



BARGHAUSEN

LETTER OF INTENT

Lot Line Adjustment Dutch Bros Coffee

7510 Falcon Market Place
Falcon, CO 80831

CO-0707

APN Nos.: 5301401326
5301401324

Prepared by:
Barghausen Consulting Engineers, Inc.

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Our Job No. 21917

Property Owner (Both Parcels)

Karen Levitt Ortiz
Evergreen-Devco, Inc.
2390 East Camelback Road, Suite 410
Phoenix, AZ 85016
(602) 567-7099
klevittortiz@evgre.com

Applicant/Developer

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

Project Overview

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 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.

Criteria Analysis

The proposed subdivision layout shown on the final plat meets the following criteria for approval of a lot line adjustment, as outlined in the El Paso County Land Development Code (Code):

- The proposed plat amendment complies with the current zoning regulations and will comply with the original conditions of approval associated with the Falcon Marketplace Plat once it is recorded
- No nonconforming lots are created, and the lot line adjustment does not involve any nonconforming lots.
- The lot line adjustment is in keeping with the purpose and intent of the Code.
- The lot line adjustment will not adversely affect the public health, safety, and welfare.
- The lot line adjustment does not conflict with any of the CC&Rs for the Falcon Marketplace development.

Conclusion

The proposed lot line adjustment will be consistent with all criteria for approval of a lot line adjustment and will not significantly change the character of the Falcon Marketplace development. No changes to access, building envelope, utility easements, or off-site improvements are included in this proposal, and the lot line adjustment is consistent with the Site Development Plan Application PPR2146.