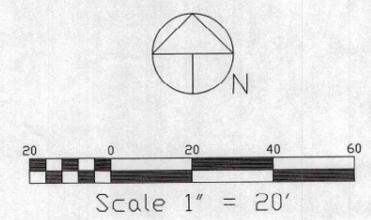
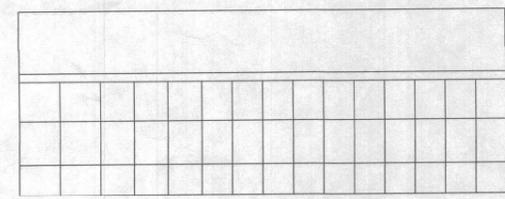


VICINITY MAP
1"=1000'

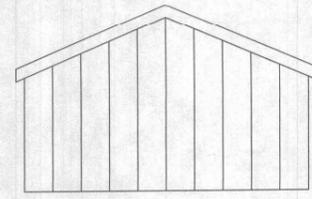


SITE DEVELOPMENT PLAN

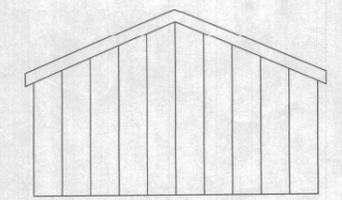
OWNER: Richard Grayckowski
 Telephone: 719-235-7215
 Address: 208 Summerhaven Drive
 Woodland Park, CO 80803
 APPLICANT: Oliver E. Watts, Consulting Engineer
 719-593-0173
 OllieWatts@aol.com
 PLAN PREPARER: Oliver E. Watts, Consulting Engineer
 719-593-0173
 OllieWatts@aol.com
 PROPERTY ADDRESS: 8615 U.S. Highway 24
 Cascade, CO 80909
 LEGAL DESCRIPTION: A tract in the Southwest quarter of the Southeast quarter of Section 15, Township 13 South, Range 68 West of the 6th P.M. described as follows: Commencing at the Southwest quarter of said Southwest quarter of the Southeast quarter; Thence N42°42'E, 853.3' to a point on the Westerly right of way of Highway 24 for the Point of Beginning; Thence N44°41'W on said Westerly right of way, 160 feet; Thence S40°19'E, 160 feet; Thence S44°41'E, 160 feet; Thence N45°19'E, 120 feet to the Point of Beginning, and containing 19,200 Square Feet, (0.441 Acre).
 LOT/PARCEL SIZE: 0.441 Acre
 LOT COVERAGE: Existing Buildings: 1595 SF
 Proposed Building: 1440 SF
 Total Buildings: 3035 SF 15.8%
 LAND USE: Existing Residential
 Proposed: Work Shop / Garage
 Zoning: CC
 ASSESSOR'S PARCEL NO: 83154 00 024



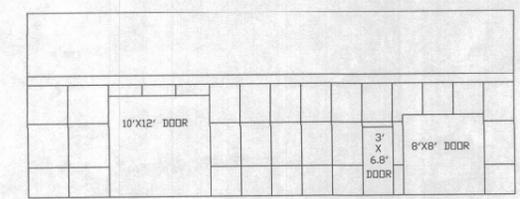
REAR



LEFT



RIGHT



FRONT
BUILDING ELEVATIONS

1/8"=1'-0"

POINT OF COMMENCEMENT
SW COR
SE1/SE1/4 15-13-68

PCD FILE NO. PPR-22-051

PPR 2251

DRAWN BY: D.E. WATTS DATE: 5-11-22 DWG. NO.: 22-5794-02 SURVEYED BY:	APPROVED BY: PROJ. NO. DWG.	REVISIONS	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT 8615 HIGHWAY 24 PART SEC. 15, T.13S., R.68W. 6TH P.M. EL PASO COUNTY	SHEET NAME SITE DEVELOPMENT PLAN	1 OF 1
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