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# R&R Liquor Storage – Minor Site Development Plan

## Letter of Intent

Add PCD File #

### PROPERTY DATA

Schedule number: 6502000059

Legal Description: TRACT IN SW4SW4 SEC 1 + IN SE4SE4 SEC 2-15-66 AS FOLS, COM AT SE COR OF SEC 2, TH W 100.0 FT ON S LN THEREOF, NLY ALG NLY EXT OF ELY LN OF MAIN ST 599.47 FT FOR POB, THE ELY PARA WITH S LN OF SD SECS 172.0 FT, NLY 70.0 FT PARA TO AFSD ELY LN, WLY PARA WITH FIRST COURSE 172.0 FT, TH SLY 70.0 FT TO POB

Parcel size: 12,040 S.F.

Zoning: CC CAD-O

Address: 1845 Main St. Colorado Springs, CO 80911

### Owner/Applicant Data

Owner: Andrea Johnson, R&R Liquor Store  
1845 Main St. Colorado Springs, CO 80911  
(719) 391-0443

Applicant: Bucher Design Studio  
12325 Oracle Blvd. Suite 111 Colorado Springs, CO 80921  
(719) 484-0480

### 1. DESCRIPTION

The proposed project is a 1,200 square foot pre engineered metal storage building to serve as an accessory storage space for the existing liquor store.

### 2. JUSTIFICATION OF USE

The building will provide much needed additional storage for the owner and is allowed within this zone.

### 3. EXISTING AND PROPOSED FACILITIES

There is an existing, one story, 1,785 square foot liquor store on the lot with its own dedicated parking spaces. The proposed structure is a 1,200 storage building at the back of the lot behind the existing building. There will be a new concrete walkway around the storage building as well as two new parking spaces. A shade tree will be added to improve the existing native grass landscaped area.

Provide alternative parking and landscape plan if you cannot meet requirements from Chapter 6 of the LDC.