

Letter of Intent  
Plot Plan

OWNER INFORMATION

Richard Grayckowski  
208 Summerhaven Drive  
Woodland Park, CO 80863  
Project Name: Hobby Shop  
Job Number: 93452R1

OWNER REPRESENTATIVES

Joshua Aarnes, Project Manager  
Great Western Buildings Design  
Great Western Buildings Foundation Plan  
Entech Subsurface Soil Investigation  
Entech Density Testing  
Oliver Watts - Site Plan Design  
Teresa Guagliardo - CDOT Access Permit  
Stephen D. Harris, Lawyer - Title Commitment

SITE

(Bust, Colorado)  
Legal: 8615 West Highway 24  
Cascade, CO 80809  
Zoned: CC  
Parcel Number: 83154-00-024

Add "PCD File No. PPR-22-051" to the heading.

Request and Justification

Request approval for the new construction of a 1,440 SF Hobby Shop Building built on the property indicated above. Will be used for work on my street rods, wood working projects and storage for my motor home. The current building and single family detached house will also be used for storage, personal office space and restroom. Will add necessary landscaping per El Paso County requirements.

State the total amount of proposed land disturbance this includes grading, cutting, filling, and stockpiling.

Provide a statement confirming the proposed structure will not adversely impact adjacent properties or existing stormwater runoff patterns.

Per discussion with applicant, direct access to State Highway 24 is not being proposed. Describe how the site will be accessed and reference the CDOT access permit.

Provide the maximum amount of vehicles accessing the site per day.

Please indicate if the building will have water and utilities