

CITY OF COLORADO SPRINGS  
S. POWERS BLVD  
PARCEL NO: 55000-00-504  
ZONE: APD AO RPZ APZI  
USE: EXEMPT NON RESIDENTIAL  
LAND-POLITICAL SUB.

CPR ENTITLEMENTS LLC  
S. POWERS BLVD  
PARCEL NO: 55000-00-552  
ZONE: LI MX-L AO APZI  
USE: VACANT

QUEEN BEE INVESTMENTS LLC  
S. POWERS BLVD  
PARCEL NO: 55000-00-551  
ZONE: LI MX-L AO APZI  
USE: VACANT

VETERANS VILLA LLC  
09-15-65  
PARCEL NO: 55000-00-453  
ZONE: MX-L AO APZI  
USE: VACANT

QUEEN BEE INVESTMENTS LLC  
S. POWERS BLVD  
PARCEL NO: 55000-00-444  
ZONE: MX-L LI AO APZI  
USE: VACANT

QUEEN BEE INVESTMENTS LLC  
S. POWERS BLVD  
PARCEL NO: 55000-00-523  
ZONE: MX-L APZI AO  
USE: VACANT

CPR ENTITLEMENT LLC  
S. POWERS BLVD  
PARCEL NO: 55000-00-525  
ZONE: MX-L AO APZI  
USE: VACANT

RJ LAND DEVELOPMENT CORPORATION  
BRADLEY ROAD  
PARCEL NO: 55000-00-456  
ZONE: CS RM-30 RS-5000  
USE: VACANT

MV NORTH 96 LAND LLC  
09-15-65  
PARCEL NO: 55000-00-454  
ZONE: R-3 AO  
USE: VACANT

**DENSITY UNIT CALCS**

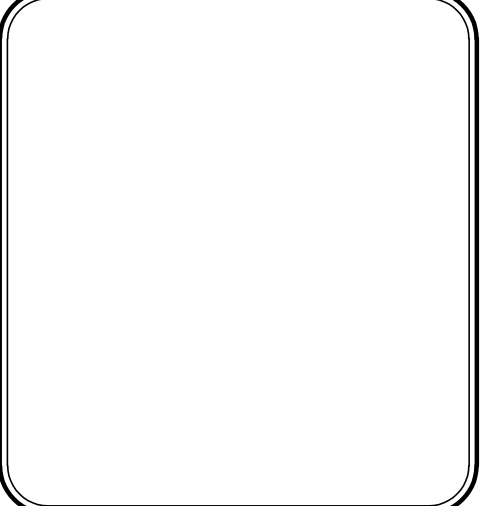
76 UNITS/ BLDG. TOTAL UNITS = 304  
SITE SF = 433,858 SF  
TOTAL DENSITY = 1,421 SF/DU

BUILDING HT. 50'-0"

**HAMMERS CONSTRUCTION INC.**  
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD  
PRESIDENT: STEVE R. HAMMERS  
VICE PRES: DAVID J. HAMMERS  
VICE PRES: T. WOODSETT HEIGHTS  
10015  
CO. 1570-1588 FAX: 970-570-0208  
www.hammersconstruction.com

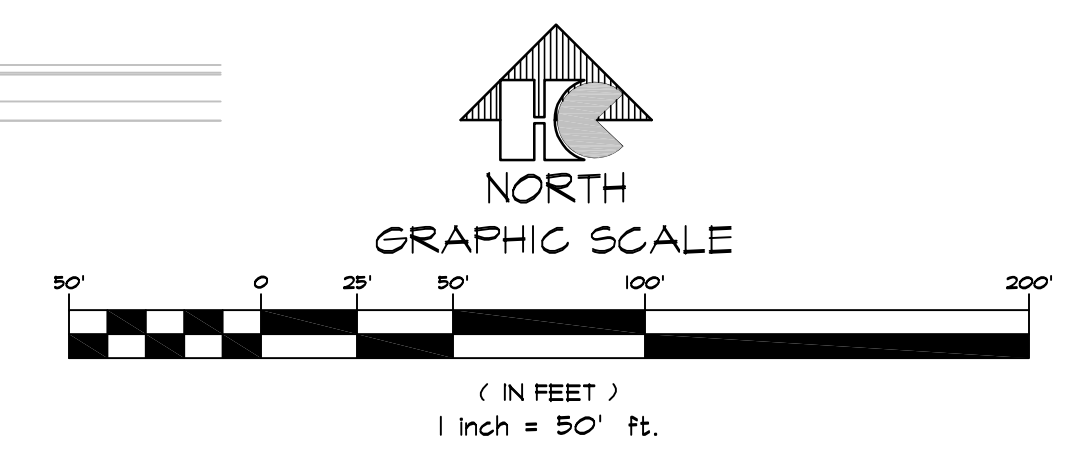
THIS DRAWING CONTAINS MATERIAL & INFORMATION WHICH MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF HAMMERS CONSTRUCTION INC. THESE DRAWINGS ARE INTENDED TO BE USED ONLY BY HAMMERS CONSTRUCTION & ITS REPRESENTATIVES. THESE DRAWINGS HAVE NOT BEEN PREPARED FOR ANY OTHER PURPOSE THAN TO INDICATE THE GENERAL FEATURES AND PLACEMENT OF THE PROPOSED PROJECT. COPYRIGHT © 2026 HAMMERS CONSTRUCTION

**VETERANS VILLA**  
REZONE MAP  
4540-4660 VETERANS V. LOOP  
COLORADO SPRINGS, CO 80916  
EL PASO COUNTY, COLORADO



DATE: APRIL 21, 2026  
DRAWN BY: W. VENEROS  
PROJ. MGR: R. GREEN  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 1302

- ▲ SUBMITTALS:
- ▲
  - ▲
  - ▲
  - ▲
  - ▲
  - ▲
  - ▲



**OVERALL SITE PLAN**  
SCALE: 1"=50'-0"

ZONE - 26-0015