

# 21917



TUKWILA  
225 ANDOVER PARK W  
TUKWILA, WA 98188-9997  
(800)275-8777

01/04/2022

01:27 PM

Product	Qty	Unit Price	Price
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First-Class Mail® Large Envelope Bentonville, AR 72712 Weight: 0 lb 1.30 oz Estimated Delivery Date Mon 01/10/2022	1		\$1.36
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First-Class Mail® Large Envelope Phoenix, AZ 85037 Weight: 0 lb 1.30 oz Estimated Delivery Date Mon 01/10/2022	1		\$1.36
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First-Class Mail® Large Envelope Peyton, CO 80831 Weight: 0 lb 1.80 oz Estimated Delivery Date Mon 01/10/2022	1		\$1.36
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First-Class Mail® Large Envelope Cincinnati, OH 45202 Weight: 0 lb 1.20 oz Estimated Delivery Date Mon 01/10/2022	1		\$1.36
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Grand Total:			\$5.44
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Credit Card Remitted			\$5.44
Card Name: VISA			
Account #: XXXXXXXXXXXX3616			
Approval #: 019629			
Transaction #: 001			
AID: A0000000031010		Chip	
AL: VISA CREDIT			
PIN: Not Required			

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USPS is experiencing unprecedented volume  
increases and limited employee  
availability due to the impacts of  
COVID-19. We appreciate your patience.  
\*\*\*\*\*

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Associate can show you how.

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or scan this code with your mobile device,



or call 1-800-410-7420.

UFN: 547641-0043  
Receipt #: 840-59800370-1-7286218-2  
Clerk: 44



# BARGHAUSEN

January 3, 2022

Dillon Companies LLC  
c/o Kroger Co  
1014 Vine Street  
Cincinnati, OH 45202-1100

RE: Plat Amendment – Lot Line Adjustment  
Dutch Bros. Coffee – Falcon Marketplace – Lot 11  
7510 Falcon Market Place, Falcon, Colorado 80831  
Our Job No. 21917

Item 1:

This letter is being sent to you because Dutch Bros Coffee, LLC and Evergreen-Devco Inc. are proposing a land use project in El Paso County at the referenced location (see Item 3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in Item 2. Prior to a public hearing on this proposal, a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time, you will be given the El Paso County contact information, the file number, and an opportunity to respond either for, against, or expressing no opinion in writing or in person at the public hearing for this proposal.

Item 2:

For questions specific to this project, please contact:

Consultant: Reilly Rosbotham, Barghausen Consulting Engineers, Inc.  
18215 72nd Avenue South, Kent, WA 98032  
rrosbotham@barghausen.com  
425-251-6222

Applicant: Russ Orsi, Dutch Bros Coffee  
110 S.W. 4th Street, Grants Pass, OR 97526  
Russ.orsi@dutchbros.com  
916-765-7270

Item 3:

Site Address: 7510 and 7520 Falcon Market Place, Peyton, CO 80831

Site Location: North side of East Woodmen Road, between Vignola Heights and Meridian Road

Size: 4.59 acres total (199,766 square feet)

Zoning: Regional Commercial (CR)

Item 4:

The project proposes a lot line adjustment as an alteration to the Falcon Marketplace Plat. The parcels being impacted are Lot 11 and Lot 1 of Falcon Marketplace. The parcel numbers are 5301401326 and

**BARGHAUSEN CONSULTING ENGINEERS, INC.**

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BRANCH OFFICES: CHEHALIS, WA KLAMATH FALLS, OR LONG BEACH, CA RICHLAND, WA ROSEVILLE, CA  
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5301401324, respectively. The lot line adjustment would shift the northern property line of Lot 11 approximately 62 feet to the north as shown on the Plat Alteration.

The area of Lot 11 will increase approximately 9,275 square feet from 0.708 acres to a total of approximately 0.921 acres. The area of Lot 1 will decrease by 9,275 square feet from 3.878 acres to a total of approximately 3.665 acres. The lot line adjustment is the only proposed change to the Falcon Marketplace Plat and no additional changes are proposed.

