







LEGAL: THE SHOPS AT MERIDIAN RANCH LOT 2 FILING NO. 1A

SITE DATA

tax schedule no.:	4230319056
area ex zone proposed zone ex use proposed use	1.46ac n/a CR vacant commerical center
master plan development schedule	Falcon/Peyton Small Area Plan FALL 2023

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	area proposed use	1.46ac commercial center		
	bldg area max. bldg height prop. bldg height	12,000sf 45' 44'		
0	bldg setbacks front side rear	25' 25' 25'		
LOT INFO	%lot coverage bldgs impervious landscaping	19% (12,000sf) 66% (42,472sf) 15% (9,300sf)		
9	use	retail F commercial center		

bldg area 12,000sf ratio 1/250sf

required(incl h/c) 48(incl 2h/c) provided 50(incl 2h/c)

DEVELOPMENT PLAN

company | HUNJAN GAS STATIONS LLC

address | 12599 MT. LINDSEY DR.

city/state PEYTON, CO 80831

FILE NUMBER: PPR2322