

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

SUMMARY MEMORANDUM

TO: El Paso County Board of County Commissioners
FROM: Planning & Community Development
DATE: 10/22/26
RE: SF254; Triple H Ranch Preliminary Plan

Project Description

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 within the RR-2.5 zoning district and 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 & 3300000388) (Commissioner District No. 2)

Notation

Please see the Planning Commission Minutes for a complete discussion of the topic and the project manager's staff report for staff analysis and conditions.

Planning Commission Recommendation and Vote

Schuettpelz moved / Brittian Jack seconded for Approval of the Preliminary Plan utilizing the resolution attached to the staff report, that this item be forwarded to the Board of County Commissioners for their consideration. The motion for Approval was approved (7-0). The item was heard as a consent agenda item.

Attachments

1. Planning Commission Minutes from 10/01/26.
2. Signed Planning Commission Resolution.
3. Planning Commission Staff Report.
4. Draft BOCC Resolution.

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting

Thursday, October 1st, 2026, El Paso County Planning and Community Development Department
2880 International Circle, Colorado Springs, Colorado – Second Floor Hearing Room

REGULAR HEARING at 9:00 A.M.

PC MEMBERS PRESENT AND VOTING: Sarah Brittain Jack, Suzanne Casagrande, Mae Emrick, Bryce Schuettepelz, Tim Trowbridge, Christopher Whitney, and Jason Wulf.

PC MEMBERS PRESENT AND NOT VOTING: None.

PC MEMBERS ABSENT: Tom Bailey, Blaine Brew, Michael Brewer, Jim Byers, and Eric Moraes

STAFF PRESENT: Meggan Herington, Justin Kilgore, Erika Keech, Daniel Torres, Joe Letke, Charleen Durham, and Jessica Merriam.

OTHERS PRESENT AND SPEAKING: Andrea Barlow.

1. REPORT ITEMS

Mr. Kilgore advised the board that the next PC Hearing is Thursday, October 15th, 2026, at 9:00 A.M.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA

None.

3. CONSENT ITEMS

A. Adoption of Minutes for meeting held on September 17th, 2026.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED (7 - 0)

IN FAVOR: (7) Brittain Jack, Casagrande, Emrick, Schuettpelz, Trowbridge, Whitney, and Wulf.

IN OPPOSITION: (0) None.

B. 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)

NO STAFF OR APPLICANT PRESENTATIONS

DISCUSSION: **Mr. Wulf** asked about a missing sheet in the submitted plan set. **Ms. Andrea Barlow**, with N.E.S., explained that the sheet depicting the water tank site was inadvertently omitted from the latest submittal and would be included in the final plan set. **Mr. Wulf** also asked about the timing of the water sufficiency determination in relation to the proposed filings. **Ms. Barlow** clarified that the initial finding of water sufficiency would be required with the first plat and noted that construction of the water tank site was underway and the access road had been completed.

PC ACTION: SCHUETTELZ MOVED / BRITTAIN JACK SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3B, FILE NUMBER SP254 FOR A PRELIMINARY PLAN, TRIPLE H RANCH PRELIMINARY PLAN, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (7 - 0).

IN FAVOR: (7) Brittain Jack, Casagrande, Emrick, Schuettpelz, Trowbridge, Whitney, and Wulf.

IN OPPOSITION: (0) None.

4. CALLED-UP CONSENT ITEMS:

None.

5. REGULAR ITEMS

None.

6. NON-ACTION ITEMS

None.

MEETING ADJOURNED at 9:05 A.M.

Minutes Prepared By: Jessica Merriam

PRELIMINARY PLAN (RECOMMEND APPROVAL)

Mr. Schuetz moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF EL PASO
STATE OF COLORADO

RESOLUTION NO. SP254
TRIPLE H RANCH PRELIMINARY PLAN

WHEREAS, P760 Land, LLC did file an application with the El Paso County Planning and Community Development Department for approval of a Preliminary Plan for the Triple H Ranch Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on October 1, 2026; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted, and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;
5. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and

6. For the above-stated and other reasons, the proposed Preliminary Plan is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, this Commission further finds that the request meets the criteria for approval outlined in Section 7.2.1.D.2.e of the Land Development Code ("Code") (as amended), as follows:

1. The proposed Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
2. The Subdivision is consistent with the purposes of the Code;
3. The Subdivision is in conformance with the subdivision design standards and any approved Sketch Plan;
4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of Subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of the Code (this finding may not be deferred to Final Plat if the applicant intends to seek Administrative Final Plat approval);
5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of the Code;
6. All areas of the proposed Subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed Subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];
7. Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM") are provided by the design;
8. The location and design of the public improvements proposed in connection with the Subdivision are adequate to serve the needs and mitigate the effects of the development;
9. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Code and the ECM;
10. The proposed Subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the Subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use

pattern to support a balanced transportation system, including auto, bike, and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the Subdivision to provide a transition between the Subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed Subdivision so the proposed Subdivision will not negatively impact the levels of service of County services and facilities;

11. Necessary services, including police and fire protection, recreation, utilities, open space, and transportation systems are or will be available to serve the proposed Subdivision;
12. The Subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code;
13. The proposed Subdivision meets other applicable sections of Chapter 6 and 8 of the Code; and

A finding of sufficient water supply in terms of quantity, quality, and dependability is hereby postponed until the Final Plat. With each final plat filing the applicant shall submit documentation in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of the Code and shall make a request to the Board of County Commissioner for a finding of water sufficiency;

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of P760 Land, LLC for approval of a Preliminary Plan for the Click here to enter text. Subdivision for property located in the unincorporated area of El Paso County meets the criteria for approval outlined in Section 7.2.1.D.2.e of the Land Development Code and be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. Applicable drainage, bridge, school, and park fees shall be paid with each Final Plat.
2. This Preliminary Plan approval does not authorize future Final Plat filings to be approved administratively.
3. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a final plat has been approved and recorded or a time extension has been granted.

4. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

NOTATIONS

1. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a Final Plat has been approved and recorded or a time extension has been granted.
2. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein shall be forwarded to the El Paso County Board of County Commissioners for its consideration.

MS JACK seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / <u>absent</u>
Blaine Brew	aye / no / non-voting / recused / <u>absent</u>
Michael Brewer	aye / no / non-voting / recused / <u>absent</u>
Sarah Brittain Jack	<u>aye</u> / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / <u>absent</u>
Suzanne Casagrande	<u>aye</u> / no / non-voting / recused / absent
Mae Emrick	<u>aye</u> / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / <u>absent</u>
Bryce Schuettpeiz	<u>aye</u> / no / non-voting / recused / absent
Tim Trowbridge	<u>aye</u> / no / non-voting / recused / absent
Christopher Whitney	<u>aye</u> / no / non-voting / recused / absent
Jason Wulf	<u>aye</u> / no / non-voting / recused / absent

The Resolution was adopted by a vote of 7 to 0 by the El Paso County Planning Commission, State of Colorado.

DONE THIS 1st day of October 2026 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: 

Chair

EXHIBIT A

LEGAL DESCRIPTION

PARCEL A:

THE EAST HALF AND THE EAST HALF OF THE WEST HALF OF SECTION 19, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO; EXCEPTING THEREFROM THE PORTION CONVEYED IN QUIT CLAIM DEED RECORDED DECEMBER 31, 2001 UNDER RECEPTION NO. 201191931.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 19,092,957, SQUARE FEET (438.31397 ACRES), MORE OR LESS.

PARCEL B:

THE WEST HALF OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO; EXCEPTING THEREFROM THE PORTION CONVEYED IN RIGHT OF WAY DEED RECORDED AUGUST 10, 1917 IN BOOK 441 AT PAGES 451 AND 452.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 13,693,656 SQUARE FEET (314.36309 ACRES), MORE OR LESS.

THE ABOVE DESCRIPTIONS PRODUCE A COMBINED CALCULATED AREA OF 32,786,613 SQUARE FEET (752.67706 ACRES), MORE OR LESS.

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission

Timothy L. Trowbridge, Chair

FROM: Joseph Letke, Planner

Charlene Durham, Principal Engineer

RE: Project File Number: SP254

Project Name: Triple H Ranch Preliminary Plan

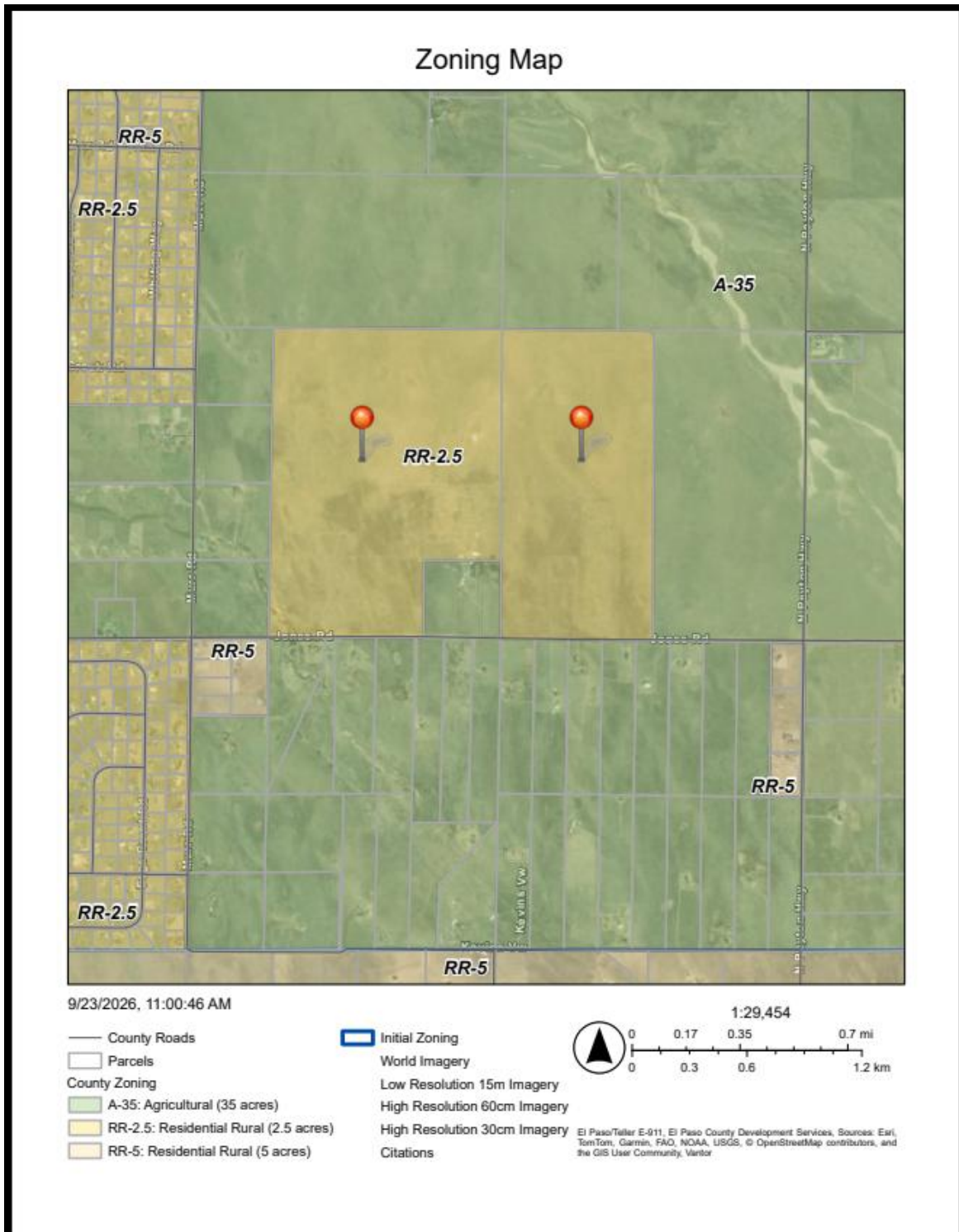
Parcel Numbers: 3300000702, 3300000703, and 3300000704

Commissioner District: 2

OWNER:	REPRESENTATIVE:
P760 Land, LLC 13395 Voyager Parkway, STE 130 PMB 2059 Colorado Springs, CO 80921	NES Landscape Architects C/o Tyler M Knab 619 North Cascade Ave Colorado Springs, CO 80903
Planning Commission Hearing Date: 10/1/2026	
Board of County Commissioners Hearing Date: 10/22/2026	

EXECUTIVE SUMMARY

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 within the RR-2.5 zoning district and 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.



A. AUTHORIZATION TO SIGN: There are no items requiring signature associated with this request.

B. APPROVAL CRITERIA

In approving a Preliminary Plan, the BoCC shall find that the request meets the criteria for approval outlined in Section 7.2.1.D.2 of the El Paso County Land Development Code (as amended):

- *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;*
- *The subdivision is consistent with the purposes of this Code;*
- *The subdivision is in conformance with the subdivision design standards and any approved sketch plan;*
- *A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;*
- *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;*
- *All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];*
- *Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;*
- *The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;*
- *Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;*
- *The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced*

transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

- Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

C. LOCATION

North:	A-35 (Agricultural)	Vacant Land
South:	A-35 (Agricultural)	Residential
East:	A-35 (Agricultural)	Residential and Vacant Land
West:	A-35 (Agricultural)	Vacant

D. BACKGROUND

The subject parcels totaling 752.68 acres, were created through a land survey deposit and later zoned A-35 (Agricultural) on March 24, 1999, when zoning was initiated in this part of the County. On August 2025, the Board of County Commissioners approved a Rezoning (Map Amendment) to rezone the properties from A-35 to RR-2.5 (PCD File No. P251).

The proposed Preliminary Plan will result in the creation of 244 single-family lots, 40.57-acres of tract dedication, and 67.92-acres of right-of-way dedication.

A request for water sufficiency finding is not included in this request. Due to lack of water finding, all subsequent future Final Plat applications will go before the Planning Commission and Board of County Commissioners for consideration, including finding of water sufficiency.

Lastly, despite the deferred water finding, the proposed lots will be served by a central water system by the recently created Triple H Metropolitan District Nos. 1-3 (PCD File No. ID254) and wastewater will be achieved through on-site wastewater treatment systems. The Metropolitan District will be responsible for parks, road construction, the private trails, etc. throughout the subdivision.

E. LAND DEVELOPMENT CODE AND ZONING ANALYSIS

The Preliminary Plan application meets the Preliminary Plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (as amended).

F. MASTER PLAN COMPLIANCE

1. Your El Paso Master Plan

a. Placetype Character: Large-Lot Residential

The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between placetypes. Development in this placetype typically consists of single-family homes occupying lots of 2.5 acres or more, and are generally large and dispersed throughout the area so as to preserve a rural aesthetic. The Large-Lot Residential placetype generally supports accessory dwelling units as well. Even with the physical separation of homes, this placetype still fosters a sense of community and is more connected and less remote than Rural areas. Large-Lot Residential neighborhoods typically rely on well and septic, but some developments may be served by central water and wastewater utilities. If central water and wastewater can be provided, then lots sized less than 2.5 acres could be allowed if; 1.) the overall density is at least 2.5 acres/lot, 2.) the design for development incorporates conservation of open space, and 3.) it is compatible with the character of existing developed areas.

Conservation design (or clustered development) should routinely be considered for new development within the Large-Lot Residential placetype to provide for a similar level of development density as existing large-lot areas while maximizing the preservation of contiguous areas of open space and the protection

of environmental features. While the Large-Lot Residential placetype is defined by a clear set of characteristics, the different large-lot areas that exist throughout the County can exhibit their own unique characters based on geography and landscape.

Recommended Land Uses:

Primary

- *Agriculture*
- *Parks/Open Space*
- *Farm/Homestead Residential*

Supporting

- *Estate Residential (Minimum 1 Unit/5-Acres)*
- *Institutional*

Analysis:

The subject properties are located within the Large-Lot placetype, which views residential development characterized by larger lots and a dispersed development pattern which maintains the area's rural county character. The proposed 2.5-acre lot size is consistent with the general development pattern contemplated by this placetype.

