

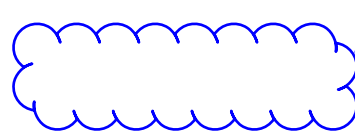


Innovative
Construction
Engineering
Manufacturing
Professionals

PCD File # COM246

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,

Please provide property tax schedule number

Please discuss business type use and traffic generation to include vehicle type car/truck. Depending on business and traffic generation a Traffic memo may be required. See Engineer Criteria Manual Appdx B.1.2.D. All criteria must be meet for a TIS waiver (if traffic does not exceed 100 trips a day or 10 trips an hour pr ITE use type) Otherwise a traffic memo will be required.

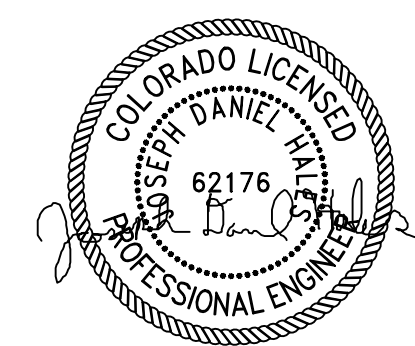
Please provide a drainage letter that provides analysis of the drainage and site flows on the lot and include pond details See DCM Vol 1 Chpt 4 Section 4.5

See comments on driveway access permit. A commercial access permit is required.

Please provide explanation for the 40ft entrance width on south end entrance. What type of vehicle traffic does this support.

