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## MERIDIAN RANCH: SANCTUARY

### PUD DEVELOPMENT /PRELIMINARY PLAN

### NATURAL FEATURES REPORT

APRIL 2022

**PROPERTY OWNER:**

Meridian Ranch Investments Inc.  
PO BOX 80036,  
San Diego, CA 92138

**DEVELOPER:**

GTL Development, Inc.  
3575 Kenyon Street,  
San Diego, CA 92110

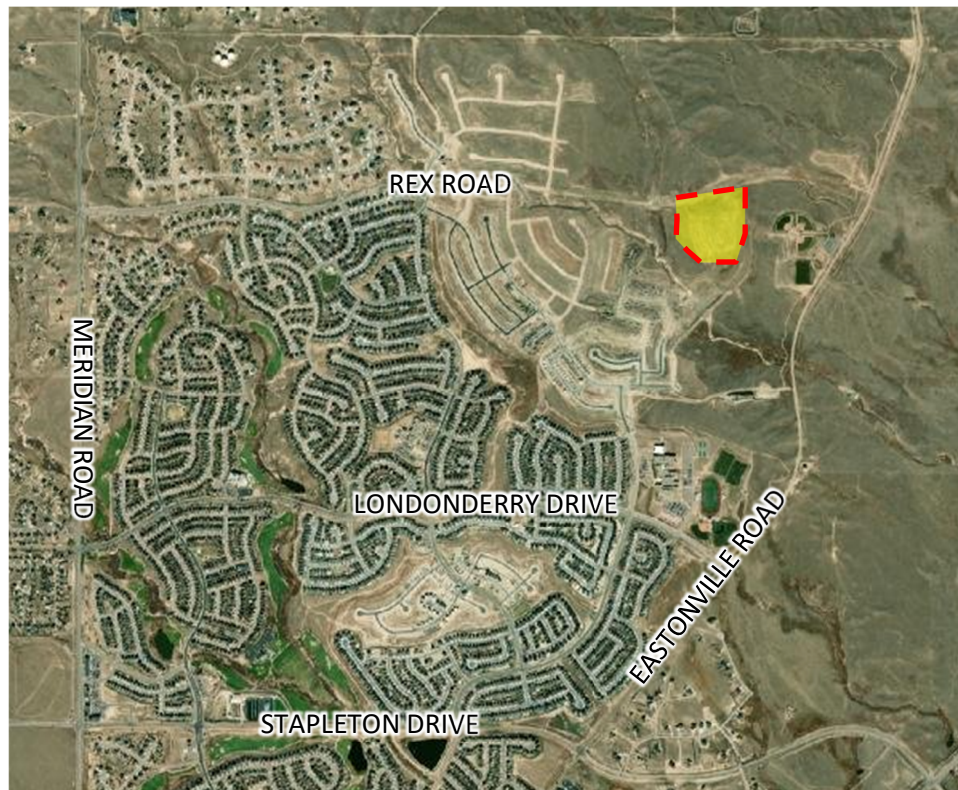
**CONSULTANT:**

N.E.S. Inc.  
619 North Cascade Avenue,  
Colorado Springs, CO 80903

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### LOCATION

The Sanctuary at Meridian Ranch is located southeast of the intersection of Rex Road and Rolling Ranch Drive, Peyton, Colorado. The site comprises of approximately 74 acres and is zoned PUD. This is an urbanizing, Master Planned area and the surrounding areas have been developed and the property is already partially graded. The property contains no features of natural or geographical significance and is, therefore, in accordance with the policies of Section 2 of the County Policy Plan, which seek to preserve significant natural landscapes and features.



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