



T-Bone Construction, Inc.
1310 Ford Street
Colorado Springs, CO 80915
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June 24, 2024

Letter of Intent

Foley's Public House – Interior Remodel

Owner: Adrian M Foley III Revocable
8455 HIGHWAY 24
CASCADE CO, 80809

Applicant: Marcos Cazares
T-Bone Construction, Inc.
1310 Ford St.
Colorado Springs, CO 80915

Site Location, Size and Zoning:

- a. Location: 8455 w Highway 24 Cascade, CO 80809
- b. Legal Description: TRACT IN N2NE4 SEC 22-13-68 AS FOLS, COM AT SE COR OF SD N2NE4, TH SLY ALG E LN OF SEC 88.25 FT TO ITS INTSEC WITH SWLY R/W LN OF US HWY 24, TH ANG R + RUN NWLY 1680.14 FT ALG SWLY R/W LN OF US HWY 24 FOR POB, TH ANG L 90<00' SWLY 268.83 FT TO NWLY R/W LN OF FORMER MID TERM RR, ANG R 89<18' NWLY 377.75 FT ALG SD R/W LN, ANG R 90<41'30" NELY 273.39 FT TO SWLY R/W LN OF US HWY 24, TH ANG R 90<00' SELY 377.72 FT ALG SD R/W LN TO POB
- c. Size: 2.35 Acres.
- d. Zone: C-2
- e. Parcel Schedule Number: 8322100002

T-Bone Construction is submitting this Letter of Intent on behalf of the landowner and our client, "Adrian M Foley III Revocable" Located at 8455 w Highway 24 Cascade, CO 80809.

Foley's Public House was an existing three-story retail building of approximately 4,376 square feet. The owner wants to turn it into a bar. no exterior changes are proposed, and traffic is staying as is. The Existing building will see no changes to its exterior, it's mainly going to see interior remodeling. Some walls will be demolished, as well as remodeling in some restrooms.

Established in 1956, the Swiss Miss Shop sold Swiss and German merchandise and snacks until 2006 when the second generation of the original family retired. The building was then repurposed as a health and wellness store. Luckily the outside of the building was not changed during this process, although the interior received many modern and less-than-charming finishes. Our intent is to rehab the interior of this chalet and bring it back to the original feel and charm that the Swiss architect (who also designed the Swiss Chalet in WP) intended. We will also sell merchandise with a focus on the Pikes Peak area, but intend to expand the hospitality side and offer snacks as well as beer, wine and cocktails. We also plan on modifying bathrooms for more accessibility and family inclusion.