Jensen Law

October 7, 2026

ERIN M. JENSEN
ATTORNEY
+1.719.362.5562 direct
erin@jensenlaw.us

Via Online EDARP Portal
Justin Kilgore – Project Manager
El Paso County, Colorado
Electronic Development Application Review Program

Re: Letter of Intent – Rezoning (Map Amendment) of 8345 Blue Gill Drive

Mr. Kilgore:

As you know, this law firm represents MAJCO LLC ("MAJCO") in connection with its efforts to update the zoning district of the real property located at 8345 Blue Gill Drive, Peyton, Colorado, 80831 (the "Property").

Please accept this letter as MAJCO's Letter of Intent in connection with its application to rezone the Property.

Property Information

Property Owner:	Triple Hawk Land Holdings, LLC c/o Jason Hawkins 4138 Cherryvale Drive Colorado Springs, CO 80919 (719) 287-0181 *jasani52@gmail.com*
Applicant:	MAJCO LLC c/o Erin Jensen 5575 Tech Center Drive, #112 Colorado Springs, CO 80919 (303) 945-5538 *erin@jensenlaw.us*
Property Address:	8345 Blue Gill Drive Peyton, CO 80831

Property Tax Schedule: 4305001007

Current Zoning: R-4 (obsolete)

Desired Zoning: CS

Objective

MAJCO's sole objective is to update the zoning of the Property from the obsolete R-4 zoning district to the current CS zoning district without any modification to its current use.

Background

Tire King of Falcon is a full-service auto center that has been operating out of the large building on the Property (the "Main Building") for approximately 19 years. The Main Building and the appurtenant land, driveways, and parking areas (collectively, the "Premises") are depicted in yellow on the site map submitted simultaneously with this letter and attached hereto as Exhibit A (the "Site Plan"). The Main Building was built in 1976 and is approximately 8,470 ft^2.

Also on the Property is a smaller section used in connection with the operations of H&H Retreading LLC (H&H) for storage (the "Ancillary Section"). The Ancillary Section currently has two storage containers on it and is depicted on the Site Plan in red.

On October 31, 2025, MAJCO acquired Tire King of Falcon through an asset purchase agreement (the "Purchase"). As part of that purchase, the Seller[1] was contractually required in the parties' closing agreement (the "Closing Agreement") to have the Property rezoned. And, in the event that the Seller failed to do so, the Closing Agreement granted MAJCO the right to pursue the rezoning of the Property on its own. The rezoning of the Property is critical to MAJCO because MAJCO entered into a long-term commercial lease of the Premises in order to continue the operations of Tire King of Falcon.

Because the Seller has failed to rezone the Property, MAJCO is exercising its right to pursue the rezoning of the Property on its own. Despite the Seller's failure to rezone the Property on its own, the Seller, H&H and Triple Hawk Landing Holdings, LLC all support the rezoning.

Summary of Approval Criteria

The existing uses of the Property comply with the requirements of the CS (Commercial Service) zoning district set out in Chapter 5 of the El Paso County Land Development Code (the "LDC").

The CS district is intended to accommodate retail, wholesale, and service commercial uses that serve the general public. An automotive repair facility serving residents and travelers in the

[1] The "Seller" was Tire King of Falcon, LLC and has common ownership with the entity that owns the Property – Triple Hawk Land Holdings, LLC –as well as H&H.

Peyton, Colorado area is exactly that kind of use. The facility is classified in Table 5-1 (Principal Uses) as a "Vehicle Repair Garage, Commercial," which is an allowed use in the CS district, subject to the use and dimensional standards of Chapter 5 and the general development standards of Chapter 6.

The Property consists of 10.8 acres, which satisfies the two-acre minimum zoning district area. The CS district has no minimum lot size. As depicted in the Site Plan, the Main Building is set back more than the required 25 ft. from the front, sides, and rear property lines. At approximately 22 feet tall, the Main Building is well under the 45 ft. maximum height, and the CS district imposes no maximum lot coverage. All repair work is performed inside the enclosed service bays. Customer and employee parking is provided on site in striped spaces. Accordingly, the existing use and improvements conform to the CS district's purpose, use allowances, and dimensional standards.

