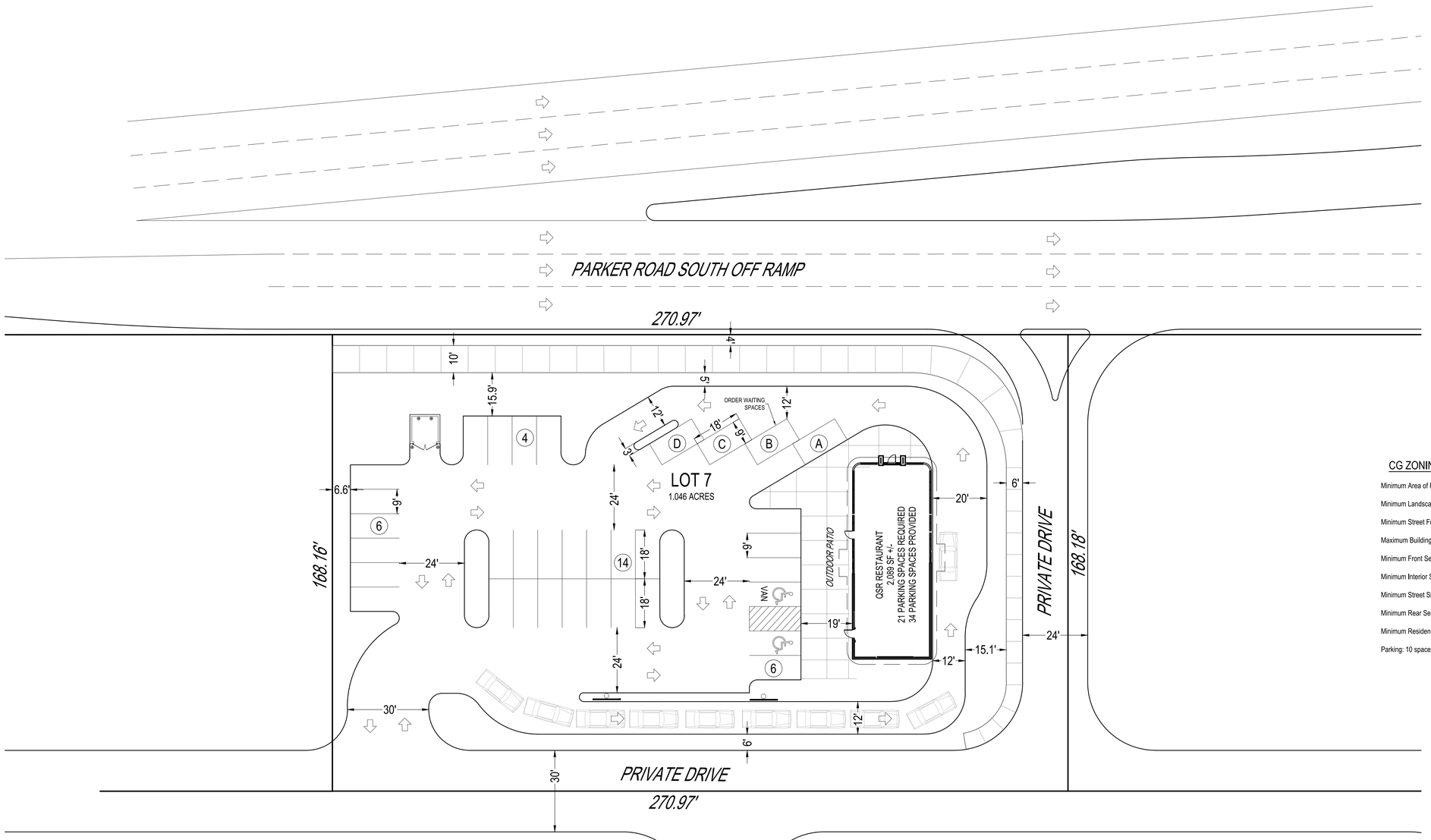

Preliminary

05/21/2026 1:37:39 PM

CG ZONING STANDARDS

Minimum Area of Parcel Proposed for Development: 1 ac.

Minimum Landscape Surface Ratio: 15%

Minimum Street Frontage: 125 ft.

Maximum Building Height: 50 ft.

Minimum Front Setback: 25 ft.

Minimum Interior Side Setback: 10 ft.

Minimum Street Side Setback: 25 ft.

Minimum Rear Setback: 25 ft.

Minimum Residential District Setback: 50 ft.

Parking: 10 spaces per 1,000 sf Building Area

ARAPAHOE ROAD AND PARKER ROAD

CENTENNIAL, CO

SITE PLAN - U

APRIL 30, 2026

20 0 10 20 40

1 inch = 20 ft.

DESIGN / BUILDER:
CONSTRUCTION CONCEPTS INC.
14125 Mead Street Longmont CO 80504
ph: 970. 535. 0600
constructionconceptsinc.com

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Discipline:

CIVIL ENGINEER

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 220, LITTLETON, CO 80128 303-232-0888
WWW.PERCEPTIONDESIGNGROUP.COM

Seal:

Project Title:

New Building for:

Melsens Frozen Custard

Lot 7
Centennial Center
Centennial CO 80016

Plan Release History

Description	Date:

Revision History

No.	Description	Date

CCI Project #	Date
	12/23/2025
Drawn by	Checked by
WG	WG

SITE PLAN

C1