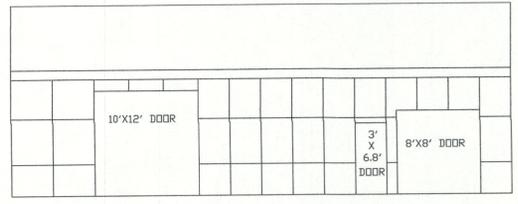
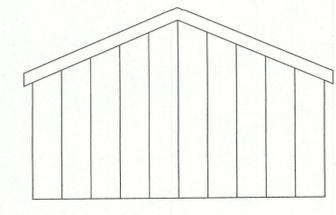
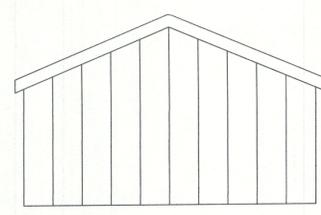
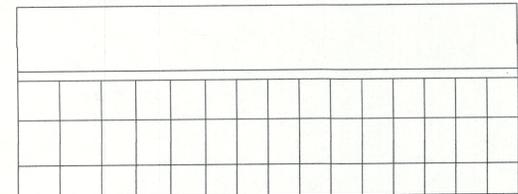


**SITE DEVELOPMENT PLAN**  
 OWNER: Richard Grayckowski  
 Telephone: 719-235-7215  
 Address: 208 Summerhaven Drive  
 Woodland Park, CO 80803  
 APPLICANT: Oliver E. Watts, Consulting Engineer  
 719-593-0173  
 OlieWatts@aol.com  
 PLAN PREPARER: Oliver E. Watts, Consulting Engineer  
 719-593-0173  
 OlieWatts@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 the 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 CDR  
 SE1/SE1/4 15-13-68

PCD FILE NO. PPR-22-051

PPR 2251

DRAWN BY: O.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 <b>SITE DEVELOPMENT PLAN</b> 1 OF 1
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