The properties are also located within a designated Large-Lot Residential Priority Development Area, specifically within the Highway 24 growth corridor. The Master Plan identifies this corridor between Falcon and Peyton as an area anticipated to experience continued growth, in part due to its proximity to Highway 24 and the Falcon Regional Center. Accordingly, the proposed development is consistent with the Master Plan's recognition of the corridor as an appropriate location for additional residential growth.

b. Area of Change Designation: New Development

These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that

are adjacent to a built out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.

Analysis:

The subject properties are located within the New Development Area of Change designation. This designation identifies areas where future development and associated changes in land use are anticipated. The Master Plan generally directs growth toward these areas and recognizes that properties that are currently undeveloped or used for agricultural purposes may transition as new development occurs.

The subject properties are currently vacant and located within an area specifically identified for new development. Therefore, the proposed development is consistent with the Master Plan's broader objectives for accommodating growth and facilitating the transition of undeveloped lands within designated Areas of Change.

c. Key Area Influences: The property is not located within a key area.

d. Other Implications (Priority Development, Housing, etc.)

The Master Plan anticipates substantial population growth within the County over the next 20 years and identifies housing availability as an important component of accommodating this growth. Chapter 4, Housing & Communities, contemplates goals intended to expand housing development opportunities while preserving the character of established rural and large-lot residential areas. The proposed development supports these objectives by introducing additional residential units while maintaining a large-lot development characteristic.

The Master Plan also recognizes the need for additional housing to support growth along the Highway 94 corridor and the employment area associated with Schriever Air Force Base. The subject property's proximity to the base provides an opportunity for the proposed residential development to contribute to the broader housing supply in the area, while its location outside the base itself maintains appropriate separation from the base and its mission operations.

2. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. A water finding is not requested with this application.

3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. Colorado Parks and Wildlife and US Fish and Wildlife Service were each sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies eolian floodplain deposit in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, severed mineral rights exist. The mineral rights owner has been notified of the application and hearing date.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

Geological hazards were identified on all lots during review of the Preliminary Plan, specifically the 100-year floodplain. Floodplain areas are contained within a Tract maintained and owned by the Triple H Metropolitan District. The supplied soils and geology report conclude “that the proposed development is feasible” and soils conditions are “typical for the Front Range region of Colorado.”

2. Floodplain:

A portion of the property along the southwestern corner is located in a 100-year floodplain “Zone A”. The remainder of the property is not located with a floodplain as determined by a review of the FEMA Flood Insurance Rate Map number 08041C0590G, effective December 7th, 2018. In

future Final Plat applications approved base flood plan elevation data will be provided on all plat drawings pursuant to Land Development Code requirements.

3. Drainage and Erosion:

The property is primarily located in the Haegler Ranch drainage basin. This is a studied basin with applicable drainage basin and bridge fees which will be determined during the Final Plat application and paid at time of Final Plat recording. A small northeastern portion of the property is in the Geick Ranch drainage basin which is an unstudied basin with no fees.

Drainage within the development area flows from the north to south and under Jones Road through existing culverts. A Preliminary Drainage Report was prepared by Classic Consulting. Public and private drainage improvements, to include private full spectrum detention ponds, are proposed with the development to mitigate developed flows and will be finalized with the Final Drainage Report and Final Plat application(s). The Preliminary Drainage report concluded that the proposed development will not result in adverse impacts to the downstream or surrounding properties with respect to stormwater runoff.

4. Transportation:

The property is located along Jones Road approximately one half mile west of South Peyton Highway. Jones Road is a County maintained paved collector road. The development will gain access to Jones Road from two proposed new intersections. An internal public paved road network will serve the development area. A Traffic Impact Study was prepared by SM Rocha LLC. The development is expected to generate approximately 2301 daily trips to the surrounding road network. Public improvements are proposed along Jones Road and other existing intersections surrounding the development area.

The property is subject to the El Paso County Road Impact Fee program (Resolution No. 25-337), as amended with fees to be paid at time of building permit.

H. SERVICES

1. Water

A finding of sufficient water supply in terms of quantity, quality, and dependability is hereby postponed until the Final Plat. With each Final Plat filing the applicant shall submit documentation in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of the Land Development Code and shall make a request to the Board of County Commissioners for a finding of water sufficiency.

2. Sanitation

Wastewater is provided by individual on-site wastewater treatment systems.

3. Emergency Services

The property is within both the Ellicott and Falcon Fire Protection Districts, which are both committed to providing fire protection services to the proposed development. The Districts were both sent a referral and have no outstanding comment.

4. Utilities

Electric service is anticipated to be provided by Mountain View Electric. Natural gas will be provided by Black Hills Energy.

5. Metropolitan Districts

The subject properties are located within the recently established Triple H Ranch Metropolitan Districts Nos. 1–3 (EDARP File No. ID254). The Metropolitan Districts will be responsible for providing water service and overseeing the maintenance and operation of parks, tracts, infrastructure, and fire protection hydrants within the development.

6. Parks/Trails

Fees in lieu of park land dedication will be due at the time of recording the Final Plat(s).

7. Schools

The site is within the boundaries of the Ellicott School District #22. Fees in lieu of school land dedication shall be paid to El Paso County for the benefit of Ellicott School District #22 at time of recording the Final Plat(s).

I. STATUS OF MAJOR ISSUES

No major issues.

J. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (as amended) staff recommends the following conditions and notations:

CONDITIONS

1. Applicable drainage, bridge, school, and park fees shall be paid with each Final Plat.
2. This Preliminary Plan approval does not authorize future Final Plat filings to be approved administratively.

NOTATIONS

1. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a Final Plat has been approved and recorded or a time extension has been granted.
2. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

K. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 23 adjoining property owners on September 17, 2026 for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

L. ATTACHMENTS

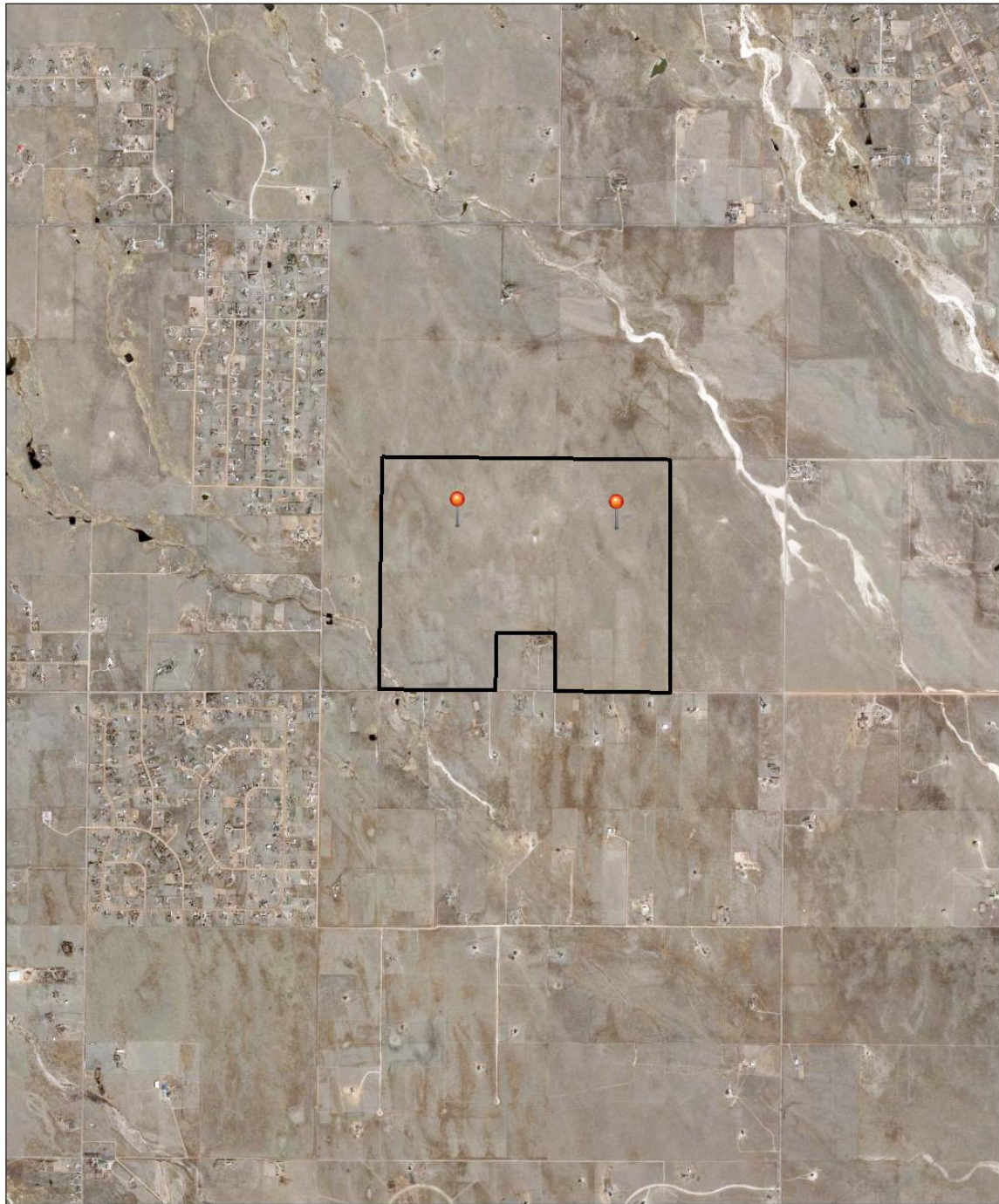
Map Series

Letter of Intent

Plat Drawing

Draft Resolution

Map Exhibit #1: Aerial



6/25/2025, 11:12:14 AM

Streets & Roads

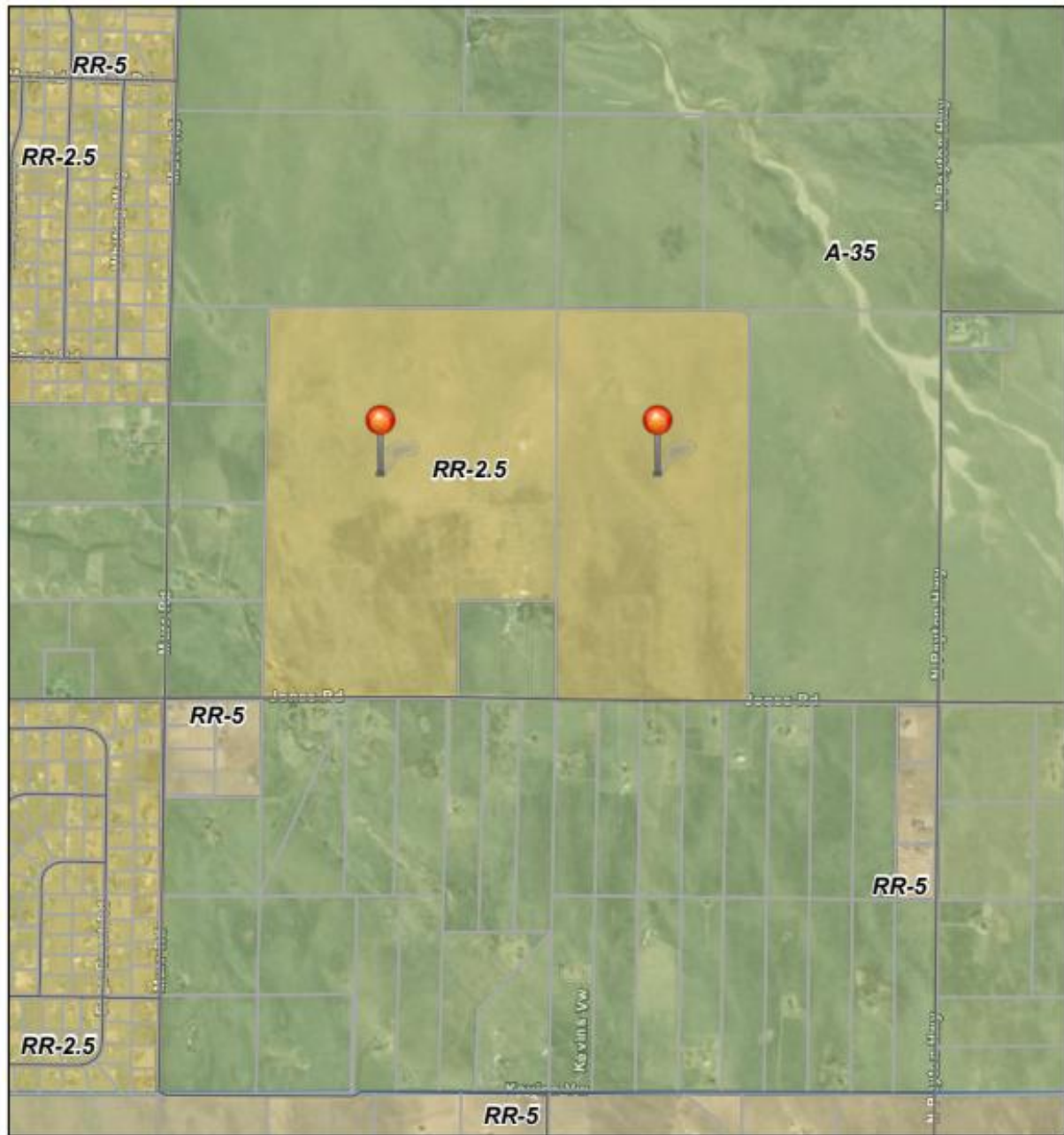
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JL

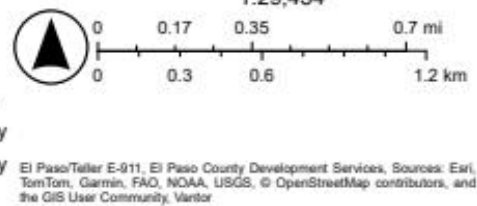
Zoning Map



9/23/2026, 11:00:46 AM

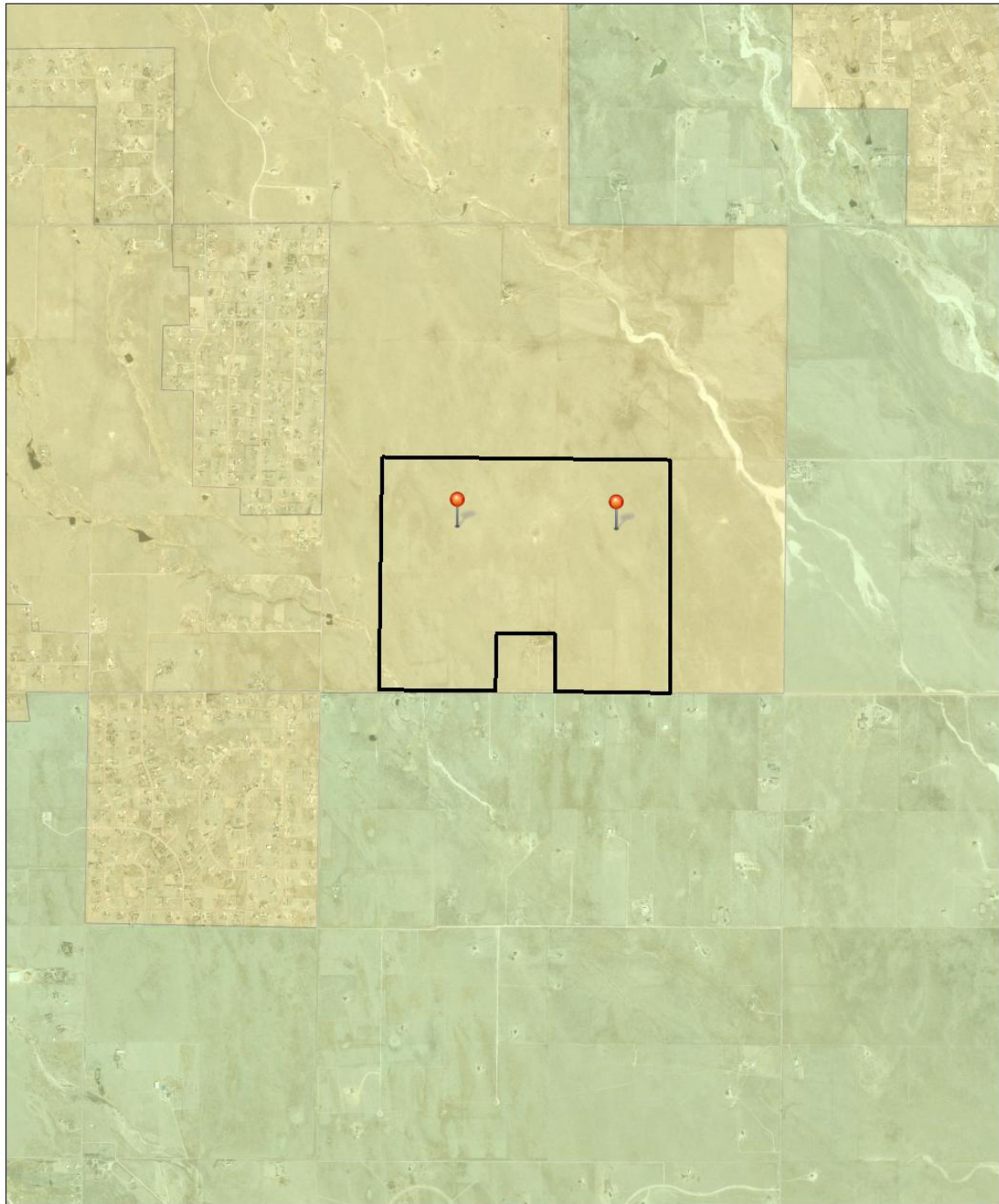
- County Roads
- Parcels
- County Zoning
 - A-35: Agricultural (35 acres)
 - RR-2.5: Residential Rural (2.5 acres)
 - RR-5: Residential Rural (5 acres)