Overlay Zoning

The Property lies within the GA-O (General Aviation Overlay) District established by Section 4.3.2 of the LDC. The existing auto repair center complies with this overlay.

Under Section 4.3.2(C), GA-O regulations apply together with the base zoning and govern only where the two conflict. The overlay does not prohibit any use allowed in the base district. Section 4.3.2(E)(1) adds aviation-related uses to those allowed in the base zoning rather than restricting them. The repair center is an allowed use in the underlying CS district and therefore remains allowed within the overlay. The application does not rezone the Property to a residential or multifamily district, so the density limit in Section 4.3.2(E)(2) does not apply.

The existing 8,470 ft.^{2} Main Building is approximately 22 ft. tall and sits approximately 412 ft. from the nearest Meadow Lake Airport runway. The rezoning application proposes no new construction or alteration, so no notice to the FAA is required under 14 CFR Part 77, and the Property contains no chimneys, towers, or other tall structures that would warrant obstruction marking or lighting under Section 4.3.2(E)(4). The lighting on the Premises is downward-directed and shielded, and the business produces no smoke, glare, or electronic emissions that could interfere with aircraft operations, consistent with the FAA standards in Section 4.3.2(F).

Finally, the owner acknowledges the Airport Activity Notice and Disclosure requirement of Section 4.3.2(E)(5) and will record/re-record that disclosure against the Property as a condition of approval if needed.

Consistency with El Paso County Master Plan

The rezoning does not propose any change in current use. Rather, the purpose of this rezoning is to follow the encouragement of the El Paso County Board of County Commissioners (the "BoCC") and the LDC to "rezone land from an Obsolete Zoning district classification" and ensure MAJCO's ongoing use of the Property is in full compliance with the current LDC. (LDC § 4.1.4; *see also* BoCC Resolution No. 91-95).

The Property is designated within the Rural Center placetype of *Your El Paso County Master Plan* (2021) (the "Master Plan"), which contemplates commercial retail and service uses that provide goods and services to surrounding rural residents and travelers, and within an area identified for minimal change; a long-established auto service center, rezoned from an obsolete district to the CS district without any change in use, intensity, or improvements, is consistent with both designations. Accordingly, the proposed rezoning is consistent with the Master Plan.

Utilities

The rezoning does not propose any change in current use or modifications to utilities.

Sensitive Natural or Physical Features

The rezoning does not propose any change in current use and therefore there is no impact to any potential sensitive natural of physical features.

Community Outreach

Because the rezoning does not propose any change in current use, MAJCO has not engaged in generalized community outreach. That said, the Property is located within Meadow Lake Estates Filing No. 1, is adjacent to the Meadow Lake Airport (the "MLA"), and (as detailed above) zoned GA-O.

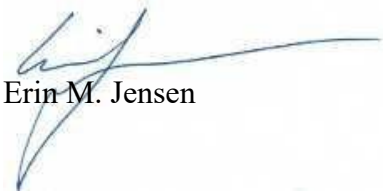
MAJCO contacted the David Elliott (the Meadow Lakes Airport Association President and MLA Manager) and had a preliminary discussion regarding the proposed rezoning. After explaining the proposed rezoning of the Property and that there will be no change in use of the Property, Mr. Elliot indicated that he does not believe that the Meadow Lake Airport Association would oppose the proposed rezoning of the Property.

Traffic

The rezoning application includes the requested traffic study. However, note that the results of the *US 24 & Judge Orr Road Intersection Project* by the Colorado Department of Transportation will effectively dictate traffic in the subject area — not the requested rezoning that does not change use.

Respectfully,

Jensen Law P.C.



Erin M. Jensen

Exhibit A

Legal Description:

LOT 14 BLK 6B REFIL OF PORTION OF MEADOW LAKE ESTATES FIL 1

Site Plan:



The Property
The Premises
The HHR Parcel
The HHR License