



AMERICAN TIRE EXCHANGE

5225 Peaceful Place Colorado Springs, CO 80917

m719-229-4060 o719-591-8075 m719-229-4070 f719-597-0269

www.americantireexchange.com choutchens@americantireexchange.com

06/27/2022

Add PCD File #
PPR-22-038

List: Owner name, contact telephone number, and email for responsible party
Applicant name (if not owner), contact telephone number, and email for responsible party

To whom it may concern:

American Tire Exchange, Inc., DBA H&H Real Estate Ventures, LLC is purchasing 14850/14852 Davis Rd. Peyton 80831, tax schedule #4334001024.

The property is currently zoned I-3 and is being used as a contractor storage yard for a concrete business. Our desired use is for outside storage and inside warehouse storage of tires sold in our wholesale business. All 3 uses are principle uses of I-3. Yard layout and use will be very similar to the current use and the current use is all in accordance with the current requirements of the Land Development Code. The expected traffic will be similar to the current user's traffic. We have employees coming and going during normal business hours (M-Sa, 8-5) with their movement being at open, close, and lunch. We run our own trucks in and out with deliveries. We receive deliveries and have some third-party deliveries coming in and a weekly trash service. Nothing is high volume and will have no impact over the current traffic impact. Our utility impact will be unchanged. The waste is via septic, water is on well and will have minimal use, gas is propane, and electric will be primarily allocated to lighting and basic computer use with some shop equipment like air compressors and hand tools.

Include a detailed discussion summarizing the proposed request and compliance with the applicable requirements of the Land Development Code. Lighting, Landscaping, parking etc.

In summary, our proposed use will be nearly identical to the current use: minimal traffic, indoor and outdoor storage, normal business hours.

If you have any questions or concerns, please contact Christopher Houtchens at 719-229-4060 or americantireexchange@gmail.com.

Thank you,

Christopher Houtchens VP/GM

- (1) Explain in LOI that no traffic study is required if all the following criteria per B.1.2 are met.
- (2) State the maximum number of vehicles trips per hour and per day in the LOI

Per ECM Appdx B.1.2

No TIS Required. No TIS is required if all of the criteria below are satisfied:

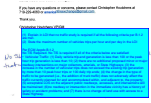
- Vehicular Traffic: (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10; (2) there are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways; (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends; (4) the change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property; (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained; (6) no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and (7) there is no change of land use with access to a State Highway.

No St that a

les

Letter of Intent_V1.pdf Markup Summary

eschoenheit (2)



Subject: Text Box
Page Label: 1
Author: eschoenheit
Date: 7/20/2022 3:50:06 PM
Status:
Color: ■
Layer:
Space:

- (1) Explain in LOI that no traffic study is required if all the following criteria per B.1.2 are met.
- (2) State the maximum number of vehicles trips per hour and per day in the LOI

Per ECM Appdx B.1.2
No TIS Required. No TIS is required if all of the criteria below are satisfied:
• Vehicular Traffic: (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10; (2) there are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways; (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends; (4) the change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property; (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained; (6) no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and (7) there is no change of land use with access to a State Highway.



Subject: Cloud+
Page Label: 1
Author: eschoenheit
Date: 7/5/2022 2:18:03 PM
Status:
Color: ■
Layer:
Space:

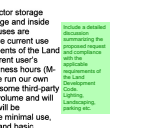
Add PCD File # PPR-22-038

Linda.Nguyen (2)



Subject: Cloud+
Page Label: 1
Author: Linda.Nguyen
Date: 7/15/2022 1:51:19 PM
Status:
Color: ■
Layer:
Space:

List: Owner name, contact telephone number, and email for responsible party
Applicant name (if not owner), contact telephone number, and email for responsible party



Subject: Text Box
Page Label: 1
Author: Linda.Nguyen
Date: 7/15/2022 2:09:54 PM
Status:
Color: ■
Layer:
Space:

Include a detailed discussion summarizing the proposed request and compliance with the applicable requirements of the Land Development Code.
Lighting, Landscaping, parking etc.