- Initial Zoning
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



El Paso/Teller E-911, El Paso County Development Services, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

Map Exhibit #3: Placetype



6/25/2025, 11:17:46 AM

Streets & Roads
Placetypes
Rural
Large-Lot Residential

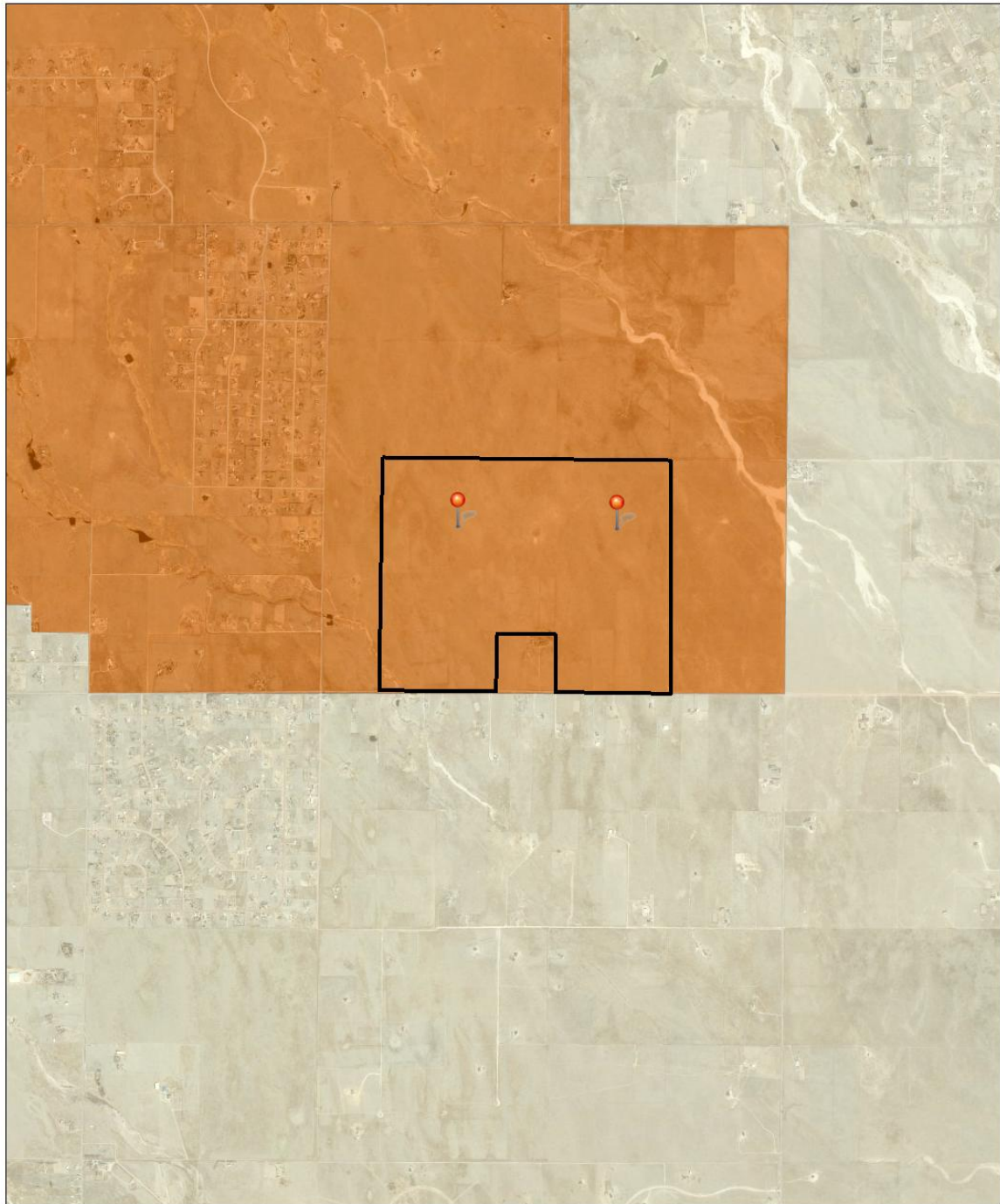
1:31,800

0 0.28 0.55 1.1 mi
0 0.45 0.9 1.8 km



JL

Map Exhibit #4: Areas Of Change



6/25/2025, 11:18:40 AM

Streets & Roads

Areas Of Change

Minimal Change: Undeveloped

New Development

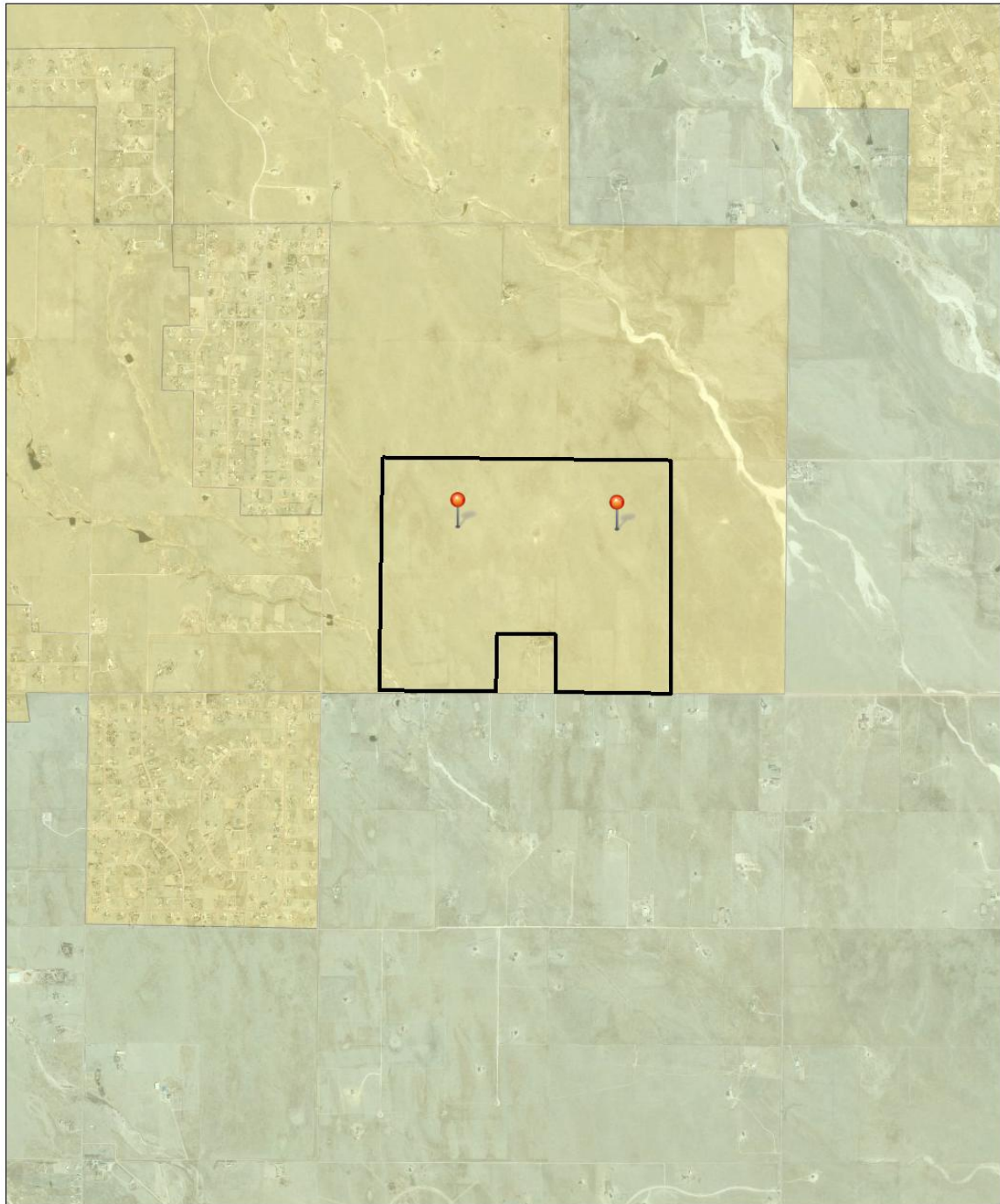
1:31,800

0 0.28 0.55 1.1 mi
0 0.45 0.9 1.8 km



JL

Map Exhibit #5: Housing and Communities Framework



6/25/2025, 11:19:25 AM

Streets & Roads
Housing and Communities Framework
Rural
Large-Lot Residential

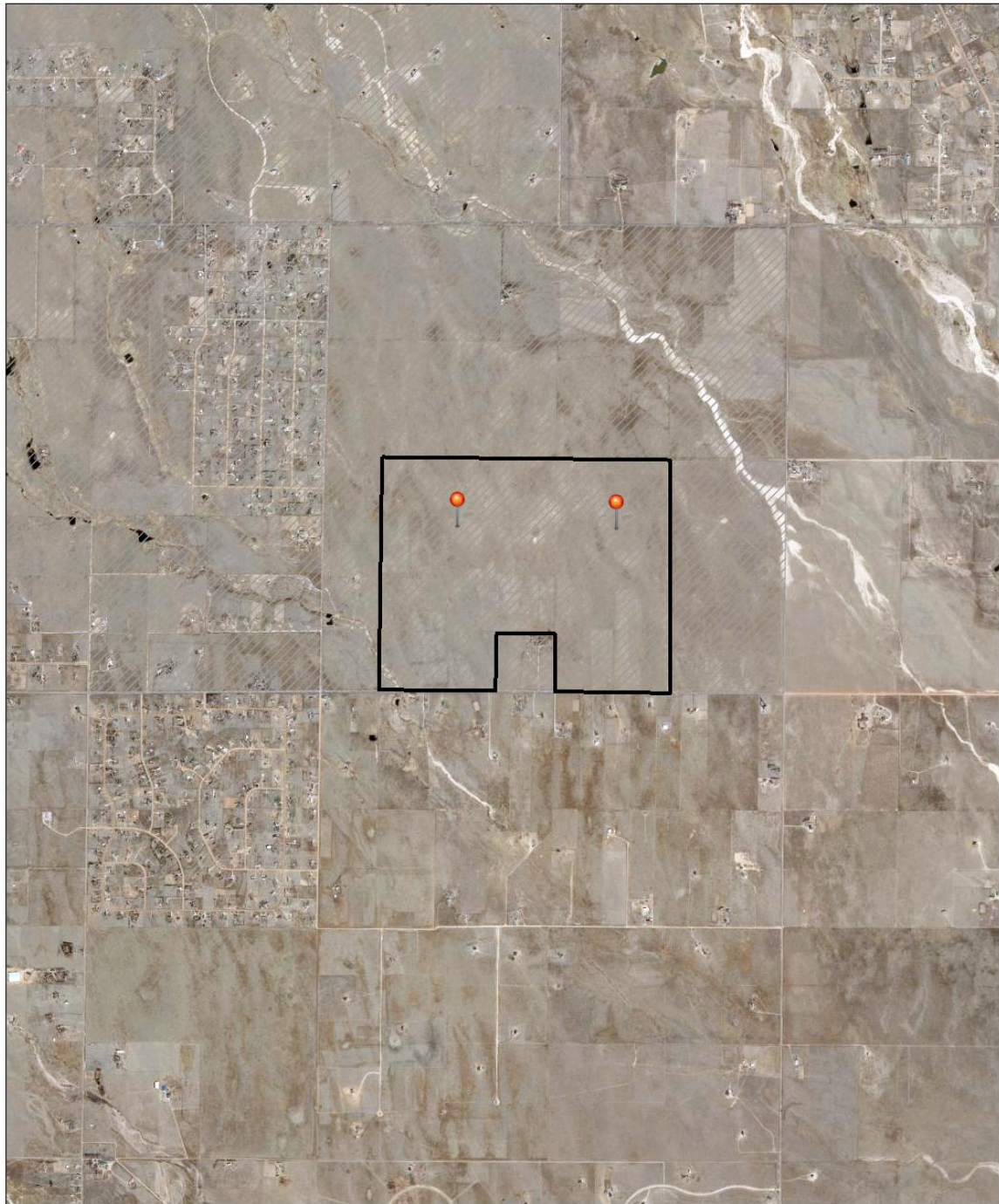
1:31,800

0 0.28 0.55 1.1 mi
0 0.45 0.9 1.8 km



JL

Map Exhibit #6: Priority Development Area



6/25/2025, 11:20:43 AM

Streets & Roads
Priority Development Areas

1:31,800

0 0.28 0.55 1.1 mi
0 0.45 0.9 1.8 km



JL

TRIPLE H RANCH PRELIMINARY PLAN

LETTER OF INTENT (PCD FILE – SP254)

JULY 2026 (3RD SUBMITTAL)

OWNER / APPLICANT:

P760 LAND, LLC
13395 VOYAGER PKWY., SUITE 130 PMB 2059
COLORADO SPRINGS, CO 80921
(209) 642-0761
GKUHNKE@GMAIL.COM KUHNKECOLORADO@GMAIL.COM ALEX.KUHNKE@CLOVISPOINTRE.COM

CONSULTANT:

N.E.S. INC.
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
(719) 471-0073
TKNAB@NESCOLORADO.COM

SITE DETAILS:

