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Date: September 7th, 2024

Attn: El Paso County Planning & Community Development

Owner: Real Color Holdings, LLC. Regina Hokanson /regina@hhicorp.com / 385-333-4400

Subj: Letter of Intent

To whom it may concern,

Real Color Holdings, LLC (RCH) has purchased the existing property and intends to fully renovate the existing building and adjacent grounds located at 875 VALLEY ST, COLORADO SPRINGS, CO, 80915. The renovated building will be approximately 6243 square feet and will maintain essentially the same footprint as the original structure. The renovation will include fully demolishing and rebuilding and finishing the interior of the building, including replacing all HVAC, plumbing, and electrical systems, as well as all interior finishes. The landscape and parking area immediately adjacent to the building will be demolished and rebuilt to safely and effectively improve storm drainage, parking, and access.

The renovated property will serve as a home office for HHI Corporation. Traffic generation will be that of a construction management office, mainly consisting of cars, pickup trucks with and without trailers, and occasional material delivery by local commercial delivery services and vehicles. Anticipated trips per day are significantly less than the threshold of 100 trips/day or 10 trips/hour, so no a traffic memo or additional permitting is necessary. The widening of the existing entrances to 40' will allow for an easier turn from and to Valley Street for the occasional delivery vehicle and/or pickup trucks with trailers, reducing potential impact to through traffic on Valley Street, and without negatively affecting the increased parking areas planned for the site.

Attached you will find the proposed site plan of the property. There is no deviation anticipated to the original zoning classification of "I2".

If you have any questions, please do not hesitate to contact me.

Sincerely,

Dave Fisher
Senior Project Manager
HHI Corporation
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PCD File#: COM246

Property Tax Schedule Number: 0000872830