

October 16, 2017  
 Raimere Fitzpatrick  
 El Paso County, Development Review

RE: Letter of Intent for Greenhouse Development  
 Eagle's Nest Wellness Center  
 8455 US-24  
 Cascade, CO 80809

Dear Mr. Fitzpatrick and County Reviewers,

On behalf of Mr. Lono Ho'ala, we are submitting a letter of intent for the design to build a greenhouse structure at 8455 US-24, Cascade, CO 80809 which is an accessory use for growing additional medicinal marijuana plants to then be processed and sold in the existing Eagle's Nest Medical Dispensary. The greenhouse is approximately 2,880 square feet comprised of a pre-manufactured metal frame and polycarbonate panels. The greenhouse will have black-out screens in addition to the required lighting for the grow process. A new chain link w/ barbed wire security fence will completely surround the greenhouse area including the existing doors from the existing facility to ensure public safety and to comply with State Statutes for grow facilities.

The site was previously approved to have retaining walls and grading done for the new building pad, so very limited grading between the greenhouse and existing retaining walls is to be done in order to ease the steepness of the existing slope down to the location of the proposed project. Formal topography has not been surveyed, however the finished floor of the greenhouse appears to be approximately 12 feet or more below the level of the highway which makes it nearly impossible to see from the highway with the grade, existing vegetation, and existing wellness center building blocking the view to the structure. See image below from Highway 24.

Provide documentation of referenced approval. No approvals have been identified in County records.



As one can see from this photo looking Northwest while traveling North on HWY 24, the grade, existing vegetation, and existing Wellness center block the view to the pad side for the proposed greenhouse.

The other view of this proposed greenhouse would be from Chipita Park Rd. however, the existing vegetation in this area not only blocks the site of the greenhouse, but also the Wellness Center itself as pictured below from Chipita Park Rd. looking Northeast.



During the Early Assistance meeting, it was suggested that parking be looked at to try to accommodate parking out of the Right-of-Way, however due to existing grades and retaining walls, this isn't feasible. The existing parking is serving the Wellness Center and due to the public not legally allowed in to the grow areas, no additional parking is anticipated as necessary since the added use area can only be accessed by existing authorized employees. Image of existing parking area below showing slope beyond pavement:





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The intent of the Greenhouse structure is to provide the client with a way to grow their own product for medicinal use so that they may directly ensure quality and safety measures rather than having to purchase product from a 3<sup>rd</sup> party vendor. Ultimately this enhances the entire operation for treating patients and allows greater overall safety for those seeking alternative medicines for their illnesses. Please feel free to contact myself or Lono Ho'ala, the owner at Eagle's Nest Wellness Center with any questions or concerns.

Respectfully Submitted,

A handwritten signature in black ink that reads 'CHRISTY RIGGS' in all caps. The signature is stylized with a cursive-like flow.

Christine P. Riggs  
Registered Architect, AIA, LEED Green Associate  
308 LLC  
815 S. 25<sup>th</sup> ST. #203  
Colorado Springs, CO 80904

Lono Ho'ala  
Eagles Nest Wellness Center  
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