TSN: 3300000388 AND 3300000168

ADDRESS: 00001 JONES ROAD, PEYTON, CO 80831

ACREAGE: 752.68 AC

CURRENT ZONING: RR-2.5

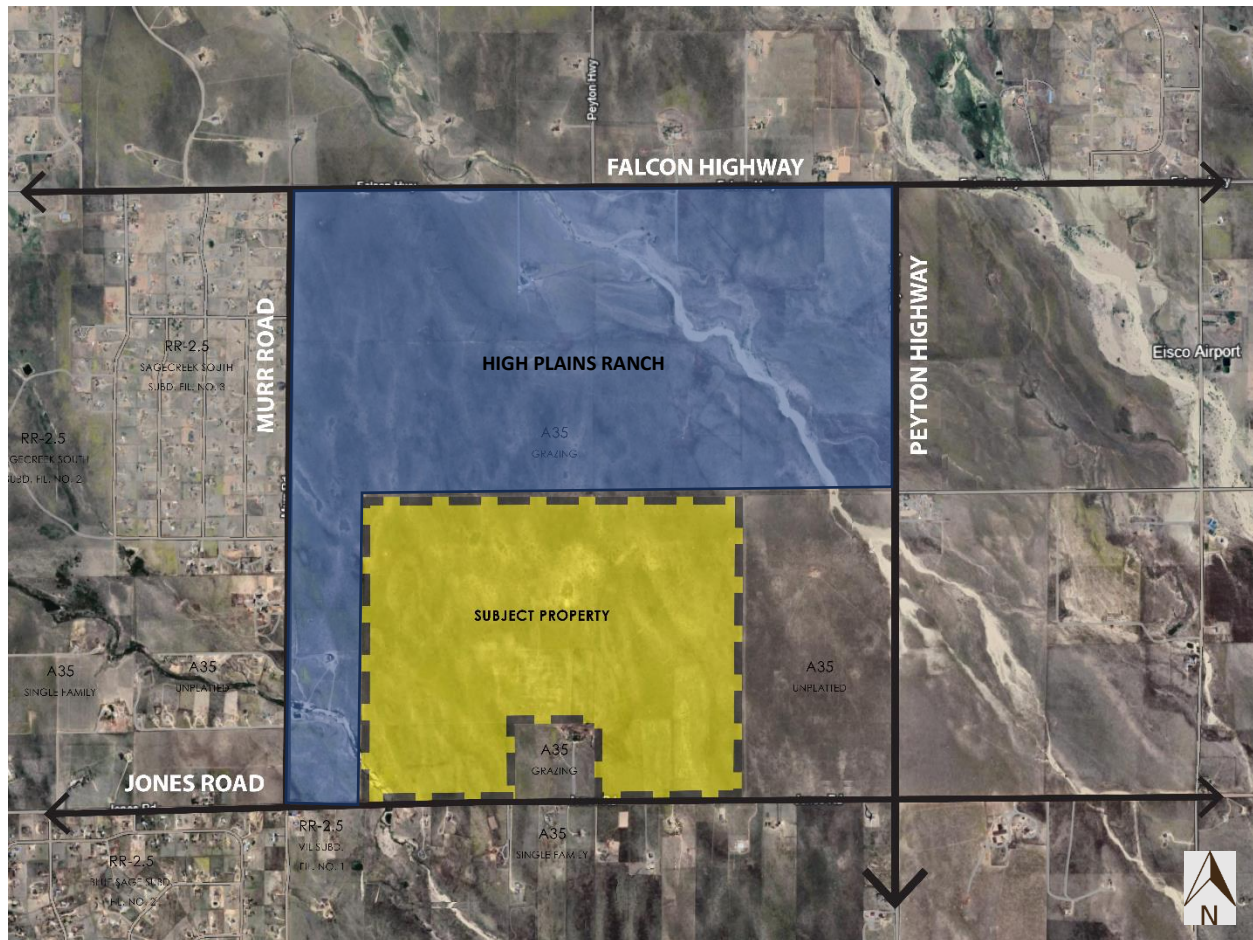
CURRENT USE: AG GRAZING

REQUEST

N.E.S. Inc., on behalf of P760 LAND, LLC, requests approval of a Preliminary Plan consisting of 244 2.5 ac lots. The 752.68 ac site has a water tank site, a Metro District operated central water system, two open space areas for recreation, and easement areas interconnected within the overall development for the residents to use as an equestrian trail network.

SITE LOCATION & DESCRIPTION

The 752.68 ac project site is located north of Jones Road, east of Murr Rd, south of Falcon Highway, and west of Peyton Highway, in northeast El Paso County. The site is gently undulating with little vegetation other than native prairie grass. An unnamed tributary to Black Squirrel Creek cuts across the southwest corner of the property, which includes floodplain and wetlands.

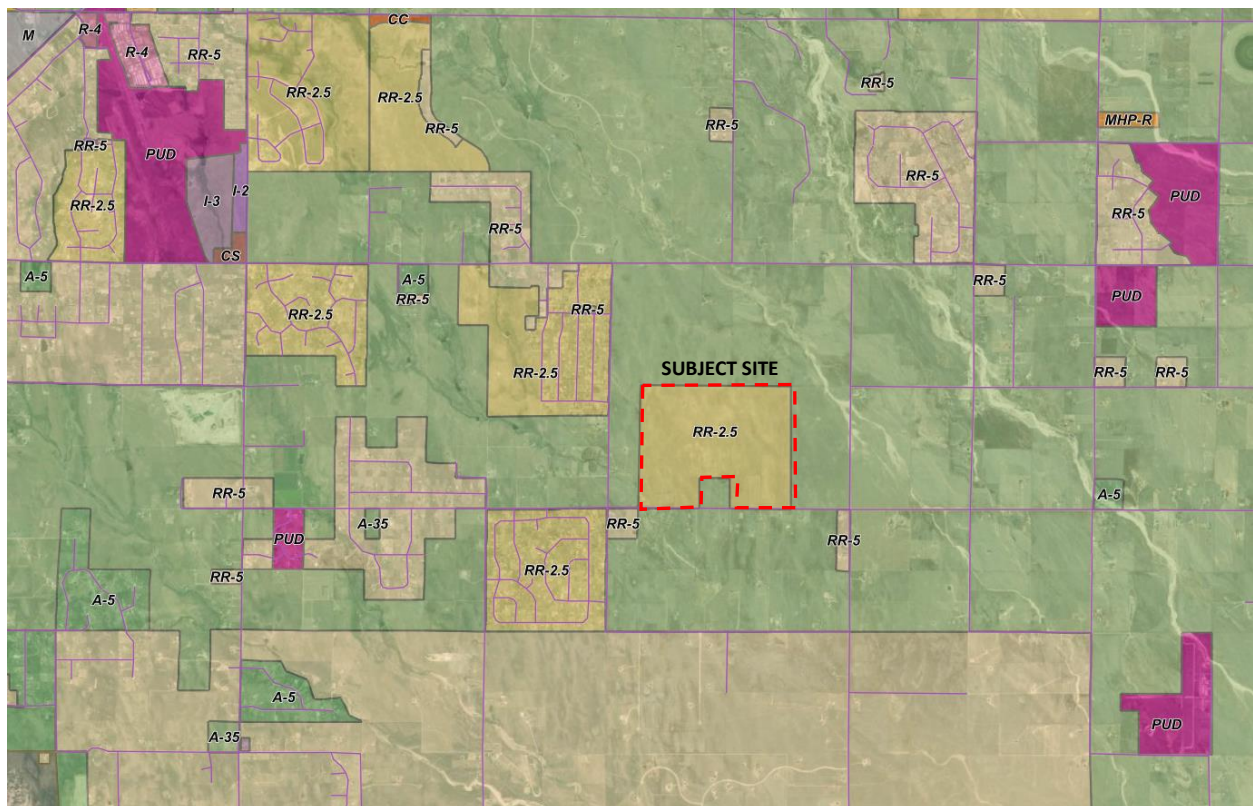


The property abuts Jones Road along the south boundary and excludes a 40 ac parcel, which is the residence of the original owners of the subject site. The north and west boundaries of the site abut currently undeveloped agricultural land. This area is proposed for 0.5 to 2.5-acre lot residential

development with some civic and commercial uses under the High Plains Ranch Sketch Plan approved in 2006 (EPC File # SKP06002), which was extended in April 2026 for a period of 5 years (SKP261).

SURROUNDING ZONING

This part of El Paso County is characterized by A-35 zoned agricultural land to the east which transitions to large lot residential development with expanding pockets of RR-2.5, RR-5 and PUD zoned rural residential moving west toward Falcon. The subject property is zoned RR-2.5 for a 2.5-acre lot minimum. The RR-2.5 zoned Sagecreek South Subdivision is located to the northwest of the site and to the south is the RR-2.5 zoned Blue Sage Subdivision. Adjacent to the Southwest corner of the site is the small RR-5 zoned V I L subdivision. There is a large expanse of RR-5 zoning extending south to Hwy 94.



As noted above, while currently zoned A-35, the property immediately to the north and west is part of the High Plains Sketch Plan, which includes single-family 2.5 ac lots and a church site immediately adjacent to the subject site. Further to the north, this Sketch Plan proposes single-family 1 ac and 0.5 ac lots, commercial development and a school site. The A-35 zoned properties to the south of Jones Road are 35 ac and larger parcels for single-family residential use. To the west of Murr Road are larger parcels used primarily for grazing or single-family residential, with one 80 ac parcel being developed as a manufactured home park with sites for 16 homes, equivalent to 0.2 du/ac.

PROJECT DESCRIPTION & CONTEXT

The RR-2.5 zoning for this site allows for a potential 301 residential lots on the 752.68 ac property. However, the applicant plans to include amenity space and trails for residents with the intent of creating an equestrian friendly subdivision. The proposed preliminary plan illustrates a total of 244 residential lots to be constructed in five filings. The Service Plan for the Triple H Ranch Metropolitan District was approved by the Board of County Commissioners on September 2, 2025. This sets out the proposed infrastructure improvements, including the Metro District operated central water system and associated water tank, as well as responsibilities for ongoing maintenance of required infrastructure.

ACCESS & TRAFFIC

This site will be accessed from Jones Road, which is classified as a public minor arterial. Two full-movement access points are proposed to serve the development located on either side of the remaining 40 ac parcel. Within the developed site there will be a network of local rural residential roads to provide lot access and circulation through the site. The development will also create tracts of land which may be used for future vehicular access to adjacent properties to the north and the west. These potential connections would provide more opportunities to integrate with the surrounding rural community and enhance overall access.

A Traffic Compliance Letter, dated July 2026 and prepared by SM Rocha, LLC, is submitted with the Preliminary Plan application. This identifies the primary street network in the study area. The Traffic Compliance Letter indicates the majority of primary street intersections in the study area are operating at Level of Service (LOS) A with stop sign-controlled intersections. Some turn movements at Hwy 94/Peyton Hwy and Curtis Road/Jones Road operate at LOS B and C; however, no additional improvements to these intersections are needed as a direct result of this proposed development.

Full build out of the Triple H Ranch development will generate 2,301 additional daily trips, with 171 trips occurring during the morning peak hour (128 exiting/43 enter) and 229 trips during the afternoon peak hour (85 exit/144 enter). These trips will be distributed to the two site access points, with approximately 70% of site-generated traffic expected to use the western access, with 70% of all exiting trips projected to travel west.

The Traffic Compliance Letter also projects traffic impacts to 2045 to take into account additional traffic from the anticipated development of vacant parcels in the study area. In 2045 most intersections will continue to operate at an acceptable A to D LOS in the current stop-controlled configuration. The westbound turn movement at Curtis Road and Jones Road will operate at LOS F.

Table 3 of the Traffic Compliance Letter recommends a number of improvements to the study area intersections and roadways by 2045. The majority of these are triggered by the existing traffic conditions and general regional growth anticipated in the area. Additional public improvements that can be directly attributed to this development can be found on page 7 of the report.

Table 3 – Recommended Roadway & Intersection Improvements

INTERSECTION	IMPROVEMENT	TIMING	RESPONSIBILITY
Curtis Road	Improve Curtis Road to County's Rural Minor Arterial cross-section	Shown in County's MTCP by Year 2045	Master Planned (may be reimbursable under MTCP)
Jones Road	Improve Jones Road to County's Major Collector standards along property frontage	With Site Development	Triple H Ranch Development
Falcon Highway / Murr Road	Construct eastbound right turn deceleration lane	With Site Development - Construction of approximately 215 DU	Triple H Ranch and other trip generators within the overall area
Falcon Highway / Peyton Highway	Construct eastbound right turn deceleration lane	Warranted under existing conditions	Developments and other trip generators within the overall area
Curtis Road / Jones Road	Construct westbound left turn deceleration lane	With Site Development - Construction of approximately 100 DU	Triple H Ranch and other trip generators within the overall area
	Construct westbound right turn deceleration lane	Warranted under existing conditions	Developments and other trip generators within the overall area
	Construct southbound left turn deceleration lane	Warranted under existing conditions	Developments and other trip generators within the overall area
Jones Road / Murr Road	Construct southbound left turn lane along Murr Road at Jones Road	With Site Development - Full Build-Out	Triple H Ranch Development
Peyton Highway / Jones Road	Construct northbound left turn lane along Peyton Highway at Jones Road	With Site Development - Construction of approximately 210 DU	Triple H Ranch and other trip generators within the overall area
State Highway 94 / Peyton Highway	Construct eastbound right turn deceleration lane	Warranted without proposed development by Year 2045	Developments and other trip generators within the overall area
	Construct westbound right turn deceleration lane	Warranted under existing conditions	Developments and other trip generators within the overall area
	Construct northbound left turn deceleration lane	Warranted without proposed development by Year 2045	Developments and other trip generators within the overall area
	Construct southbound left turn deceleration lane	Warranted under existing conditions	Developments and other trip generators within the overall area
Access A / Jones Road	Construct eastbound left turn deceleration lane along	With Site Development - Construction of approximately 75 DU	Triple H Ranch Development

The developer acknowledges that the County's Road Impact Fees will be assessed and fees will be due at time of building permit. At this time, a determination as to how the fees will be structured has not been made but will be finalized with the Final Plats.

OPEN SPACE AND TRAILS

The 2022 El Paso County Parks Master Plan shows the project impacting a section of the proposed Judge Orr Secondary Regional Trail. The Judge Orr Secondary Regional Trail traverses the south side of the site, on the north side of Jones Road, and along an unnamed tributary of Upper Black Squirrel Creek near the southwest corner of the site. A 25-foot-wide trail easement is proposed to accommodate this trail,

which will eventually connect to the proposed Great Plains Primary Regional Trail corridor to the east.

Once the 25-foot-wide public trail easement reaches the 40 ac out parcel, from a west to east orientation along Jones Road, it will be routed north, then east, and then south around the perimeter of the outparcel to maintain a fully continuous trail easement. A general note has been added to the Preliminary Plan which allows for this portion of the regional trail easement to be relinquished when an alternate alignment along Jones Road can be dedicated to the County.

The Preliminary Plan includes two large tracts, Filing 1 Tract A and Filing 4 Tract A, will provide almost 16 acres of parks and open space as amenities for future residents. Filing 5 Tract A preserves 7.2 acres of open space to protect the FEMA floodplain related to the unnamed tributary to Black Squirrel Creek in the southwest corner of the site. The proposed regional trail corridor will run along the north side of this tract. The Preliminary Plan also includes a network of internal trails through private lot easements along the residential roads and between lots. These provide a looped system via a perimeter trail and connections to the internal parks and future regional trail. The parks and private trail system will be maintained by the Triple H Ranch Metropolitan District.

DRAINAGE

The Preliminary Drainage Report prepared by Classic Consulting and Engineering in July 2026 analyzes the existing drainage characteristics of the site and any required improvements. The proposed Triple H Ranch development is situated within the Haegler Ranch and Geick Ranch drainage basins. Two full spectrum detention ponds are proposed along with roadside ditches, culverts to convey stormwater under roads, and swales. The implementation of these ponds and other associated infrastructure is designed to reduce stormwater flows below historic rates. The development's Metro District will maintain the two full spectrum detention ponds.

UTILITIES

The proposed single family residential lots will be served via a Metro District operated central well water system, and individual on-site wastewater treatment systems. The Service Plan for the Triple H Ranch Metropolitan District sets out the proposed infrastructure improvements, including the Metro District operated central water system and associated water tank, as well as responsibilities for ongoing maintenance of required infrastructure.

