



**Project Name:** Retail Paint Store – 11695 Meridian Market View.  
**Property Address:** 11695 Meridian Market View Road, Peyton, CO 80831  
**Property Tax No.:** 5312101015

**Agent/Project Manager:**

Ridgetop Engineering  
541 E. Garden Drive, Unit N  
Windsor, CO 80550  
Mike Beach  
970-663-4552  
[mbeach@ridgetopeng.com](mailto:mbeach@ridgetopeng.com)

**Applicant/Developer:**

Wall Development Group LLC  
4201 E. Yale Ave, Suite 140  
Denver, CO 80222  
Alicia Khine  
949.302.4291  
[akhine@walldevgroup.com](mailto:akhine@walldevgroup.com)

**Ownership:**

The applicant is a contract purchaser pursuant to a contract with FirstBank. First Bank of El Paso County, a Colorado Corporation  
11695 Meridian Market View  
Peyton, CO 80831  
Pete Whalen  
303.231.2034  
[Pete.Whalen@efirstbank.com](mailto:Pete.Whalen@efirstbank.com)

**Proposed Use:** Sherwin Williams Retail Paint Store

**Land Area:** 1.05 acres

**Project Summary:**

The Retail Paint Store is proposed on the currently vacant building (former First Bank). The existing driveway to the south of the existing building will be modified for the proposed use. The existing building footprint (approximate 4500 sf.) will remain as it is, however, interior tenant

The site plan shows callouts for outdoor improvements. Discuss work to be done such as removal of curb and gutter, saw cut of asphalt, relocation of outdoor lights, etc.

WALL DEVELOPMENT GROUP

improvement works will be required for the development. A new loading door will be added to the north facade. The property is currently zoned as CR- Commercial Regional that allows the proposed use (Retail Paint). Four (4) of the existing parking spaces will be lost due to the new driveway configuration. However, the number of provided parking (26 spaces) is above the required number (18 spaces).

*Zoning:*

The property is currently zoned as CR- Commercial Regional. The proposed use (Retail Paint) is allowed under the CR- Commercial Regional.

*Access and Traffic:*

All vehicular access to the proposed paint store will be from an existing driveway off Meridian Road. The proposed Sherwin-Williams store will generate equal or fewer traffic trips than the former First Bank.

Revise access statement. No direct access to Meridian Road is allowed. The parcel currently obtains access through an existing driveway off Meridian Market View.

*Utilities:*

All existing utilities including water, storm sewer, stormwater, gas, and electricity will remain AS-IS.

**Conclusion**

The proposed development will have little or no impact on adjacent land. The proposed use is consistent with El Paso County's CR-Commercial Regional requirements. The site has been vacant for a while; thus, the proposed project will add commercial service to neighboring communities and will generate income for the County.

The site plan shows a callout describing work to be done on the adjacent property. A temporary construction easement for work in private property is required. Please discuss the work to be done on private property in the letter of intent. Please include the amount of land disturbance. Additionally, please confirm the proposed activities will not adversely impact existing drainage patterns.