



# AMERICAN TIRE EXCHANGE

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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.

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](mailto:americantireexchange@gmail.com).

Thank you,

Christopher Houtchens VP/GM

No Storage will exceed 6' with exception of vehicles that are over 6' tall and operational.