



## Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | [www.elpasoco.com](http://www.elpasoco.com)

### Type C Application Form (1-2B)

Please check the applicable application type  
(Note: each request requires completion of a  
separate application form):

- ☐ Administrative Relief
- ☐ Certificate of Designation, Minor
- ☒ Site Development Plan, Major
- ☐ Site Development Plan, Minor
- ☐ CMRS Co-Location Agreement
- ☐ Condominium Plat
- ☐ Crystal Park Plat
- ☐ Early Grading Request associated with  
a Preliminary Plan
- ☐ Maintenance Agreement
- ☐ Minor PUD Amendment
- ☐ Resubmittal of Application(s) (>3 times)
- ☐ Road or Facility Acceptance, Preliminary
- ☐ Road or Facility Acceptance, Final
- ☐ Condo/Townhome Plat

Administrative Special Use (mark one)

- ☐ Accessory Living Quarters
- ☐ Temporary Mining or Batch Plant
- ☐ Oil and/or Gas Operations
- ☐ Rural Home Occupation
- ☐ Tower Renewal
- ☐ Kennel
- ☐ Other \_\_\_\_\_

Construction Drawing Review and Permits (mark one)

- ☐ Approved Construction Drawing  
Amendment
- ☐ Review of Construction Drawings
- ☐ Construction Permit
- ☐ Major Final Plat
- ☐ Minor Subdivision with  
Improvements
- ☒ Site Development Plan, Major
- ☐ Site Development Plan, Minor
- ☐ Early Grading or Grading
- ☐ ESQCP

Minor Vacations (mark one)

- ☐ Vacation of Interior Lot Line(s)
- ☐ Utility, Drainage, or Sidewalk  
Easements
- ☐ Sight Visibility
- ☐ View Corridor

☐ Other: \_\_\_\_\_

This application form shall be accompanied by all  
required support materials.

**PROPERTY INFORMATION:** Provide information to identify properties and  
the proposed development. Attached additional sheets if necessary.

Property Address(es):

7510 Falcon Market Place, Falcon, CO

Tax ID/Parcel Numbers(s)

5301401326

Parcel size(s) in Acres:

0.71 acres (30,884 sf)

Existing Land Use/Development:

Vacant

Zoning District:

Commercial - Regional (CR)

- ☐ Check this box if any **Waivers** are being requested in association  
with this application for development and attach a completed  
Waiver request form.

**PROPERTY OWNER INFORMATION:** Indicate the person(s) or  
organization(s) who own the property proposed for development.  
Attached additional sheets if there are multiple property owners.

Name (Individual or Organization):

Evergreen- Meridian & Woodmen, L.L.C.

Mailing Address:

2390 East Camelback Road, Suite 410, Phoenix, AZ 85016

Daytime Telephone:

602-808-8600

Fax:

Email or Alternative Contact Information:

rperkins@evgre.com

**Description of the request:** (attach additional sheets if necessary):

This request is for a Site Development Plan, Major for a new Dutch Bros drive-through coffee shop. The proposed scope of work includes construction of a new 950-square-foot Dutch Bros Coffee with a drive-through service window. Site improvements will include asphalt paving and parking lot striping, a double drive-through lane, a bypass lane, interior and perimeter landscaping, and a trash and recycling enclosure. A separate covered service window will be offered for walk-up customers on the opposite side of the building. Surface parking is proposed to serve the coffee shop.



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**APPLICANT(S):** Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary).

Name (Individual or Organization):

Dutch Bros, LLC c/o Russ Orsi

Mailing Address:

110 SW 4th St, Grants Pass, OR 97526

Daytime Telephone:

916-765-7270

Fax:

Email or Alternative Contact Information:

[russ.orsi@dutchbros.com](mailto:russ.orsi@dutchbros.com)

**AUTHORIZED REPRESENTATIVE(S):** Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

Name (Individual or Organization):

Barghausen Consulting Engineers, Inc. c/o Reilly Rosbotham

Mailing Address:

18215 72nd Avenue South, Kent, WA 98032

Daytime Telephone:

425-251-6222

Fax:

Email or Alternative Contact Information:

[rrosbotham@barghausen.com](mailto:rrosbotham@barghausen.com)

**AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):**

An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent

**OWNER/APPLICANT AUTHORIZATION:**

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

See signature block

Owner (s) Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Owner (s) Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Applicant (s) Signature: Russ Orsi

Date: 8-21-21

EVERGREEN—MERIDIAN & WOODMEN, L.L.C.,  
an Arizona limited liability company

By: Evergreen Development Company-2020, L.L.C.,  
an Arizona limited liability company

Its: Manager

By: Evergreen Devco, Inc., a California corporation

Its: Manager

By: *Russell Perkins*

Its: Principal

Date: 8/25/2021

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named  
Evergreen-Meridian & Woodmen, L.L.C., an Arizona limited liability company  
And is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a:  

<input type="checkbox"/> Corporation	<input type="checkbox"/> Registered Limited Liability Partnership
<input type="checkbox"/> Nonprofit Corporation	<input type="checkbox"/> Registered Limited Liability Limited Partnership
<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Limited Partnership Association
<input type="checkbox"/> General Partnership	<input type="checkbox"/> Government or Governmental Subdivision or Agency
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Trust
<input checked="" type="checkbox"/> Limited liability company	
3. The entity is formed under the law of the State of Arizona
4. The mailing address for the entity is 2390 East Camelback Road, Suite 410, Phoenix, AZ 85016
5. The name and position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is:  
Evergreen-Development Company-2020, L.L.C., an Arizona limited liability company, Manager
6. The authority of the foregoing person(s) to bind the entity is ☒ not limited ☐ limited  
as follows: \_\_\_\_\_
7. Other matters concerning the manner in which the entity deals with interests in real property:  
NONE
8. The Statement of Authority is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
9. This Statement of Authority amends and supersedes in all respects any prior Statement of Authority executed on behalf of the entity.

Executed on September 24, 2020

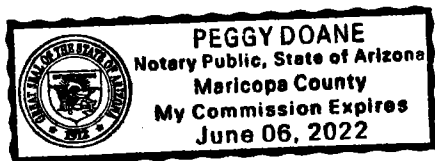
Evergreen-Meridian & Woodmen, L.L.C., an Arizona limited liability company  
By: Evergreen Development Company-2020, L.L.C., an Arizona limited liability company, Manager  
By: Evergreen Devco, Inc., a California corporation, manager

By: Russell Perkins  
Name: Russell Perkins  
Title: Principal

State of Arizona } ss  
County of Maricopa

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of September, 2020  
by Russell Perkins as Principal of Evergreen Devco, Inc., a California corporation,  
manager of Evergreen Development Company-2020, L.L.C., an Arizona limited liability company, manager of  
Evergreen-Meridian & Woodmen, L.L.C., an Arizona limited liability company.

Witness my hand and official seal



Peggy Doane  
Notary Public  
My commission expires: June 6, 2022

N0028044

②