

AMERICAN TIRE EXCHANGE

5225 Peaceful Place, Colorado Springs, CO 80917 | 719-229-4060

DATE	September 16, 2026
TO	County Planning / Development Review Officials
RE	Letter of Intent - 14850/14852 Davis Road, Peyton, CO 80831 Tax Schedule #433-400-1024
APPLICANT / OWNER	American Tire Exchange, Inc., DBA H&H Real Estate Ventures, LLC
RESPONSIBLE PARTY	Christopher Houtchens, GM/VP 719-229-4060

To whom it may concern:

American Tire Exchange, Inc., DBA H&H Real Estate Ventures, LLC, has purchased 14850/14852 Davis Road, Peyton, CO 80831, Tax Schedule #433-400-1024. The property is zoned I-3 and has historically been used as a contractor storage lot and maintenance facility. The previous business located on this parcel was a concrete supply business.

The intended use of the property includes indoor and outdoor storage of tires for wholesale and distribution, fleet maintenance activities, vehicle storage, trailer storage, and truck and trailer rental. With the exception of the rental activity, these uses are primary uses within the I-3 zoning district. The overall yard layout will remain consistent with the property's previous use and will comply with applicable Land Development Code requirements. The intended use will remain substantially similar in nature and intensity to the prior use.

Overall traffic entering and leaving the property, as well as traffic through the surrounding area, is expected to remain similar to that generated by the previous business. Including ownership, approximately 6 to 12 employees may be present at the property at any given time, Monday through Saturday, during operating hours of 7:00 a.m. to 5:00 p.m. The property receives weekly trash-removal service and routine daily pickups and deliveries. Traffic generally consists of employee vehicles, the dispatch and return of company trucks - up to four per day - and an average of two pickups or deliveries per day, excluding U.S. Postal Service activity.

The anticipated maximum daily volume is approximately 18 vehicles entering and leaving the property Monday through Friday, which averages approximately 1.8 vehicles per hour over the 10-hour operating day. Employee traffic is concentrated near opening and closing: approximately 10 employee vehicles may arrive between 7:00 a.m. and 9:00 a.m., and approximately 10 employee vehicles may depart between 4:00 p.m. and 5:00 p.m. These figures describe vehicle activity rather than technical trip-end calculations. Based on the limited traffic generated by the proposed use and the applicable criteria referenced in ECM Appendix B.1.2, the applicant understands that a traffic impact study is not required.

The property's utility impact will remain substantially unchanged. Electrical service is provided by Mountain View Electric, and historical usage under the current ownership is consistent with prior use. Gas is supplied by liquid propane through a 1,000-gallon tank located on-site and currently leased from and serviced by Glasier Gas. Water is supplied through a shared commercial well located on a separate parcel within the subdivision. Although records of the previous owner's average water usage are not available, our historical usage represents approximately 7% of the total water consumed by the four properties sharing the well.

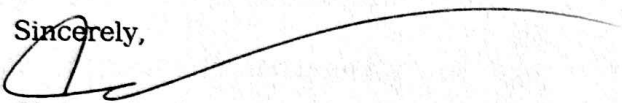
There will be no change to the existing signage other than the business name. No changes to the existing landscaping are proposed, and maintained areas will continue to be maintained, including applicable areas along the Curtis Road and Davis Road frontages that are not maintained by the County.

There will be no change to the existing exterior lighting. Each of the two existing buildings has one exterior light on each of its four sides. Lighting on the west, north, and south sides operates by photocell. Lighting on the east side is operated only on demand to minimize disturbance to neighboring properties. No changes to the existing parking are proposed. Vehicle-storage areas are identified on the site drawing submitted with this letter.

Stored materials will not exceed six feet in height, except for vehicles whose normal manufactured height exceeds six feet.

Please contact me at 719-229-4060 with any questions or if additional information is required.

Sincerely,



Christopher Houtchens

GM/VP

H&H Real Estate Ventures, LLC

Road Impact Fee Acknowledgement Form

Property in the unincorporated area of the El Paso County that receives Land Use Approval either in a public hearing or administratively, is subject to the payment of Road Impact Fees. After December 31, 2024, the fee is paid for new residential and non-residential uses and structures and expansions of non-residential uses and structures. For detailed information on the program see the El Paso County Road Impact Fee webpage at publicworks.elpasoco.com/road-impact-fees/.

Land Use Approval is defined as an approval or permit issued for a new use, new structure, or expansion of an existing use or structure (not to include expansion of single-family detached homes) on a parcel of property in unincorporated El Paso County that generates new trips for such parcel. Examples include, but are not limited to building permits, access permits, driveway permits, site plans, site development plans, special use approvals, and variance of use approvals.

Owner Authorization:

I hereby agree to abide by the rules and regulations of the Road Impact Fee program as adopted by the Board of County Commissioners. I acknowledge that it is my responsibility as the owner/developer to pay Road Impact Fees at the last Land Use Approval.

Road Impact Fee*: \$ _____

Payment Due At: ☐ At Building Permit (Fees finalized at building permit application)

☒ Approval of Current Application

(*) Road Impact Fee is subject to change based on the current Road Impact Fee Schedule at the time of last land use approval

Owner/Developer(s) Name: Christopher Hutchens for H+H Real Estate Ventures

Owner/Developer(s) Signature:  Date: 8/20/2024