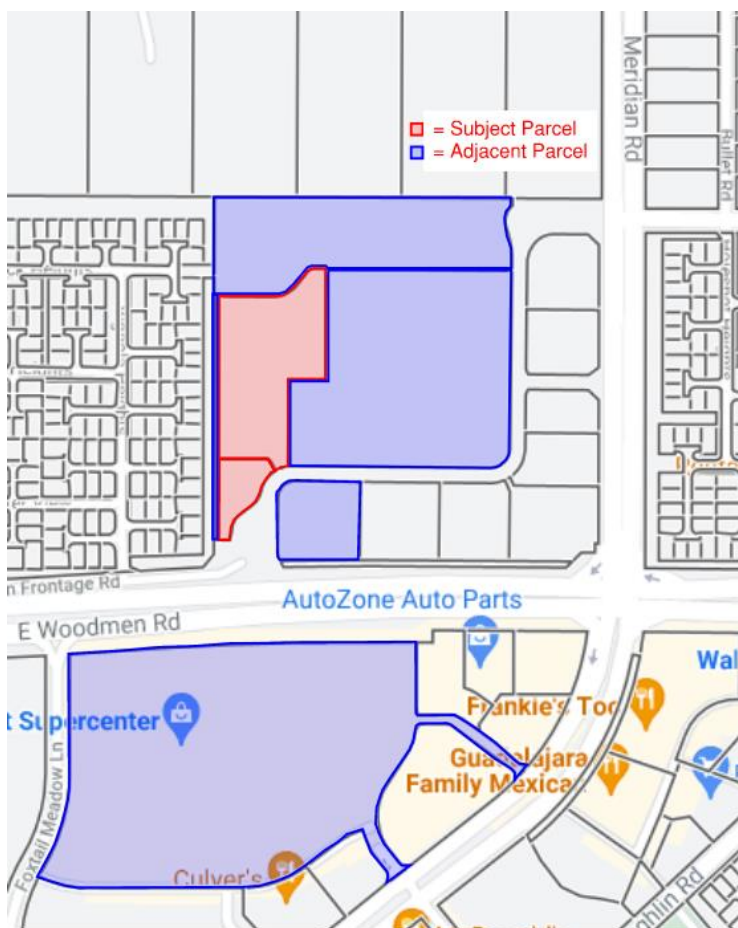
Both parcels are located in the Commercial Regional Zoning District, and the proposed plat amendment complies with the current zoning regulations for the Commercial Regional Zoning District. The purpose of the lot line adjustment is to provide additional space on Lot 11 for the proposed Dutch Bros Coffee, which is currently being reviewed under File No. PPR2146.

Item 6:

Not applicable.

Item 7:

Vicinity Map – Adjacent Property Owners



Dillon Companies LLC  
c/o Kroger Co

-3-

January 3, 2022

Please feel free to reach out to the contacts listed if you have questions or need additional information.  
Thank you.

Sincerely,



Reilly Rosbotham  
Project Planner

RR/ps  
21917c.007.docx  
enc: As Noted



# BARGHAUSEN

January 3, 2022

Evergreen-Meridian & Woodmen LLC  
7520 Falcon Market Place  
Peyton, CO 80831

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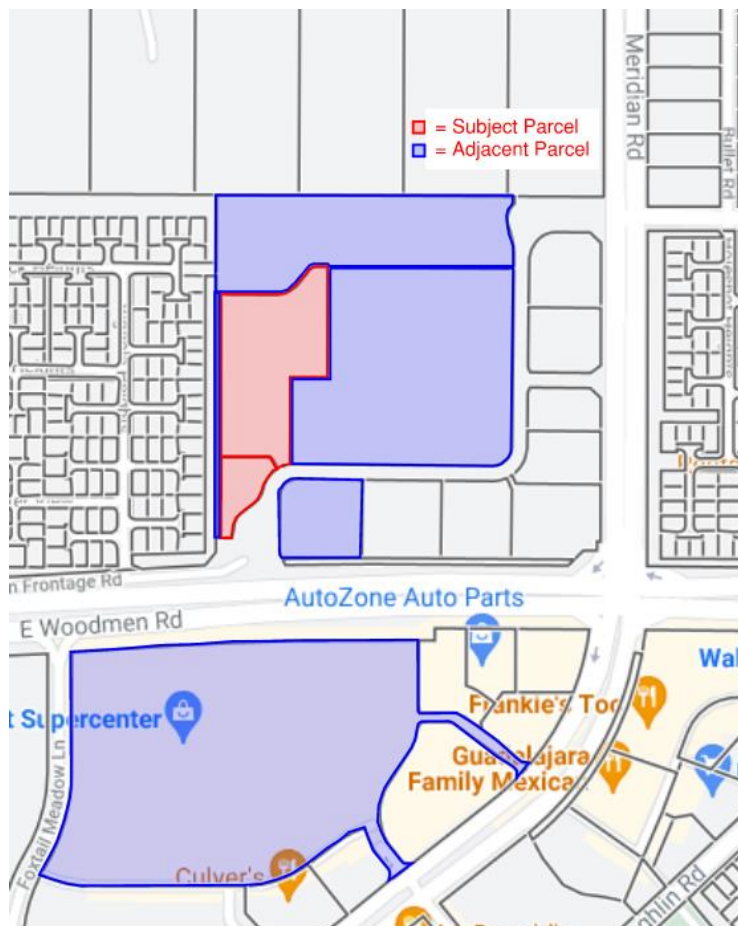
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Item 7:

