

Revised 2-13-23

Letter of Intent

Plot Plan
PPR 2251
or
PPR 22-051

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

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.

The rain water runoff will not change on the property for the building, the property is equipped with an in-ground cistern and the septic system was installed in 1975.

A cedar fence will be installed on the property as per landscaping details and as per Code Enforcement Officer. Berry.

Al, Field Engineer of Colorado Springs, stated there were buried lines on the property. I contacted 811 (National Call-Before-You-Dig) and was informed by locaters that there were no buried utility lines on the property. New building will not have utilities.

As far as the neighbors next to my property, they are very supportive in my quest to build a hobby shop. Since I have taken over the property I have spent much of my time tidying and projecting a good image to the premises and maintaining a clean overall appearance. The new building will not have an effect or impact anyone's view.