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84404

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

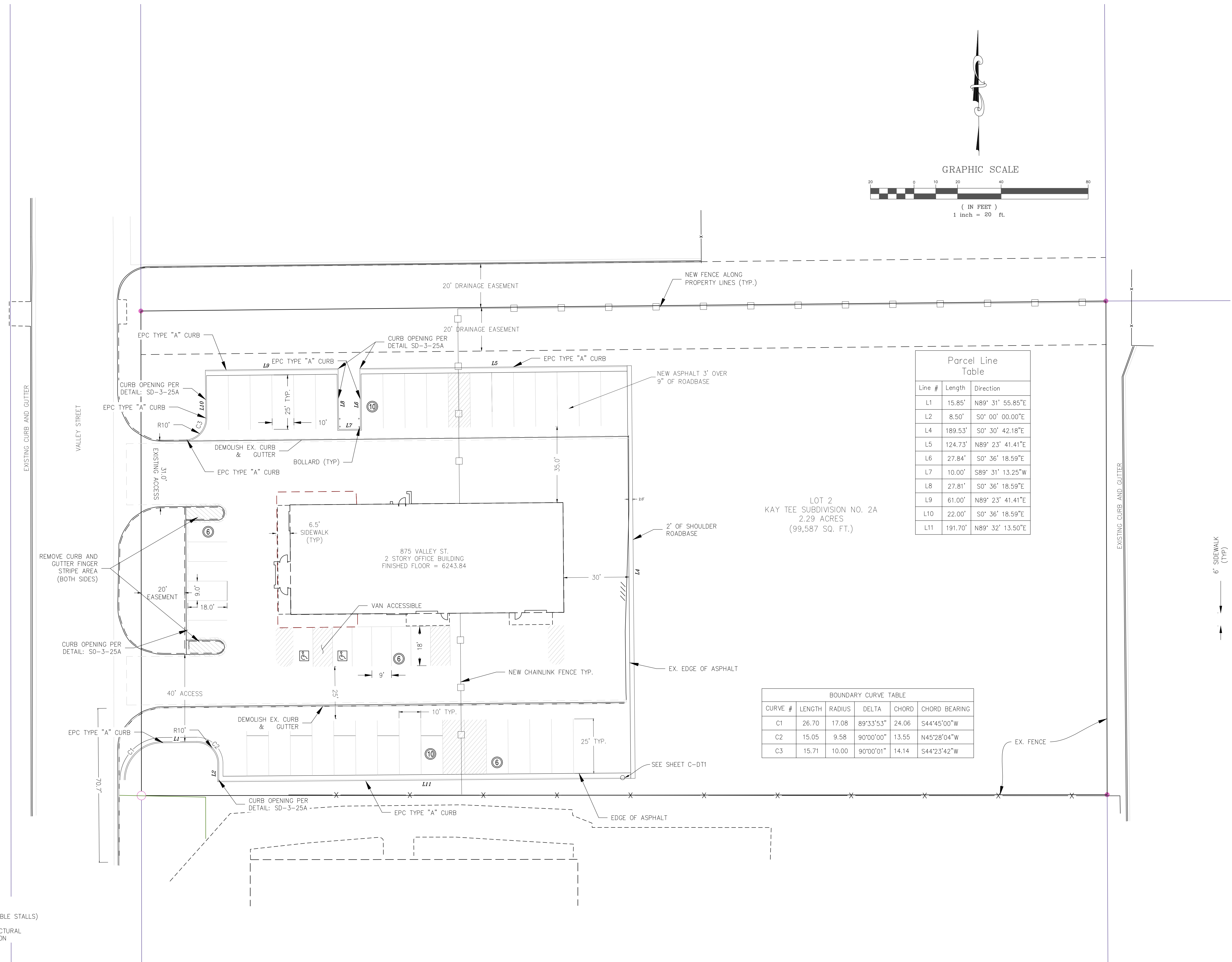
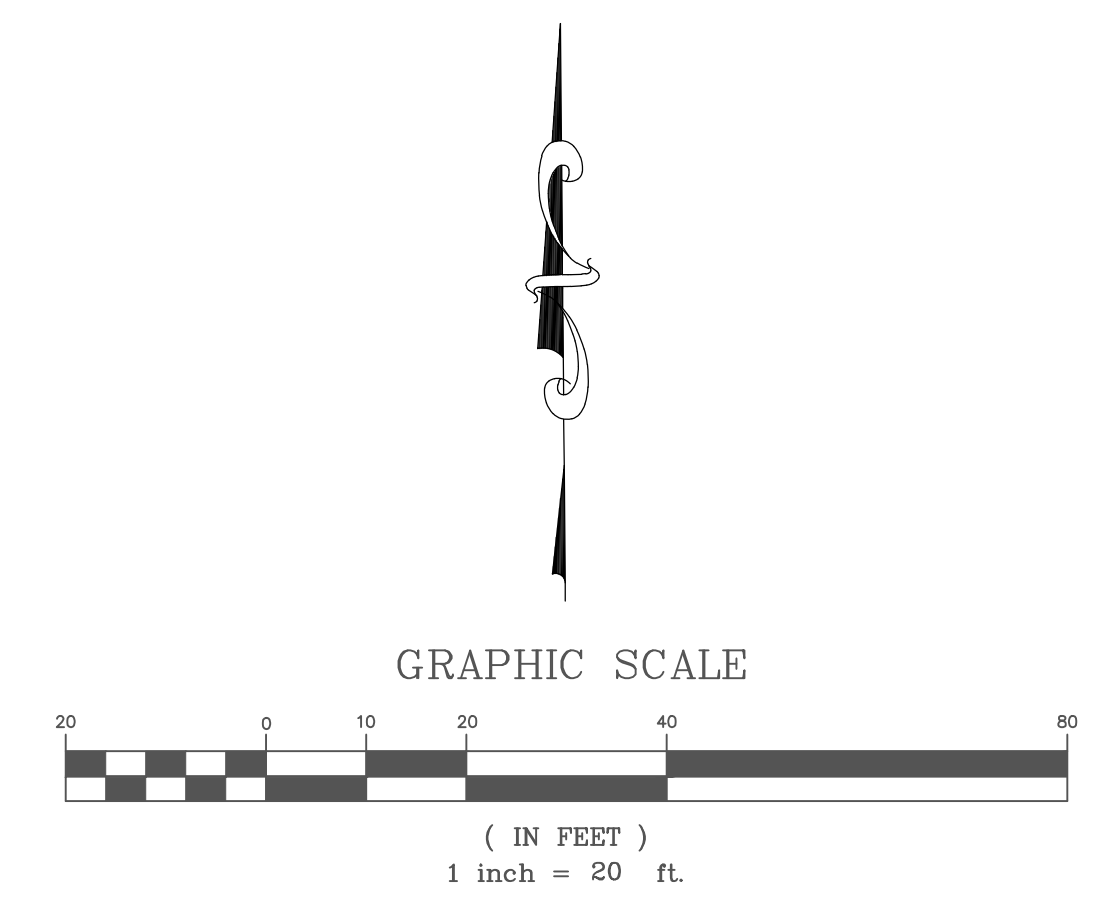
PLOT DATE:
 10-20-2023

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

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