

Letter of Intent

Owner : Pivot Properties LLC
1260 Valley St.
Colorado Springs, CO 80915

Attn: Curtis Rockwood
1260 Valley St.
719-425-4289 o 719-309-8254 c

Property Info : Tax Schedule # 54072-03-016 Zoned : I-2 Size : 1.07 ac

Intention :

Pivot Door Company is a local creation. They make very large entry doors for commercial and custom homes, energy efficient, very durable and high security. Presently their main facility at 1260 Valley St. serves as primary manufacturing and office support and they own both properties. Raw materials and finished products are presently stored in shipping containers and outdoors (the doors are stored and shipped flat requiring significant space for temporary storage). This type of manufacturing complies with the allowed uses for this Zone.

With this new building, office staff will move into the new building. Manufacturing will remain at 1260. The warehouse side of the new building will store raw materials, finished products, shipping and receiving functions, all of which are allowed use for this Zone. This new building is approximately 17,500 square feet floor area, one story in the warehouse end and two stories in the office end. The overall height of the building will be less than 25 feet high.

There is vegetated areas on the west side and treed area on the north side. We will keep those areas mostly untouched and will disturb less than one acre of ground. The lot is relatively flat requiring little overlot grading. There is a drainage channel on the west side and runoff will be directed to it. There are two curb cuts on Valley Street, the north one will be removed and replaced with standard curb and gutter.

Most of the requirements of the Land Development Code Chapter 6 will be complied with; Landscaping, setbacks, sight lines, heights and exterior lighting. We will be asking for minor relief on the parking requirements as the anticipated additional employees will be less than nine persons. We can provide for 28 spaces whereas the LDC would normally require 45. With the new Colorado Energy Code being adopted this summer, the building will have 10% of the parking spaces be Electric Vehicle Charging spaces. Two handicapped spaces will be provided.

Preliminary utility locates have been done sufficient for a Utilities Service Plan. We have contacted Cherokee Water and Wastewater for their services and Colorado Springs Utilities for electric and gas. Per the above Energy Code, the building will exceed the International Energy Conservation Code and be 'electric ready' for heating and cooling and have Solar Ready Roof Space

Traffic : We anticipate nine new employees with the combined operation, two office persons and seven (or less) warehouse persons. The additional traffic generation is 9 two way trips per day, five days per week.

Fire Department Access : The building is unsprinkled and within the IBC allowables for area and height. From the curb to the rear of the building is 280', exceeding the 200' measure that wouldn't require internal fire equipment access. To provide access and turn around, a path between 1240 and 1260 will be provided that would serve both buildings.