Vicinity Map – Adjacent Property Owners



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Sincerely,



Reilly Rosbotham  
Project Planner

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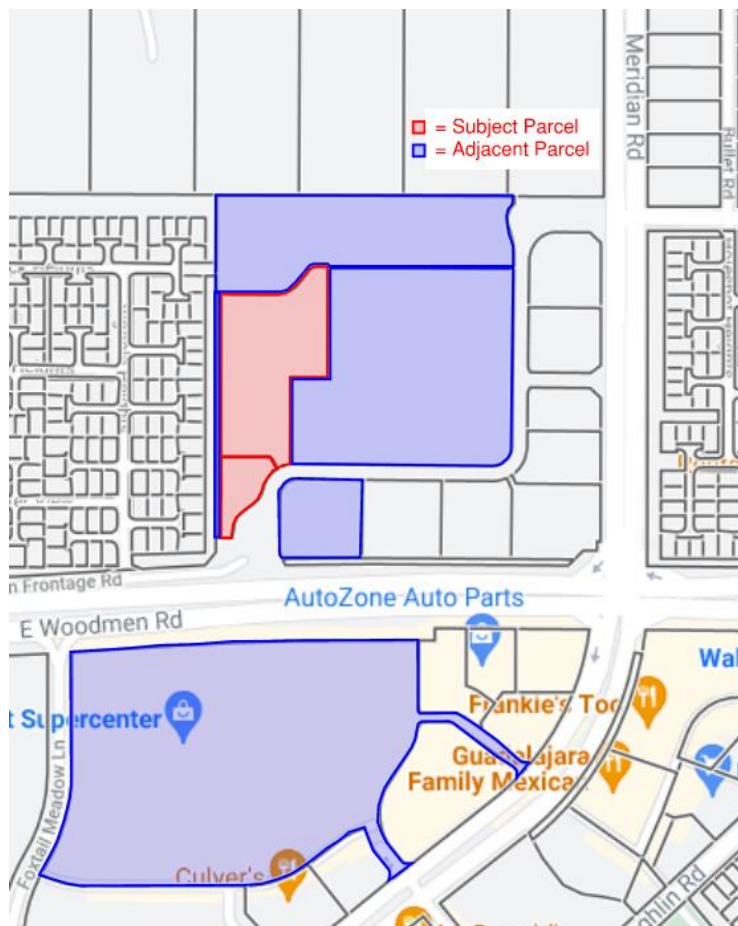
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Project Planner

