9 & 10 VILLAGE CENTER AT WOODMOOR FIL NO 4 to be platted as Lot 1  
of Village Center at Woodmoor Filing No. 4 B  
Address: 980 & 992 Gold Canyon Road  
Monument, CO 80132  
Lot Size: 57,782 sf (1.32 acres)  
Zoned – PD  
Parcel numbers: 71113-01-080, 71133-01-065

### Request:

Request approval for the new construction of a 9,000 sf (10,380 sf gross) building used for Retail and Martial Arts School. We will add necessary off-street parking, drive aisles and landscaping per Town of Monument (TOM) requirements. We are adding sidewalk along Hwy 105, Morning Canyon Road, Gold Canyon and connecting this sidewalk to our site to allow for pedestrian traffic as well as a bike rack to meet this mode of transportation. No free-standing signs are being proposed at this time.

### Use:

The owner will be occupying 4,560 sf of the proposed building for Academy Martial Arts. The remaining sf will be leased out with a maximum of 3 additional lease spaces.



Existing and proposed facilities, structures and roads:

The property is currently vacant and we are proposing a 9,000 sf (10,380 sf gross) building as described above. The property is accessed off of Gold Canyon Road. There is an existing curb cut that we will use for the entrance and will add sidewalk as required.

Zoning:

We are meeting all dimensional standards per city zoning code. Our building doesn't encroach on buildings setbacks (25'-0" front, sides and rear). Landscape setbacks along roadways are being complied with. Our allowed building height is 35'-0" max and our actual building height is 31'-0".

Utilities:

The project connects to or extend adequate public utilities to the site. See utility plan for future detail. We will be handling the proper submission requirements to the Triview Metropolitan District, Mountain View Electric & Black Hills Energy for this site.

Parking:

The project provides off-street parking as required by TOM. We are required to have 58 spaces per code and are providing 65. See breakout on page 1 under project information. All parking stalls, drive aisles, loading/ unloading areas, and waste removal areas meet the location and dimension standards set by TOM. See details for compliance on page 2.

Landscaping:

The project provides landscaped areas per TOM code. We are providing the minimum required 10'-0" landscape setbacks along Morning Canyon Road and Golden Canyon Rd., Highway 105 will have a 25'-0" landscape setback. See Landscape sheets for further details.

Photometric:

The project provides the required lighting specifications per TOM code. See photometric plans included with this project's submittal for further details.