RMG Engineering personnel performed a site reconnaissance visit in August 2023 to evaluate numerous site conditions including surface characteristics, topography, vegetation, natural and cultural features, and current and historic land uses. In early May of 2026 RMG installed two monitoring wells to monitor the groundwater levels, if any, for a 12-month period to determine if shallow groundwater exists on the site. However, the test pits dug by RMG personnel in 2023 and additional test pits examined in May of 2026 both concluded that this site is suitable for individual on-site wastewater treatment systems.

Additional relevant information can be found in the Wastewater Study which was originally prepared in September 2023 and amended in July 2026.

Because this development is to be constructed over five filings, the utilities and related infrastructure will be phased as needed to service each respective portion of development. The water tank site is to be established concurrently with Filing No. 1. The tank site, located within Tract A of Filing No. 2, will be operated and maintained by the Metro District.

This proposed development is within the Mountain View Electric Certificated area. Mountain View Electric Association (MVEA) has existing facilities within this parcel of land.

Natural gas services are not proposed, and individual lots will utilize propane tanks.

FLOODPLAIN AND WETLANDS

A Natural Features and Wetlands Report has been prepared by Bristlecone Ecology and is submitted with this Preliminary Plan package. This report notes that the topography of the project area is located within the rolling foothills grasslands ecoregion of Colorado.

The report also reviewed the hydric soil ratings for all soil components present on the project site. Hydric soils provide optimal conditions for wetlands to become established. The report concluded that all primary soil series on the site are described as having low hydric to nonhydric ratings. The Pleasant soil series, a minor component within some of the primary soil series, was found on site and is rated as hydric in El Paso County. This means the presence of wetlands is moderate in depressions, and very low in other areas on site.

A formal wetland delineation was performed on August 7th, 2023, finding a total of 0.67 ac of wetlands present on the site. The wetland area is located within the floodplain in the southwest corner of the site along the unnamed tributary to Black Squirrel Creek. This floodplain type, map number, and date are as follows: Floodplain type – Zone A Map number – 08041C0590G Effective Date – 12/07/2018. The wetlands identified on site were not Riverine, as described in the NWI dataset, but rather represented a Palustrine system that receives infrequent flooding. No lake or pond areas were found on site as are described in the NHD. This site is situated within the Haegler Ranch and Geick Ranch drainage basins. In conclusion, Wetlands on site are presumed to be jurisdictional and may require a Section 404 permit from the USACE in accordance with the CWA.

NATURAL FEATURES AND VEGETATION

A Natural Features and Wetlands Report has been prepared by Bristlecone Ecology and is submitted with this Preliminary Plan package. This report notes that the topography of the project area is located within the rolling foothills grasslands ecoregion of Colorado. Dominant species within this ecoregion include Little and Big Bluestem, Switchgrass, and Yellow Indiangrass. No shrubs or trees were present on site other than at a home site along the south-central border of the site. The project site ranges in elevations between approximately 6,425 and 6,500 feet above mean sea level. The site contains no Colorado Natural Heritage Conservation Areas or Potential Conservation Areas.

NOXIOUS WEEDS

A Noxious Weeds Report has been prepared by Bristlecone Ecology and is submitted with this Preliminary Plan package. This report notes that scattered populations of Bull Thistle (*Cirsium vulgare*) were found in low numbers in the upland areas, likely where prior disturbance has occurred. This is a List B species, which requires treatment in the state of Colorado. Following construction, the Metropolitan District will be responsible for weed control in open space tracts. With individual lots, weed control will be the responsibility of the individual homeowner.

WILDLIFE

The Report prepared by Bristlecone Ecology and is submitted with this Preliminary Plan notes that USFWS IPaC database was used to determine the likelihood of federally listed T&E species within the project area. Two mammals, two birds, two fishes, one insect, and one flower species were listed with potential to occur. After a physical site reconnaissance, B.E. provided professional opinion that none of these eight species would be likely to occur or be impacted by this development. Based on the findings of the site reconnaissance, B.E. classified the expected impacts on grassland species as moderate, on woodland species as negligible, and on reptiles and amphibians as moderate to low.

WILDFIRE

The Report prepared by Bristlecone Ecology and submitted with this Preliminary Plan also states roughly 95% of the site is designated as the “lowest” wildfire risk to assets and the remaining 5% is designated as “Low” risk. The overall Wildfire risk index for this project is expected to be similar before and after development.

COMMUNITY OUTREACH

The development team has begun conversations with adjacent property owners to discuss the proposed development. The owner of the 40 ac parcel on Jones Road is the original owner of the property and is aware that the applicant’s proposal to develop the property into 2.5-acre lots. Both the property owner to the east and High Plains Ranch property owners, to the north and west of the subject property, are aware of the development plans for the site.

PROJECT JUSTIFICATION

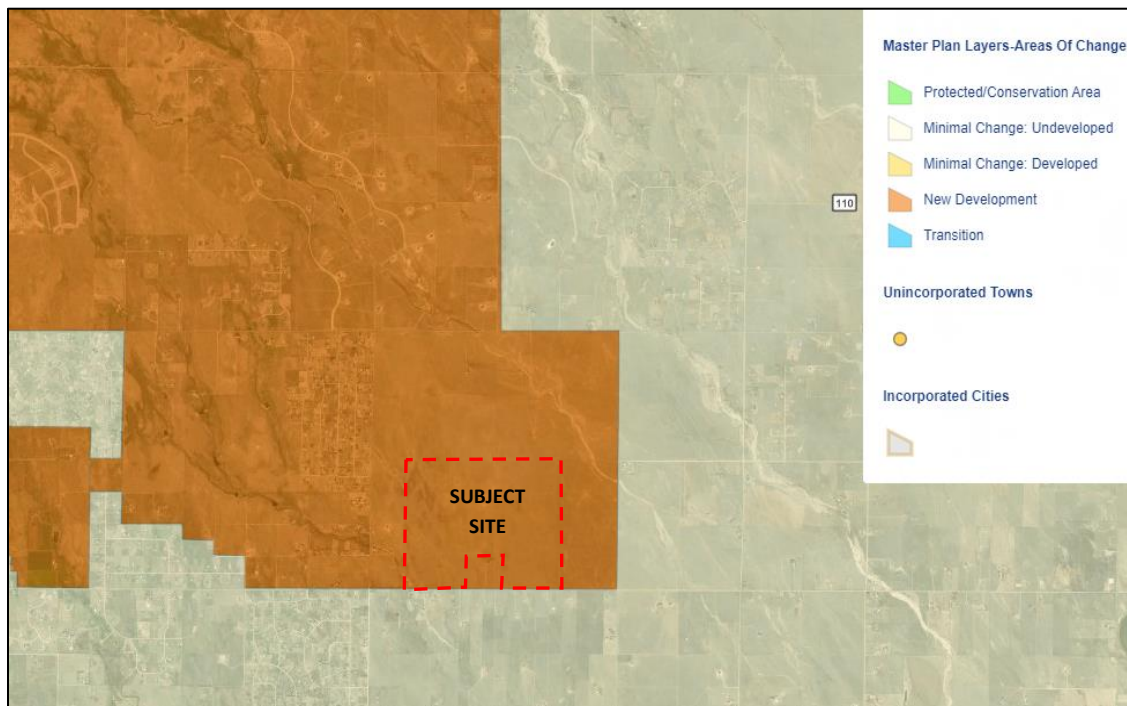
PRELIMINARY PLAN

The request is consistent with the criteria in Section 7.2.1.D.2.e for a Preliminary Plan as follows:

1. *The proposed subdivision is in general conformance with the goals, objectives, and policies of the master plan;*

Your El Paso County Master Plan

The property is not identified in any of the Key Areas in the Master Plan. However, the property is classified on the Areas of Change Map as a New Development which are areas expected to significantly transform as new development takes place on undeveloped lands.

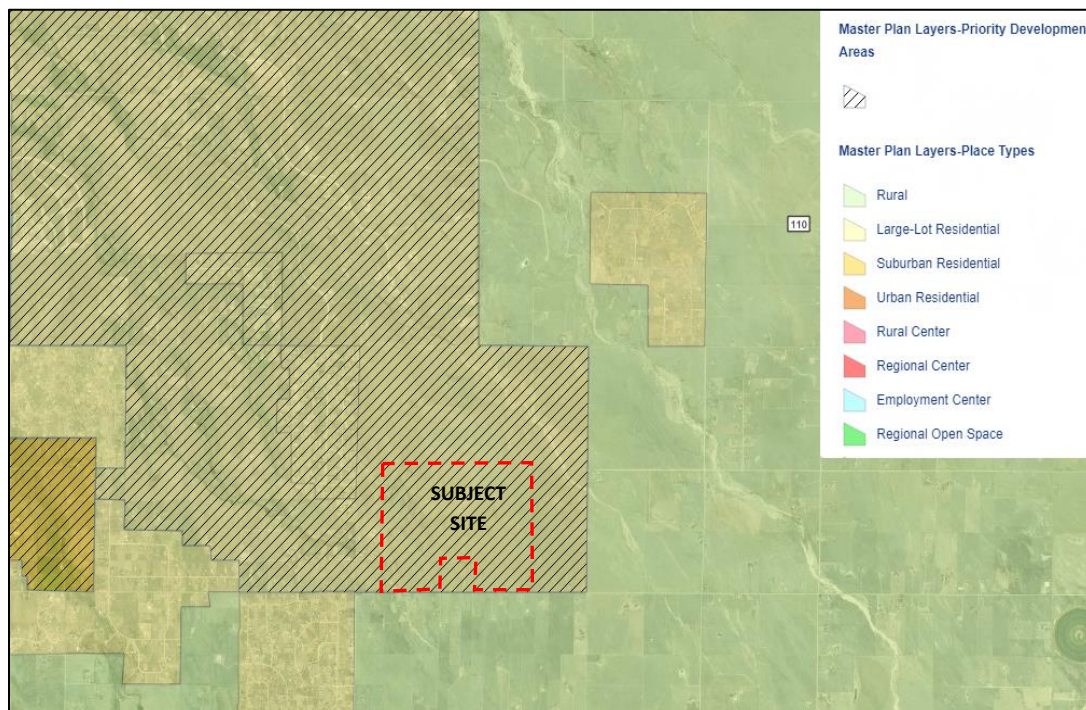


Objective LU1-1 states that “Some areas of the County should be planned for new development, while other areas should be preserved, protected, or see little new development.” Areas that are adjacent to a built-out area should be developed to be consistent with the existing developed character. The subject property is in proximity to existing and proposed rural residential development of similar size and will be developed with lots and homes of similar size and character.

The Placetypes Map identifies the property as Large-Lot Residential. The Large-Lot Residential Placetype consists almost entirely of residential development and acts as the transition between Placetypes. Development in this Placetype typically consists of single-family homes and are generally large and dispersed throughout the area to preserve a rural aesthetic. The primary land use within this Placetype

is single-family detached residential, typically on 2.5 ac lots or larger. The RR-2.5 zoning of Triple H Ranch is consistent with the primary land uses deemed appropriate for the Large-Lot Residential Placetype.

The subject property is also within a Priority Development Area. El Paso County is expecting significant growth over the next 20 years and this framework identifies specific locations throughout the County that should be prioritized first for new residential development to help accommodate growth. The site is within Highway 24 Priority Development Area where significant growth is expected along the corridor between Falcon and Peyton not only to connect the existing subdivisions, but also to capitalize on proximity to the Highway and the Falcon Regional Center. While an overall density of 2.5 ac per lot should be maintained within this area, consistent with the Large-Lot Residential Placetype, denser development should be allowed if compatible with the existing development pattern and central water and sewer are being extended to provide a transition to expanding Suburban Residential development in Falcon and areas to the south. The RR-2.5 zoning of Triple H Ranch is consistent with the master Plan Priority Development Area objectives.



Water Master Plan

The Applicant is proposing the future development be served by a newly formed Metropolitan District, which will operate two central wells to serve the property. The property lies within the El Paso County Water Master Planning area, Region 3, within the Black Squirrel Designated Basin.

Region 3 has a current water supply of 7,164 - acre feet per year and a current demand of 4,494 - acre feet per year. The 2040 water supply is projected to be 7,921 - acre feet per year and the projected demand is 6,403 - acre feet. The 2060 water supply is projected to be 8,284 - acre feet per year, whereas

the demand is anticipated to be 8,307 - acre feet per year; therefore, there is projected to be an approximate balanced supply of water for central water providers in this region of the County.

The following are policy guidelines from the Water Master Plan:

Goal 1.1: Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

The proposed project is located within the Upper Black Squirrel Creek designated basin. Triple H Ranch has recorded determinations for the Denver, Arapahoe, and Laramie-Fox Hills aquifers beneath the property. The initial domestic water system is proposed to use two wells, one in the Arapahoe Aquifer and one in the Laramie-Fox Hills Aquifer, with the Denver Aquifer rights retained for future capacity and/or replacement planning as applicable. The estimated determination values for each aquifer resulting in an available legal water supply of 251.7 acre-feet annually. The Denver Aquifer rights will be retained for additional future capacity. The Applicant requests that the finding of sufficiency for water quantity, dependability and quality be deferred to the Final Plat.

Policy 1.2: Integrate water and land use planning.

The development has water rights to serve the property as determined by the Colorado Ground Water Commissioner Findings.

Goal 5.2: Identify regional opportunities and barriers to satisfying water supply needs at full development build-out.

Policy 5.2.4: *Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.*

Water service will be provided by the recently established Metropolitan District. The owner has rights to water in three aquifers to serve the development, via two centralized wells.

Policy 5.5.1: *Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when economies of scale to do so can be achieved.*

The Preliminary Plan for 244 lots will result in lots equal to, or greater than, 2.5 acres that will utilize a central well system managed by the newly established metropolitan district.

Major Transportation Corridor Plan (MTCP)

The MTCP classifies Jones Road as a public minor arterial. No improvements are identified in the vicinity of the site on the 2045 Road Improvements Map.

Further afield, the MTCP indicates planned upgrades to Curtis Road by 2045 to function as a two-lane principal arterial roadway. The jogged alignment of Peyton Hwy across Falcon Hwy will also be

eliminated to allow a consistent alignment across the roadway. This improvement is planned by 2030.

El Paso County Parks Master Plan

The property is shown on the Parks Master Plan as being within a vast area designated as a candidate for regional park/open space area. There are no future parks shown within the property boundary. The Trails Master Plan identifies a proposed Secondary Regional Trail that follows the creek in the southwest corner of the site, and then Jones Road along the southern property boundary. A network of easements has also been provided for the residents which allow for equestrian trail connections, both within the larger development and to the proposed secondary regional trail. These easements allow users to navigate between individual lots, along right-of-way corridors, and create access to two private open spaces within the development without necessitating the use of vehicles.

2. *The subdivision is consistent with the purpose of this code;*

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. The proposed subdivision of rural residential is consistent with the County Master Plan and is compatible with the pockets of RR-2.5, RR-5 and PUD zoned rural residential to the west, and the approved sketch plan development characteristic to the north.

3. *The subdivision is in conformance with the subdivision design standards and any approved sketch plan;*

There is no approved Sketch Plan for this property. The subdivision design standards set out in Chapter 8 of the Land Development Code are met including, but not limited to:

- Adequate provision for traffic, drainage, open space, recreation and parks;
- Provision of properly designed roads to provide for safe and convenient vehicular circulation and identification of required road improvements;
- Adequate provision for water, sewer and other utilities;
- Ensuring that structures will harmonize with the physical characteristics of the site;
- Ensuring that land is divided into lots that are of adequate size and configuration for the purpose for which they are intended to be used; and
- Protecting natural resources.