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January 3, 2022

SSCW Falcon LLC  
1830 North 95th Avenue, Ste 106  
Phoenix, AZ 85037

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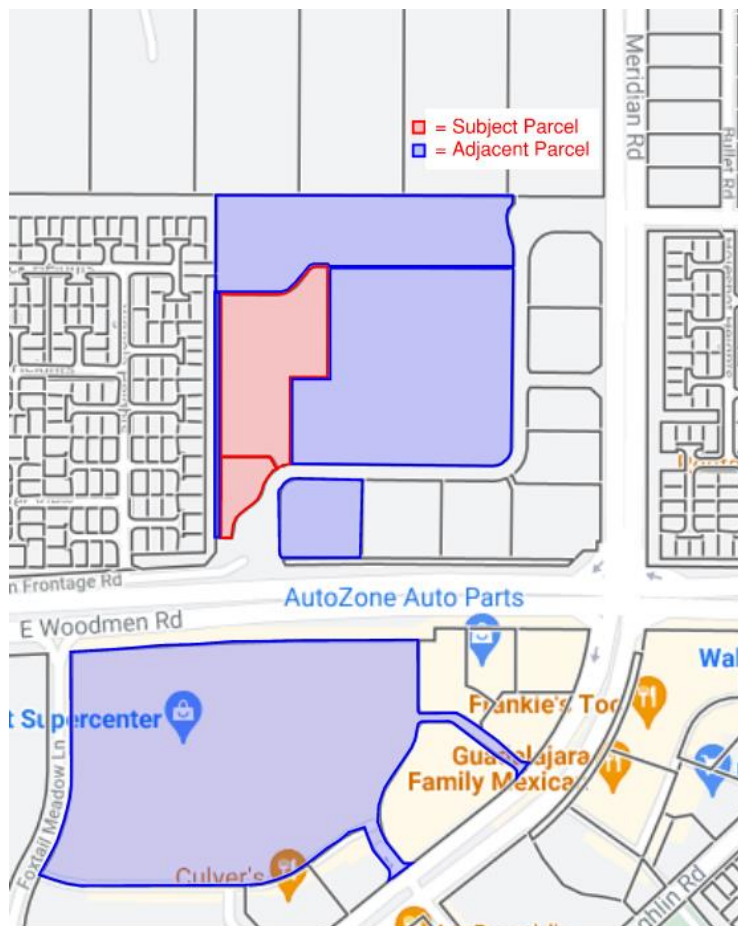
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# BARGHAUSEN

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Wal-Mart Real Estate  
Business Trust  
ATTN: Prop Tax Department  
PO Box 8050 M/S 0555  
Bentonville, AR 72712-8055

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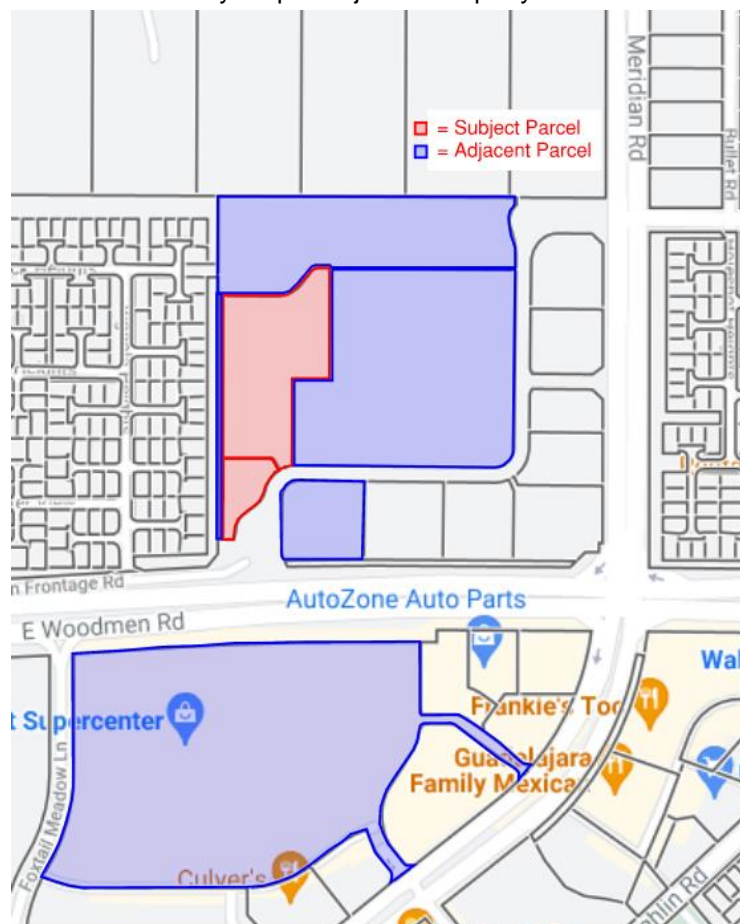
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