



Innovative
Construction
Engineering
Manufacturing
Professionals

Date: February 10, 2024

Attn: El Paso County Planning & Community Development

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

Contact: David Fisher / dfisher@hhicorp.com / 801-856-4640

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 sqft, and will maintain essentially the same footprint as the original. 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 completely 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 exclusively.

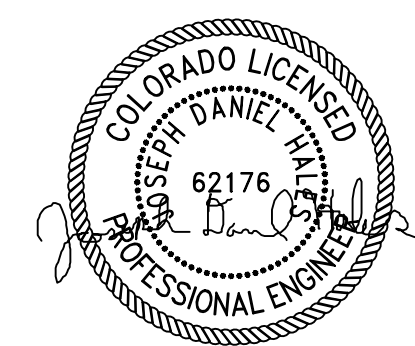
Attached you will find the proposed site plan of the property. There is no deviation anticipated to the original zoning classification of "I2".

If you have any questions, please contact me.

Sincerely,

Dave Fisher
Senior Project Manager
HHI Corporation
801-856-4640
dfisher@hhicorp.com

THIS DRAWING IS TO REMAIN THE PROPERTY OF HCF P.L.L.C. (HCF) AND IS NOT TO BE USED IN ANYWAY WITHOUT THE EXPRESS WRITTEN CONSENT OF HCF.