4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;

The proposed single family residential lots are to utilize well water provided by two Metropolitan District operated central well systems and individual on-site wastewater treatment systems. The domestic water demand will be met using two wells: one in the Arapahoe Aquifer and the other in the Laramie-Fox Hills Aquifer. The Denver Aquifer rights will be retained for additional future capacity, but a well in the Denver Aquifer will not be drilled at the present time. The Applicant requests that the finding of sufficiency for water quantity, dependability and quality be deferred to the Final Plat.

5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;

The site is suitable for individual on-site wastewater treatment systems within the cited limitations described in the Wastewater Study provided by RMG Engineers and Architects. There are no foreseeable or stated construction-related issues or land use changes proposed at this time. The report does prescribe that no treatment areas are to be located within 50ft from any spring, lake, water course, irrigation ditch, stream, or wetland and 25 feet from dry gulches. The report concludes that if EPCDHE physical setback requirements are met (both horizontal and vertical) are met for each lot, other than the 5 lots bordering the drainage way, there are no restrictions on the placements of the individual on-site wastewater treatment systems.

6. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];

The Soils and Geology Report created by RMG Engineers and Architects in September of 2023, and updated in July of 2026, concludes the geologic conditions on site are considered typical for the Front Range region of Colorado. Geologic hazards found to be present at this site include faults, seismicity and radon. Geologic conditions found to be present at this site include potential expansive and compressible soils and flood prone areas. Existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices.

7. Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;

The Preliminary Drainage Report prepared by Classic Consulting and Engineering in July 2026 analyzes the existing drainage characteristics of the site and any required improvements. Two full spectrum detention ponds are proposed along with roadside ditches, culverts to convey stormwater under roads, swales. The implementation of these ponds and other associated infrastructure are designed to reduce stormwater flows below historic rates, which complies with the requirements of the LDC and ECM. The development's Metro District will maintain the two full spectrum detention ponds.

8. *Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;*

Lots will be accessible by new public streets that will comply with the LDC and ECM. Street names have been approved by El Paso–Teller County 911 Authority.

9. *The proposed subdivision has established an adequate level of compatibility by*

a. Incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;

The proposed subdivision is considerate of the existing natural features on site. Adequate distance is maintained between proposed development and the existing unnamed tributary to Black Squirrel Creek which cuts across the southwest corner of the property, which includes floodplain and wetlands. Two open space areas and a network of tracts will be designed to create an equestrian friendly opportunity for residents.

b. Incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost-effective delivery of other services consistent with adopted plans, policies and regulations of the County;

A trail easement is being provided through the development to accommodate a planned trail per the EPC Parks Master Plan. This trail will facilitate bike and pedestrian traffic and will act as a connection between the Judge Orr Secondary Regional Trail and the Great Plains Primary Regional Trail.

c. Incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

The Traffic Compliance Letter recommends several improvements to the study area intersections and roadways by 2045. The majority of these are triggered by the existing traffic conditions and general regional growth anticipated in the area. Additional public coimprovements that can be directly attributed to this development can be found on page 7 of the Traffic Compliance Letter.

d. Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;

The site will be served by a Metro District operated central water system and septic as described above. Mountain View Electric will provide electric services, the Will Serve letter is included in this submittal. Natural gas services will not be supplied, as individual propane tanks will be utilized. Adequate streets are provided to serve the future residents of the subdivision.

e. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and

Both the Falcon and Ellicott Fire Protection Districts have adequate capacity to provide fire protection to the proposed subdivision. The closest staffed fire station is Station #3 located at 7030 Old Meridian Rd, Falcon, CO 80831. A Fire Protection Report and Will Serve letter from the respective Fire Marshall can be submitted upon request.

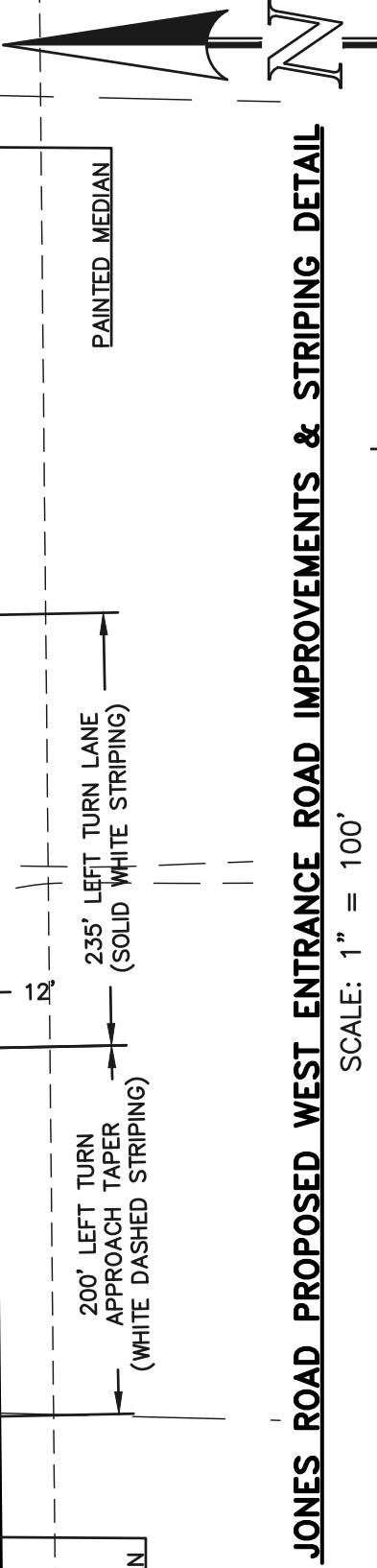
f. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

The proposed subdivision meets the applicable sections of the Code. LDC Chapter 8.4.3.B.4 (a) states that flag lots shall only be used where other lot layouts are impractical and 8.4.3.B.4 (g) states that the area of the pole of the flag lot shall not be included in the lot area in meeting the minimum lot area requirements. Of the 244 lots proposed in the Preliminary Plan, only two have a flag lot configuration. The dimensional requirements of the flag stem in Chapter 8.4.3.B.4 are met for each of the proposed flag lots and both lots meet the minimum 2.5-acre lot size when the flag stem is excluded.

The flag lots are not intended as a means of avoiding the construction of public roads or the extension of utilities. The Preliminary Plan creates a rural subdivision that preserves the existing topography and natural features of the property by limiting grading associated with infrastructure construction. The flag lots avoid the unnecessary extension of cul-de-sacs to serve the lots while optimizing the density allowed by the current zoning. The proposed flag lot configuration is a common design solution that promotes design efficiency while maintaining access to public roads and without causing harm to the public or other property.

Plan_2nd Submittal.docx

SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



JONES ROAD PROPOSED EAST ENTRANCE ROAD IMPROVEMENTS & STRIPING DETAIL



DESIGN PLACEMENT PER 2023 MUTCD
FIG. 2A-2 A AND LOCATED
8' BEHIND GRAVEL SHOULDER

SCALE: 1" = 10'
DESIGN SPEED: 30 MPH
POSTED SPEED: 30 MPH

HARMONY HILL DRIVE (DRAFTLINE TRAIL TO END), SILVER LAKE, LANE,
BLACKSMITH HILL DRIVE, BLACKSMITH HILL DRIVE, BLACKSMITH HILL DRIVE,
APPLOSA, RUN DRIVE, BUCKSON RIDGE TRAIL, BLACKSMITH HILL PATH,
SUNSET MESA LANE, SAGERRISS RIDGE WAY, HALTER RIDGE ROAD, IRON
SADDLE LANE, GOLDEN SPUR WAY AND HERITAGE HOLLOW DRIVE



SIGN PLACEMENT PER 2023 MUTCD
FIG. 2A-2 A AND LOCATED
8' BEHIND GRAVEL SHOULDER

SCALE: 1" = 10'

DESIGN SPEED: 50 MPH
POSTED SPEED: 45 MPH

JONES ROAD (ADJACENT TO PROPERTY)



PCD File No. SP254



TRIPLE H RANCH

PRELIMINARY PLAN
STREET CROSS SECTIONS

DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1" = N/A	SHEET 2	OF 20
CHECKED BY		(V) 1" = N/A	JOB NO.	2604.00

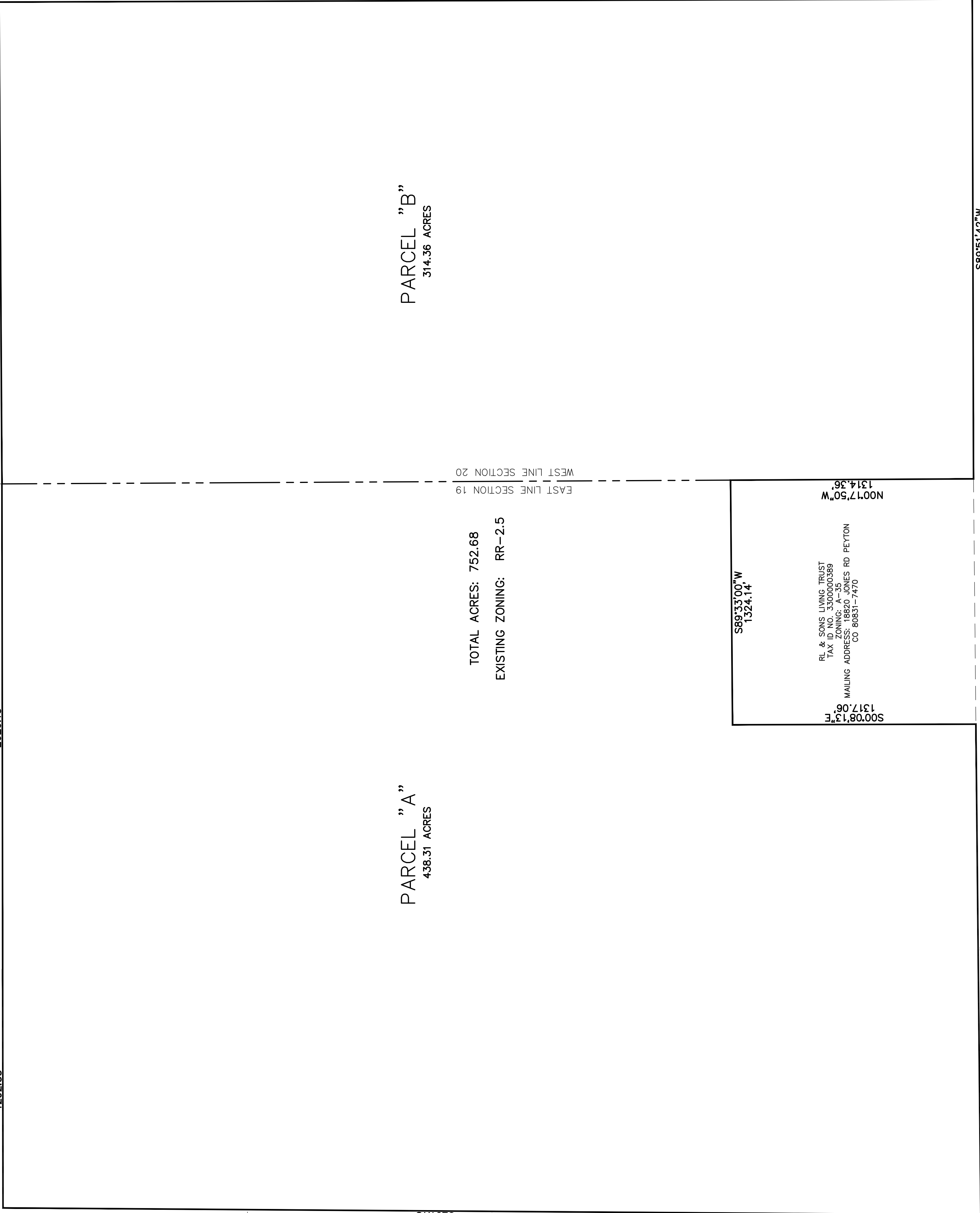
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790 (Fax) (719) 785-0799

TRIPLE H RANCH

SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN

N89°55'27"E 1292.33'	RW CASE II MURR ROAD TAX ID NO. 3300000388 MAILING ADDRESS: 119 N WAHSATCH AVE, COLORADO SPRINGS, CO 80903	N89°54'49"E 2626.15'	LINDSAY J CASE TAX ID NO. 3300000420 ZONING: A-35 MAILING ADDRESS: 119 N WAHSATCH AVE, COLORADO SPRINGS, CO 80903	MARKSHEFFEL-WOODMEN INVESTMENTS PEYTON HIGHWAY TAX ID NO. 3300000428 MAILING ADDRESS: 119 N WAHSATCH AVE, COLORADO SPRINGS, CO 80903



GOV. LOT 1
MARKSHEFFEL-WOODMEN
INVESTMENTS
MURR ROAD
TAX ID NO. 3300000533
ZONING: A-35
MAILING ADDRESS: 119 N
WAHSATCH AVE, COLORADO
SPRINGS, CO 80903-5466

GOV. LOT 2
LENA GAIL CASE
MARKSHEFFEL-WOODMEN
INVESTMENTS
MURR ROAD
TAX ID NO. 3300000540
ZONING: A-35
MAILING ADDRESS:
119 N WAHSATCH AVE,
COLORADO SPRINGS, CO 80903

GOV. LOT 3
COREY WORMACK
4875 MURR RD
TAX ID NO. 3300000542
MAILING ADDRESS: 4875 MURR
RD, PEYTON, CO 80851

GOV. LOT 4
DUSTIN HERRING
4625 MURR RD
TAX ID NO. 3300000543
ZONING: A-35
MAILING ADDRESS:
9452 ELMHURST LN, UNIT D,
HIGHLANDS RANCH, CO 80129

TOTAL ACRES: 752.68
EXISTING ZONING: RR-2.5

EAST LINE SECTION 19
WEST LINE SECTION 20

S00°10'20"E
3266.24'

PARCEL "B"
314.36 ACRES

PARCEL "A"
438.31 ACRES

S89°33'00"W
1324.14'
RL & SONS LIVING TRUST
TAX ID NO. 3300000389
ZONING: A-35
MAILING ADDRESS: 60831-7470
CO 80831-7470

S00°08'14"E
1317.08'
N00°17'50"W
1314.36'

S89°28'03"W
2656.73'

S89°51'42"W
2596.70'

