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BATTISTA
DESIGN GROUP

February 11, 2025

Carubia Properties LLC Dental Building
Letter of Intent

Owner:

Carubia Properties LLC

Applicant:

Carubia Properties LLC
Dr Lucas Carubia
lucas.carubia@gmail.com

Representative:

Battista Design Group
3650 Wadsworth Blvd
Wheat Ridge, CO 80033
303-428-4895
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Site Address:

8059 Meridian Park Drive
Peyton, CO 80831

Site Tax Schedule Number:

5301104005

Description:

This project will be a new, modern pediatric dental and orthodontics office. This project is well suited to the uses slated for this part of the existing and growing commercial development.

The architecture of the building is proposed to be upgraded beyond the typical “developer” office building as it will be an owner-occupied project and will be “4-sided architecture”.

Landscaping will compliment and enhance the surrounding development and will meet the standards of the county and continue in the direction that has been established by other commercial development in the area and the Development Plan.

This pediatric dental and orthodontics project will serve the current and future population in and around the site. It will also complement the existing commercial development in this area and become an integral component of a multifaceted commercial center.

Utilities exist surrounding this site and are adequate for the building’s needs.

No “alternatives” to the Land Development Code requirements are anticipated. This is an allowed use.