PROJECT NAME:
**RCH VALLEY
 875 VALLEY STREET
 RCH VALLEY SITE/DEMOLITION PLAN**

CLIENT NAME:
 HHI CORPORATION

DRAWING TITLE:
 RCH VALLEY SITE/DEMOLITION PLAN

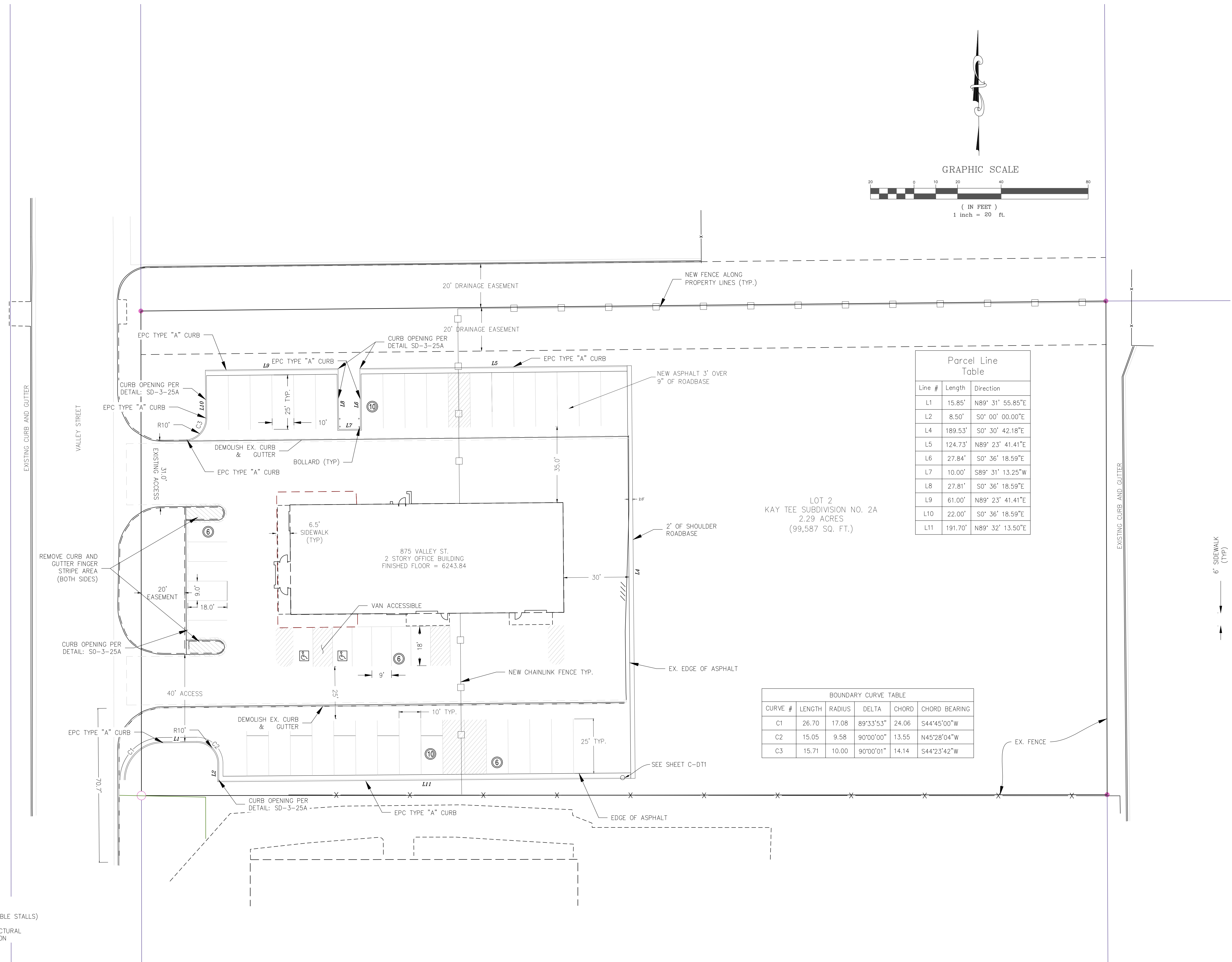
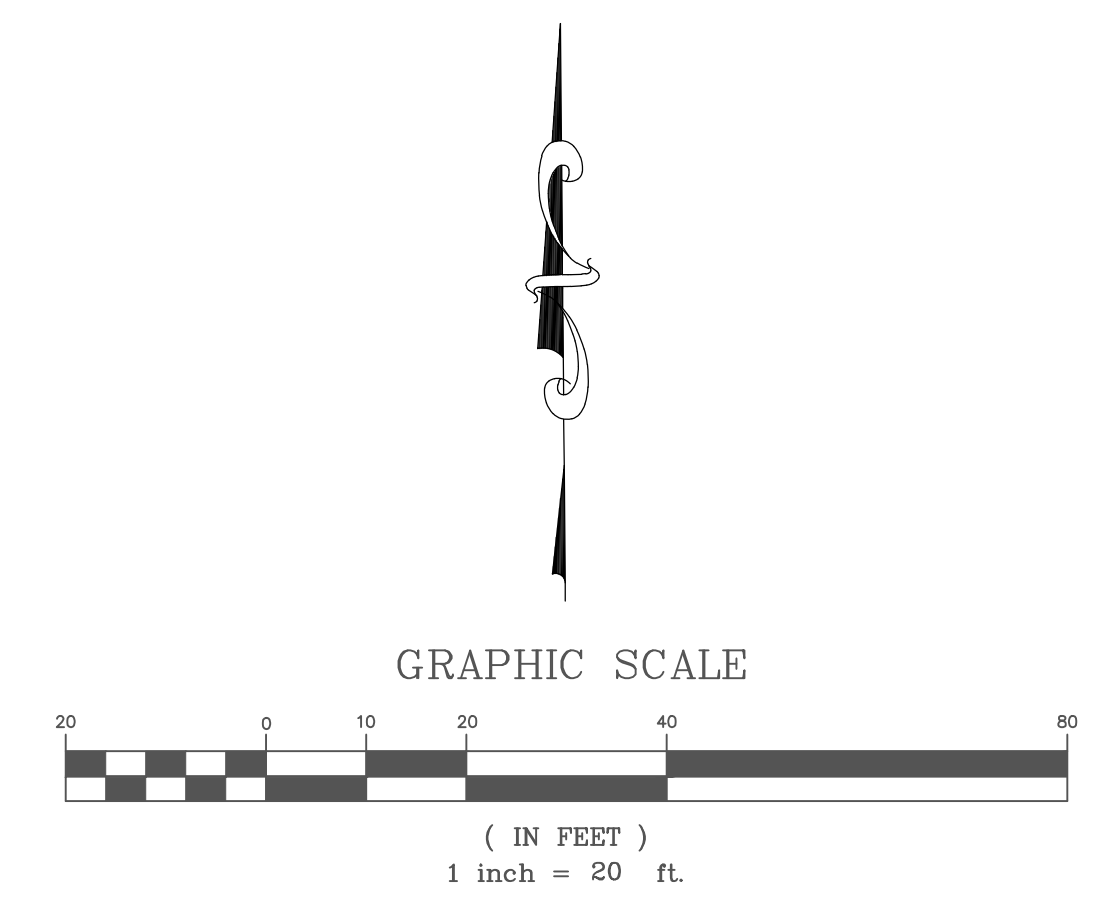
PLOT DATE:
 10-20-2023

DRAWN BY / REVIEWED BY:
 RJW/JDH

REVISIONS:

PRINTED FOR:
 FOR USE

SHEET:
 C-1



Parcel Line Table

Line #	Length	Direction
L1	15.85'	N89° 31' 55.85"E
L2	8.50'	S0° 00' 00.00"E
L4	189.53'	S0° 30' 42.18"E
L5	124.73'	N89° 23' 41.41"E
L6	27.84'	S0° 36' 18.59"E
L7	10.00'	S89° 31' 13.25"W
L8	27.81'	S0° 36' 18.59"E
L9	61.00'	N89° 23' 41.41"E
L10	22.00'	S0° 36' 18.59"E
L11	191.70'	N89° 32' 13.50"E

LOT 2
 KAY TEE SUBDIVISION NO. 2A
 2.29 ACRES
 (99,587 SQ. FT.)

BOUNDARY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	26.70	17.08	89°33'53"	24.06	S44°45'00"W
C2	15.05	9.58	90°00'00"	13.55	N45°28'04"W
C3	15.71	10.00	90°00'01"	14.14	S44°23'42"W

NOTES:
 2 ACCESSIBLE STALLS
 32 PUBLIC STALL (INCLUDES ACCESSIBLE STALLS)
 12 PRIVATE STALLS
 REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING CONSTRUCTION