JONES ROAD
60' WIDE PUBLIC RIGHT-OF-WAY



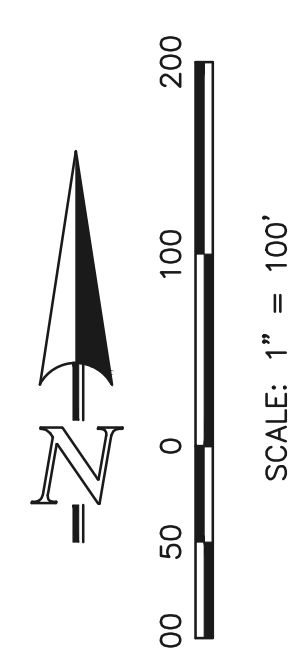
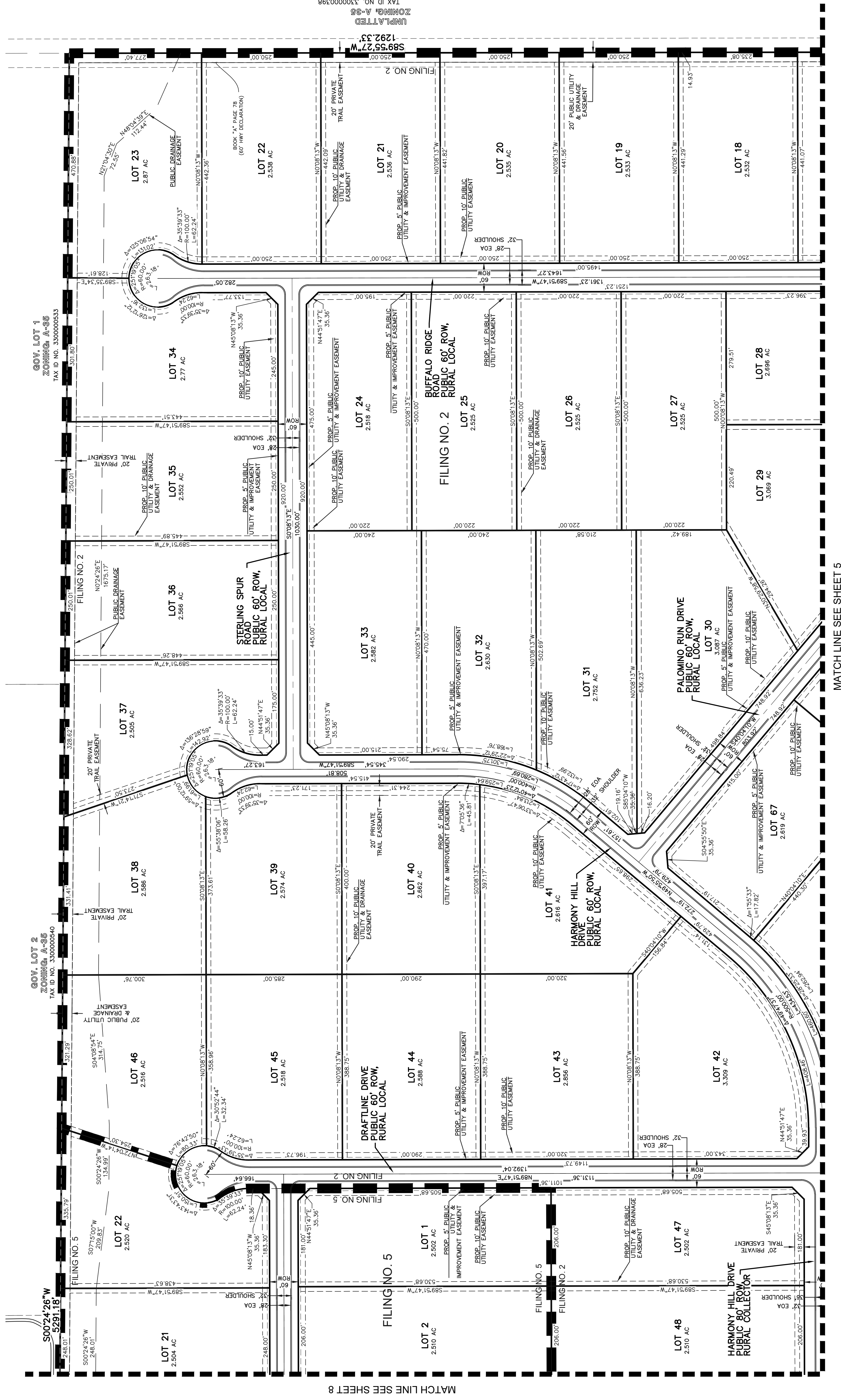
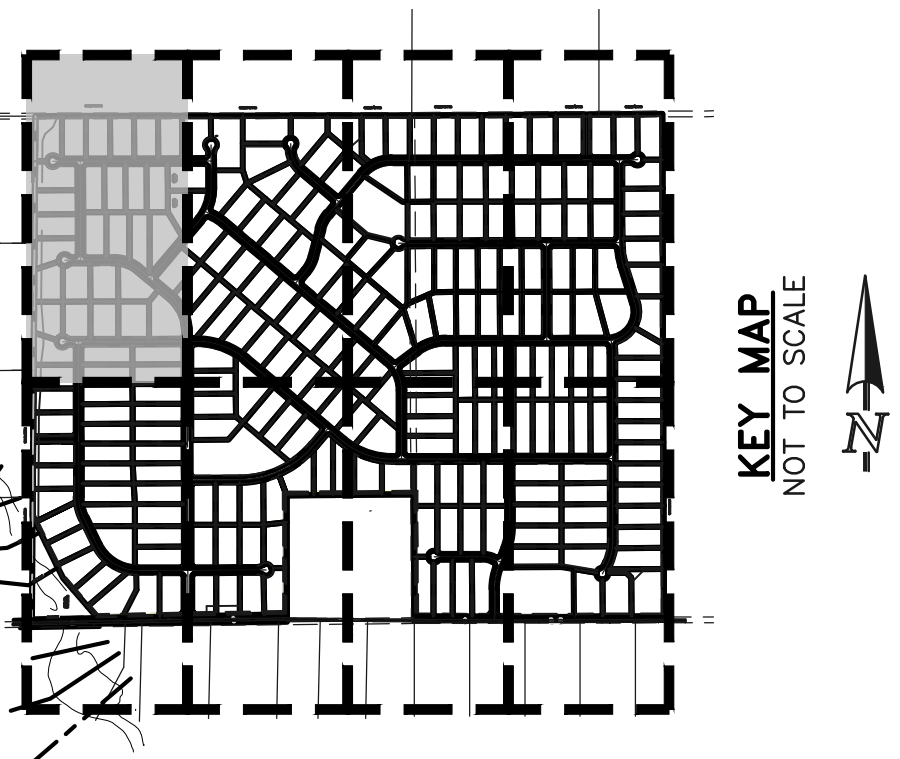
TRIPLE H RANCH				PCD File No. SP254			
PRELIMINARY PLAN				LEGAL BOUNDARY EXHIBIT & ADJACENT OWNERS			
DESIGNED BY	KES	SCALE	DATE	04/14/2025			
DRAWN BY	KES	(H) 1"= 100'	SHEET	3	OF	20	
CHECKED BY		(V) 1"= N/A	JOB NO.	2604-00			

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
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(719) 785-0795 (fax)

SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

TRIPLE H RANCH

PRELIMINARY PLAN



CLASSIC CONSULTING

TRIPLE H RANCH
PRELIMINARY PLAN

DESIGNED BY
DRAWN BY
CHECKED BY

KES
KES
(V)

SCALE
(H) 1"= 100'
N/A

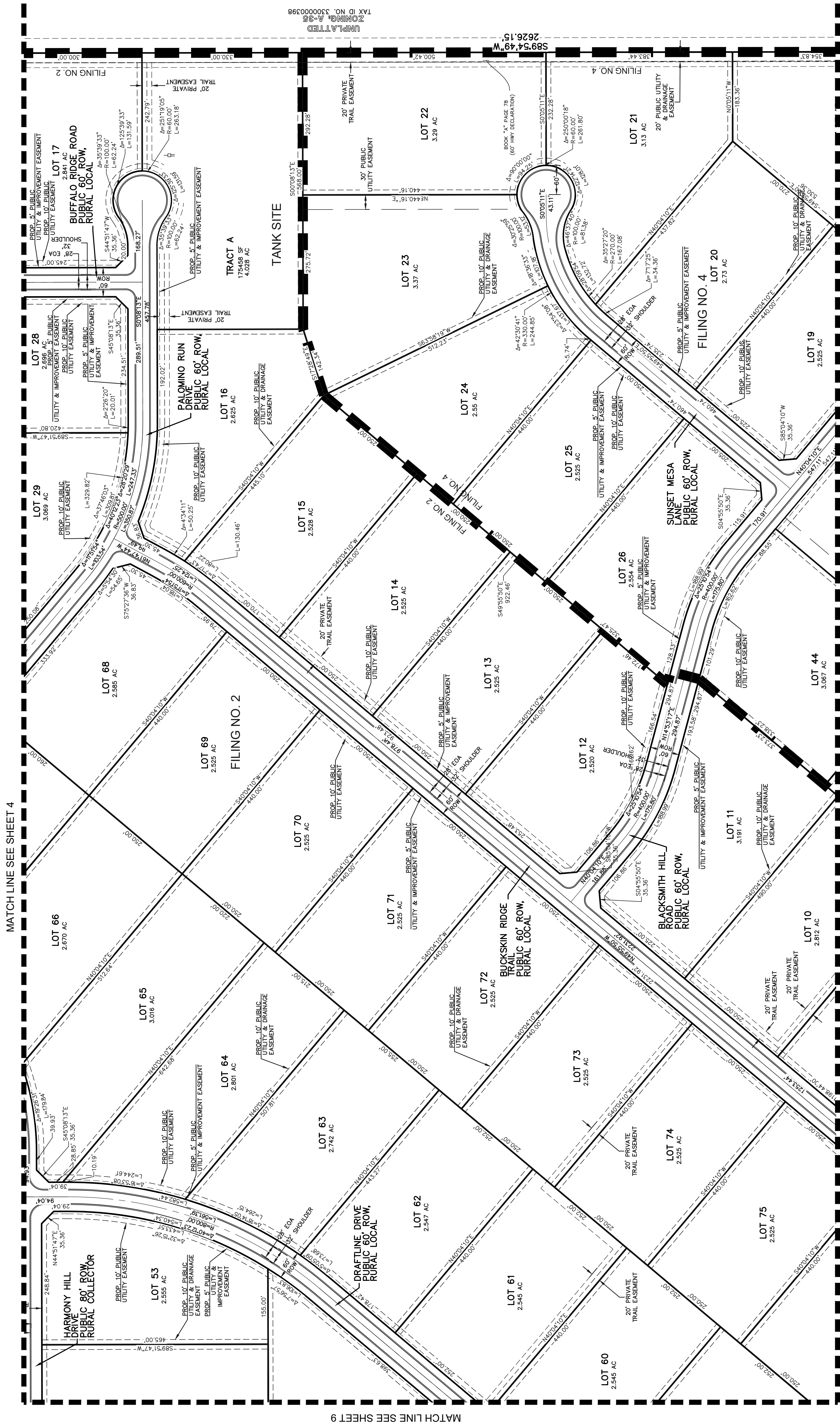
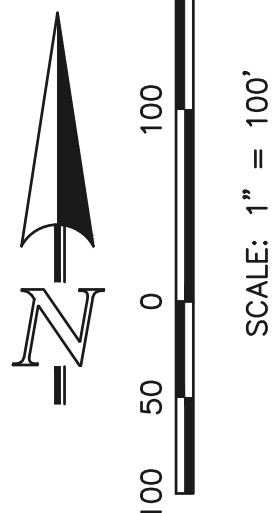
DATE
04/14/2025
SHEET 4 OF 20
JOB NO. 2604.00

- LEGEND
- BOUNDARY LINE
 - PROPERTY LINE
 - EASEMENT SETBACK LINE
 - LINE OF SIGHT

TRIPLE H RANCH
SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO
PRELIMINARY PLAN



NOTE:
SITE DEVELOPMENT PLAN REQUIRED
TO BE SUBMITTED FOR TANK SITE



MATCH LINE SEE SHEET 6

LEGEND

- BOUNDARY LINE
PROPERTY LINE
EASEMENT SETBACK LINE
LINE OF SIGHT



TRIPLE H RANCH
PRELIMINARY PLAN

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 (719)785-0790 (fax)

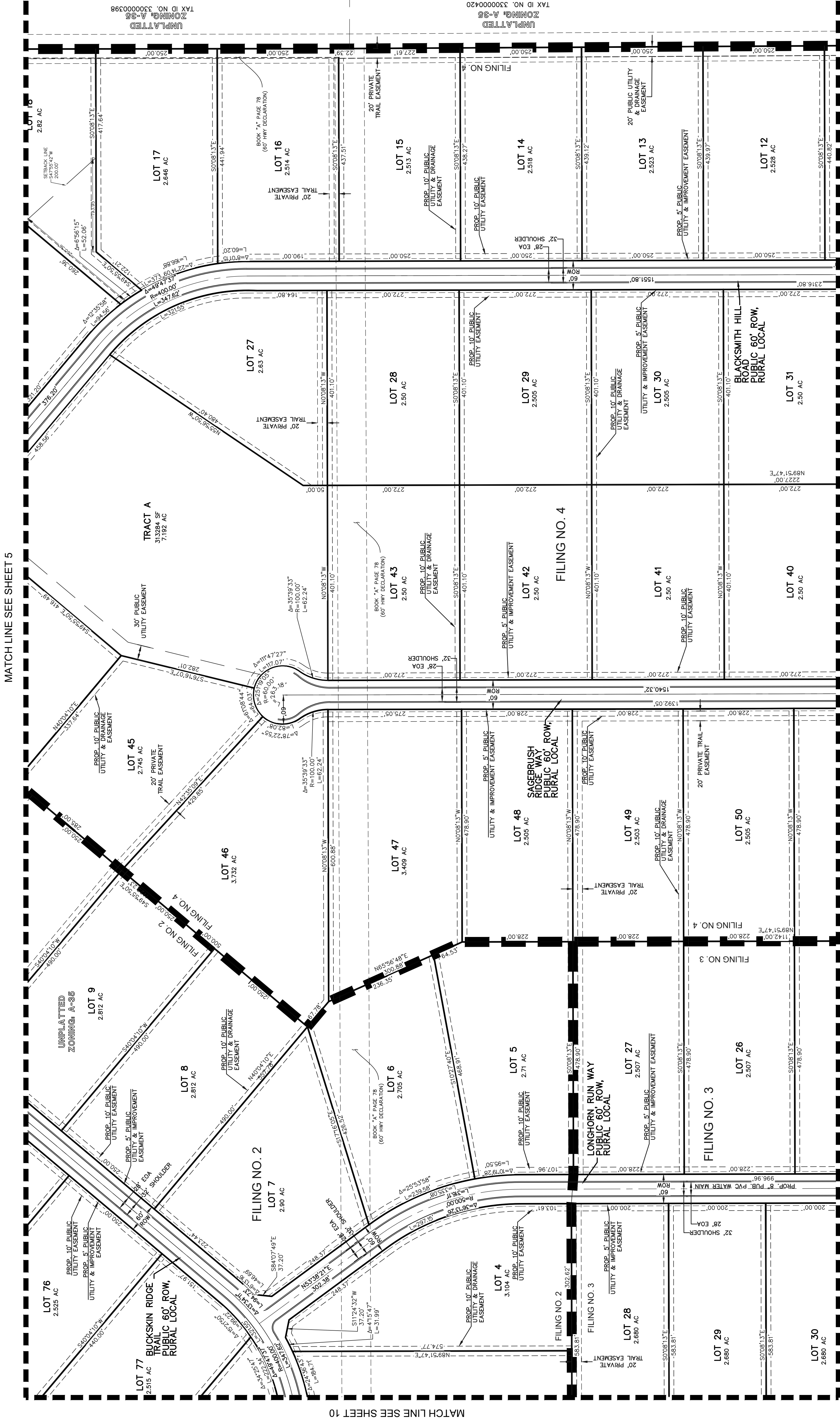
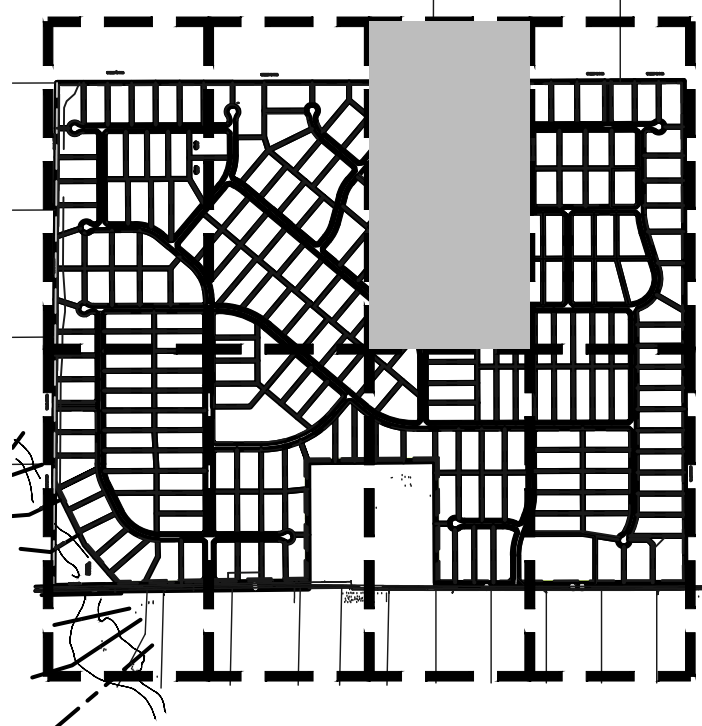
DESIGNED BY KES SCALE DATE 04/14/2025
 DRAWN BY KES (H) 1" = 100' SHEET 5 OF 20
 CHECKED BY (Y) 1" = N/A JOB NO. 2504.00

