

EL PASO COUNTY
PARCEL INFORMATION

FILE NO.:

SP254

PARCEL:

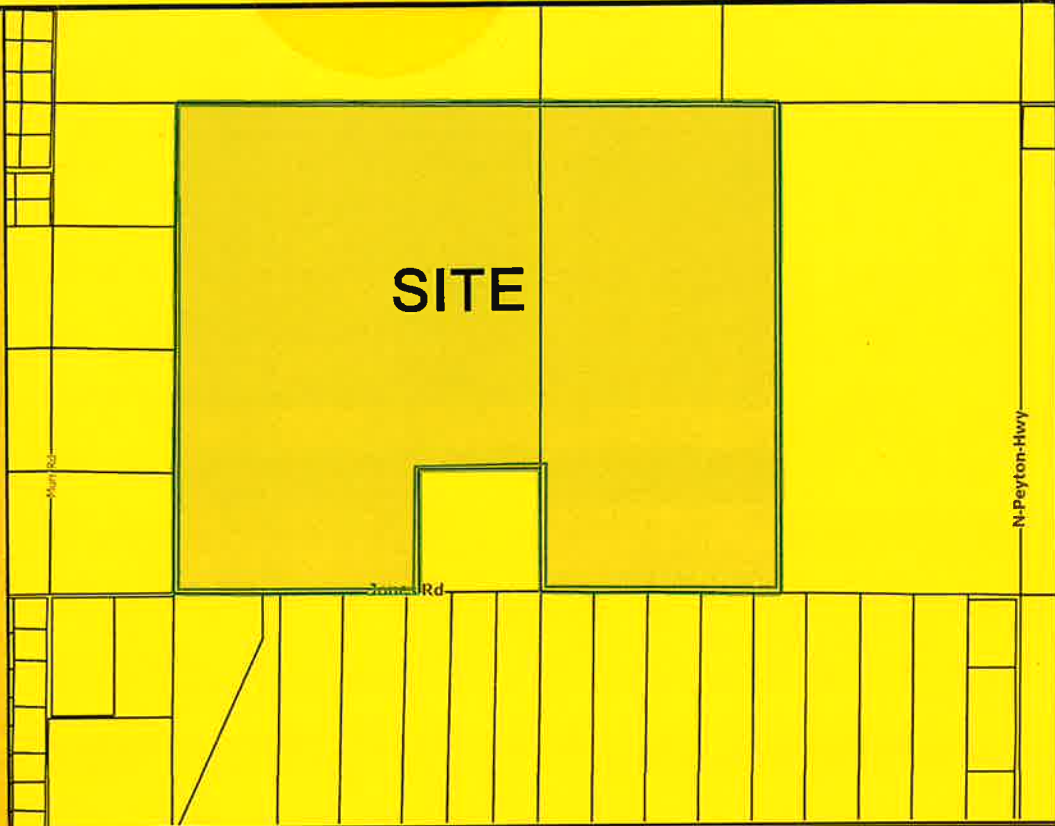
3300000168 and
3300000388

OWNER NAME:

P760 Land, LLC

ADDRESS:

Murr Road and Jones
Road



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600



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RETURN TO SENDER
ADDRESS UNAVAILABLE
NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES
ZIP CODE 80910
SEP 17 2026

NOTICE

3300000543
HERRING DUSTIN RYAN
9452 ELMHURST LN UNIT D
HIGHLANDS RANCH, CO 80129



Planning and Community Development
2880 International Cir, Suite 110
Colorado Springs, CO 80910

US POSTAGE
FIRST-CLASS
ZIP 80910
\$ 000.780
SEP 17 2026



NOTICE OF PUBLIC HEARING

This notice provides options to observe and participate in the Planning Commission and Board of County Commissioners public hearings on the following Quasi-judicial land-use matter. **The following item is scheduled for the Planning Commission (PC) Hearing on Thursday, October 1st, 2026, beginning at 9:00 A.M.** The PC hearing will be held in the Second Floor Hearing Room of the Pikes Peak Regional Development Center located at 2880 International Circle, Colorado Springs. **The Board of County Commissioners' (BOCC) hearing is scheduled for Thursday, October 22nd, 2026, beginning at 9:00 A.M.** The BOCC hearing will be held in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs. You may attend the public hearings in-person or watch virtually by following the procedures below.

FILE NUMBER: SP254

LETKE

PRELIMINARY PLAN

TRIPLE H RANCH PRELIMINARY PLAN

A request by P760 Land, LLC for approval of a 752.68-acre Preliminary Plan creating 244 single-family lots, 40.57-acres of tract dedication, and 67.92-acres of right-of-way dedication. The properties are located north of Jones Road, 0.23 miles east of the intersection of Murr Road and Jones Road, and 0.49 miles west of the intersection of North Peyton Highway and Jones Road. (Parcel Nos. 3300000168 and 3300000388) (Commissioner District No. 2)

Planner: joel@elpasoco.com

Type of Hearing: Quasi-judicial

Watch the Hearing Virtually

To watch the hearings live, visit: <https://cloud.castus.tv/vod/elpasoco/video> at the scheduled times.

Submit Public Comments

Members of the public may provide comments in person at the hearings or may submit written comments in advance through the EDARP project page.

To submit written comments through EDARP and view the Staff Report and all related documents for this item, please visit: <https://epcddevplanreview.com/Public/ProjectDetails/192222>. Written comments submitted through EDARP must be uploaded no later than one (1) day prior to each hearing in order to be included in the official record. Written comments will not be accepted the day of the hearings. In-person public comments are limited to three (3) minutes. If you are unable to use EDARP, written comments may alternatively be submitted by email to PCDhearings@elpasoco.com.

This notice was mailed on: 09/17/2026.