

Addendum to Variance Application and Letter Dated September 28, 2025

Hotchkiss Drive Brew – Proposed Building Project

Date: October 15, 2025

This addendum provides updated information in support of our application for a variance related to the proposed Hotchkiss Drive Brew building.

1. Property Ownership

We have officially closed on the property and are now the legal owners of the lot in question—commonly referred to as the “orphaned” lot—for which we are requesting the variance. I have included a copy of the Deed.

2. Parking Agreement

We have obtained verbal confirmation from Pete, the store manager at City Market, granting us permission to use the parking lot located across 6th Street for customer parking. This agreement allows for customer use during business hours, with the understanding that no overnight parking will be permitted.

3. Proposed Building Footprint

Attached to this addendum is a preliminary drawing of the proposed building footprint. The structure will be two stories and will remain within the 35-foot height limit as required by local zoning regulations. The drawing also outlines the anticipated traffic flow for the single drive-through window to ensure safe and efficient access.

Please let us know if any additional information or documentation is needed to support the variance request.



Special Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(b))

State Documentary Fee
Date: October 09, 2025
\$0.10

This Deed, effective as of October 9th, 2025, signed on the date(s) acknowledged below, by Grantor(s), **DELTA COUNTY JOINT SCHOOL DISTRICT 50J FORMERLY KNOWN AS SCHOOL DISTRICT NO. 25**, whose street address is **145 W 4TH STREET, DELTA, CO 81416**, City or Town of **DELTA**, County of **Delta** and State of **Colorado**, for the consideration of **(\$1,000.00) ***One Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **HOTCHKISS DRIVE BREW COFFEE & BLENDS PARTNERSHIP, A COLORADO LIMITED PARTNERSHIP**, whose street address is **34725 HANSON MESA RD, HOTCHKISS, CO 81419**, City or Town of **HOTCHKISS**, County of **Delta** and State of **Colorado**, the following real property in the County of **Delta** and State of **Colorado**, to wit:

See attached "Exhibit A"

also known by street and number as: **TBD HIGHWAY 133, HOTCHKISS, CO 81419**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

(SEE ATTACHED "SIGNATURE PAGE")

When recorded return to: **HOTCHKISS DRIVE BREW COFFEE & BLENDS PARTNERSHIP, A COLORADO LIMITED PARTNERSHIP**
34725 HANSON MESA RD, HOTCHKISS, CO 81419



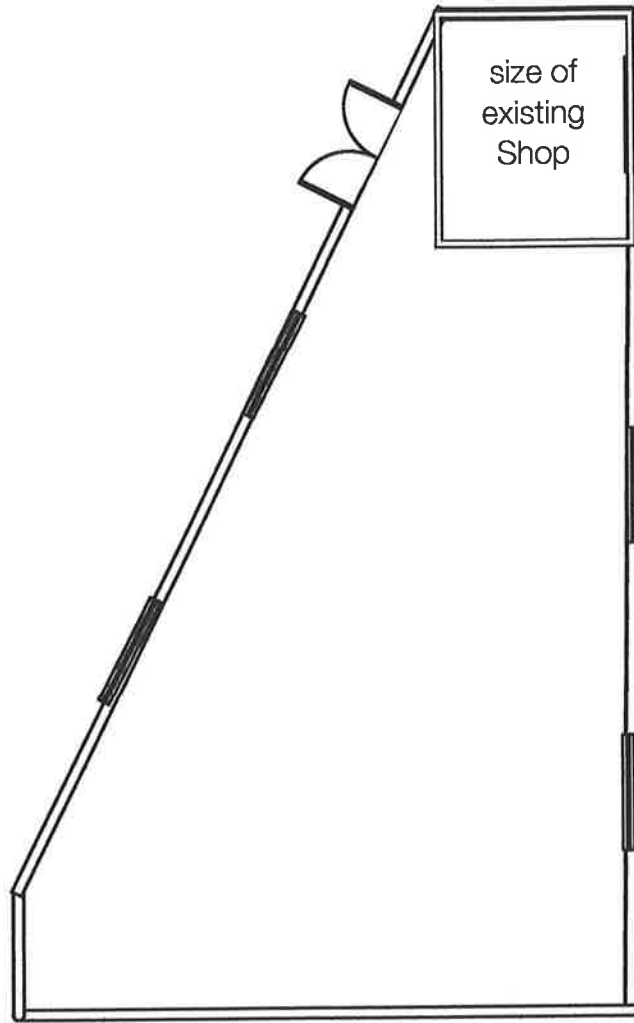
Exhibit A

HISTORIC LEGAL:

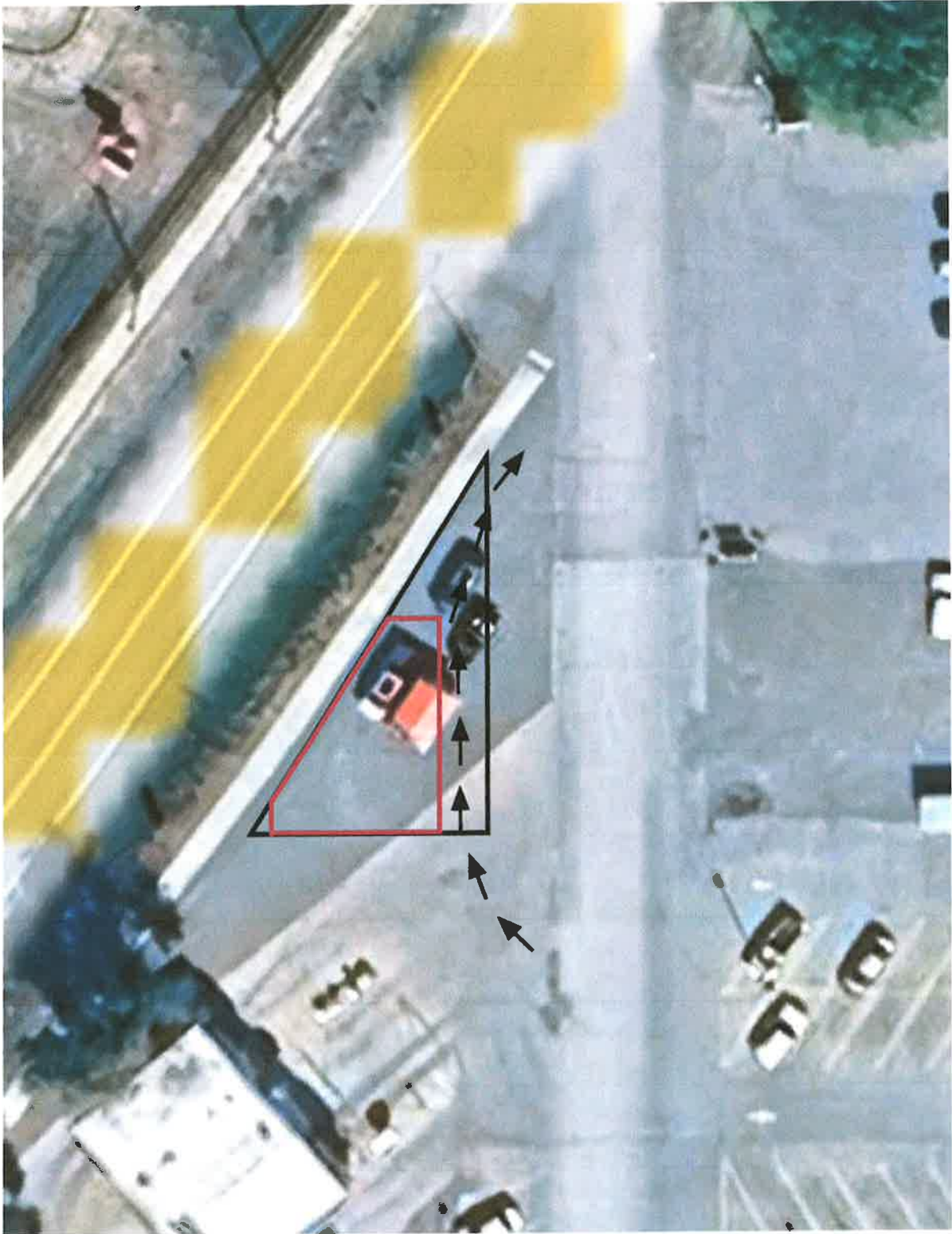
REMAINDER OF LOT 1, BLOCK 6, DUKE'S UNPLATTED SUBDIVISION TO THE TOWN OF HOTCHKISS, LESS THAT PORTION AS SHOWN IN DEED RECORDED MAY 28, 1948 IN BOOK 299 AT PAGE 321, COUNTY OF DELTA, STATE OF COLORADO.

SURVEYED LEGAL:

A PARCEL OF LAND LOCATED WITHIN THE SW1/4 SE1/4 SECTION 30, TOWNSHIP 14 SOUTH, RANGE 92 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SE CORNER OF LOT 1, BLOCK 6 OF DUKE'S UNPLATTED SUBDIVISION SAID POINT BEING NORTH 61°09'55" EAST 1055.22 FEET FROM THE S1/4 CORNER OF SAID SECTION 30, THENCE ALONG THE NORTH SIDE OF A PLATTED ALLEY NORTH 89°30'00" WEST 45.62 FEET TO THE EAST RIGHT OF WAY OF HIGHWAY 133; THENCE ALONG SAID EAST RIGHT OF WAY NORTH 33°02'09" EAST 84.82 FEET TO THE WEST RIGHT OF WAY OF NORTH 6TH STREET; THENCE ALONG SAID WEST RIGHT OF WAY SOUTH 00°30'00" WEST 71.51 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE HOTCHKISS DRIVE BREW PLAT OF SURVEY RECORDED SEPTEMBER 18, 2025 UNDER RECEPTION NO. 763107, COUNTY OF DELTA, STATE OF COLORADO.



First Floor



Key

- Property Line
- 10' set back on east side
- Proposed New Building
- Direction of Travel