PCD File No. SP254

SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

TRIPLE H RANCH

PRELIMINARY PLAN



MATCH LINE SEE SHEET 7

LEGEND

BOUNDARY LINE

PROPERTY LINE

EASEMENT SETBACK LINE

LINE OF SIGHT

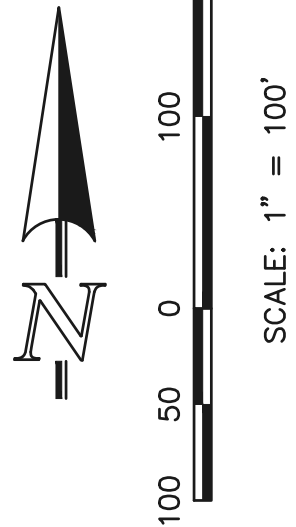
PCD File No. SP254

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TRIPLE H RANCH
PRELIMINARY PLAN

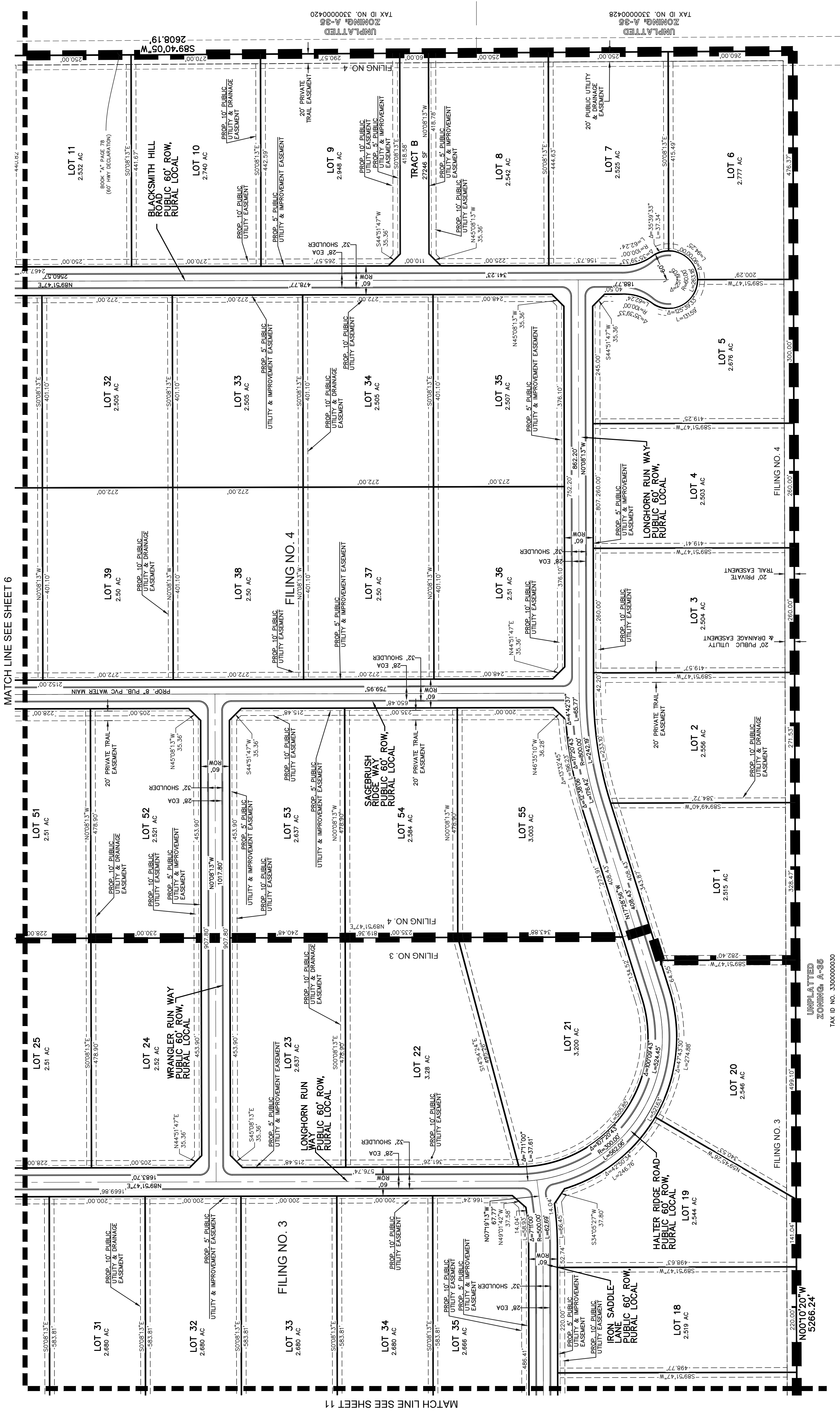
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DRAWN BY	KES	(H) 1"= 100'	SHEET	6	OF 20
CHECKED BY	(V) 1"= N/A		JOB NO.	2604.00	

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(719) 585-0785 (fax)



TRIPLE H RANCH
PRELIMINARY PLAN

SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 11

LEGEND

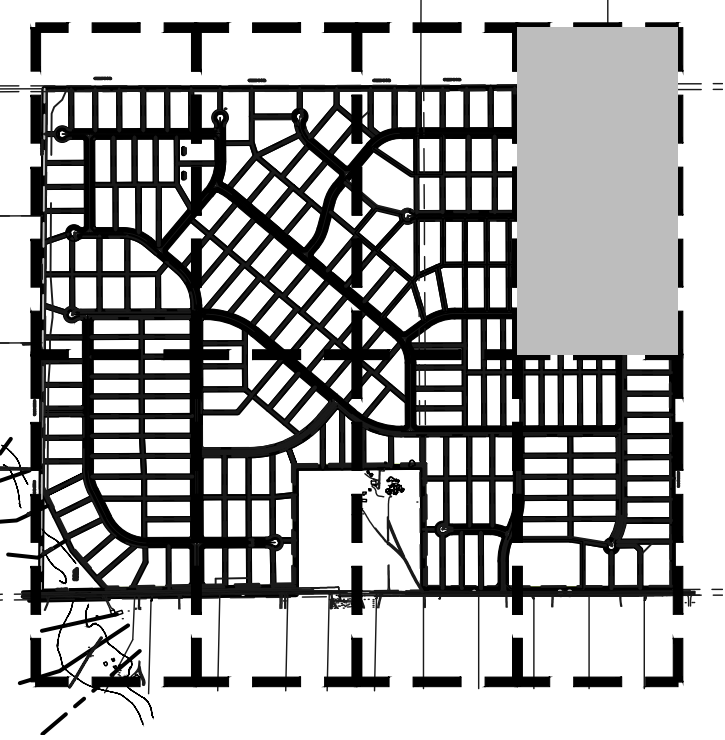
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- EXISTING STORM LINE

UNPLATTED
ZONING: A-36
TAX ID NO. 3300000030

SCALE: 1" = 100'



KEY MAP
NOT TO SCALE



CLASSIC CONSULTING

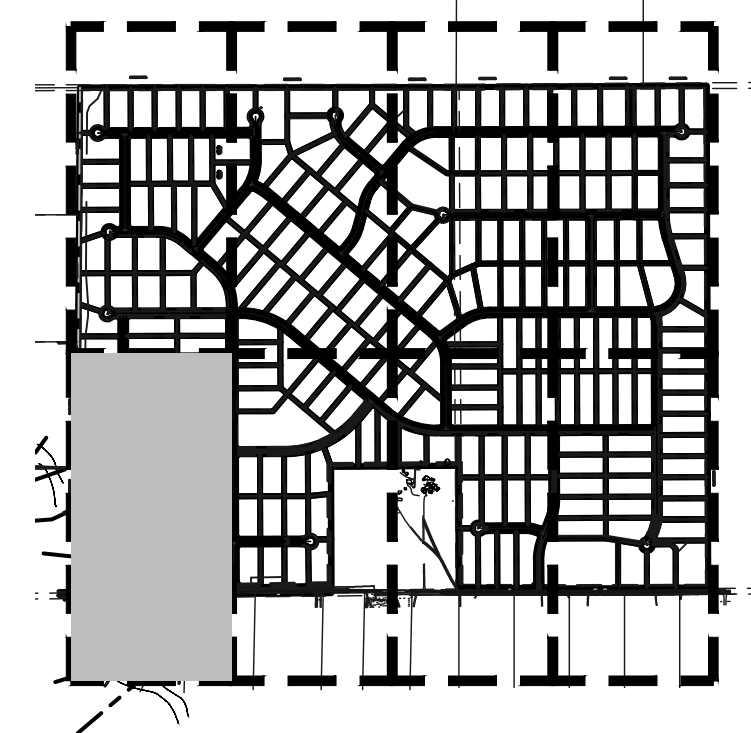
TRIPLE H RANCH
PRELIMINARY PLAN

PCD File No. SP254

DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1"= 100'	SHEET	7 OF 20
CHECKED BY	(V) 1"= N/A	JOB NO.	2604.00	

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PRELIMINARY PLAN



NOTE: BASE FLOOD ELEVATIONS (BFEs) SHOWN TAKEN FROM PHASE 1 FOR THE ONGOING EL PASO COUNTY, CO., RISK MAP PROJECT. THE DATA HAS BEEN REVIEWED AND APPROVED THROUGH FEMA'S QA/QC PROCESS (MAY 11, 2022) AND IS CURRENTLY IN THE MIP (CASE NO. 19-08-0037s).

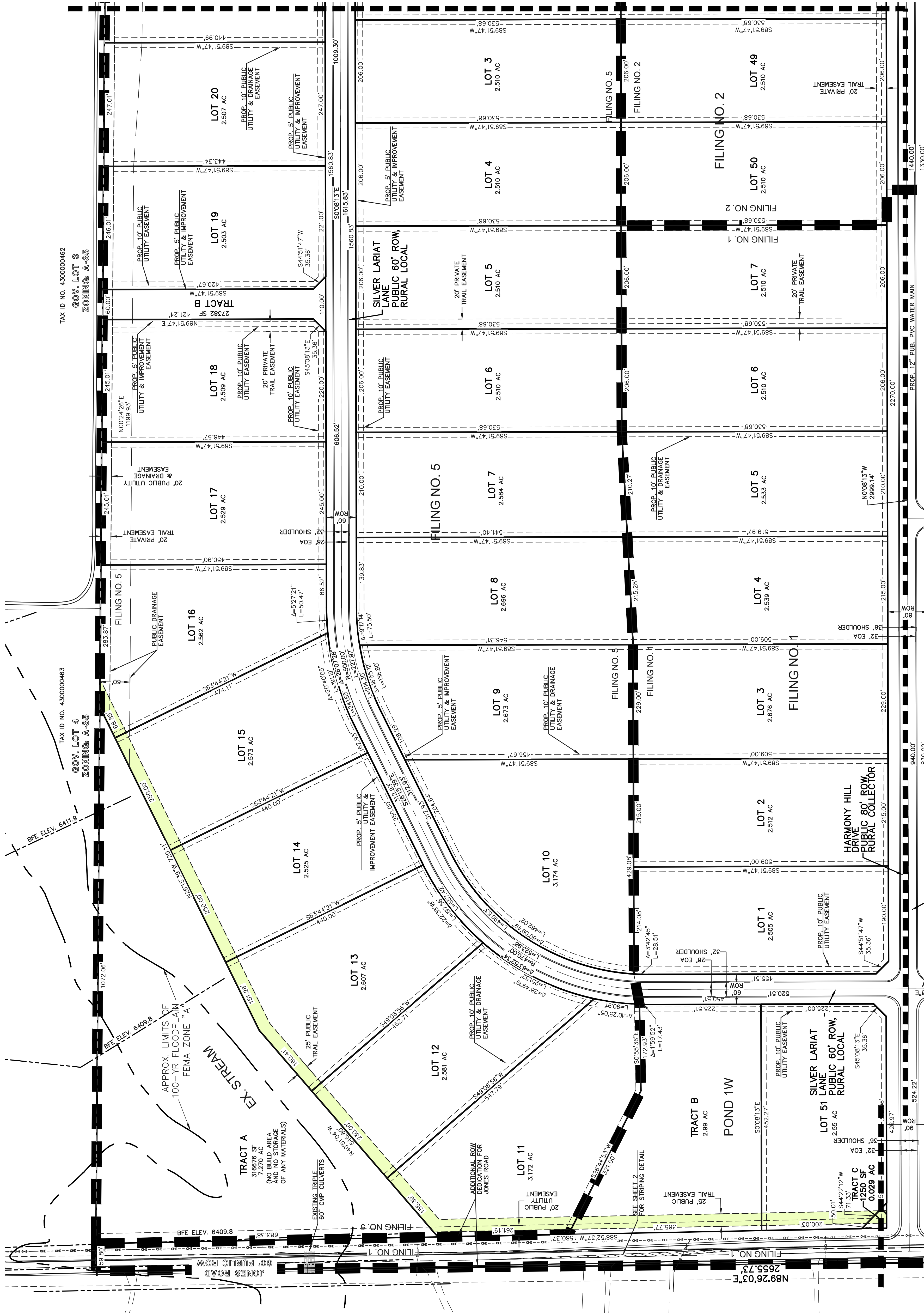
LEGEND

- BOUNDARY LINE
PROPERTY LINE
EASEMENT SETBACK LINE
LINE OF SIGHT
EXISTING STORM LINE
BASE FLOOD ELEVATION (BFE)
PROPOSED PUBLIC TRAIL EASEMENT



SCALE: 1" = 100'

MATCH LINE SEE SHEET 4



MATCH LINE SEE SHEET 9

PCD File No. SP254

TRIPLE H RANCH
PRELIMINARY PLAN

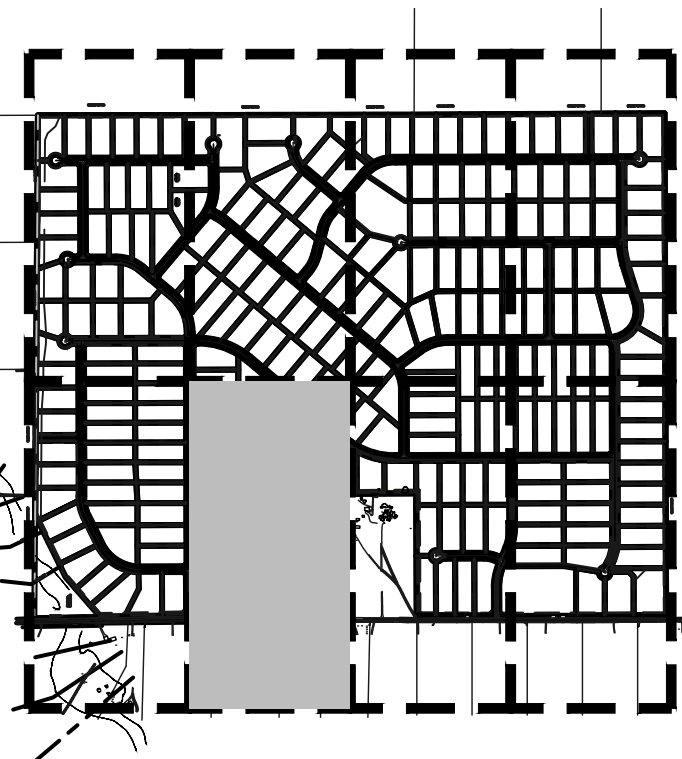
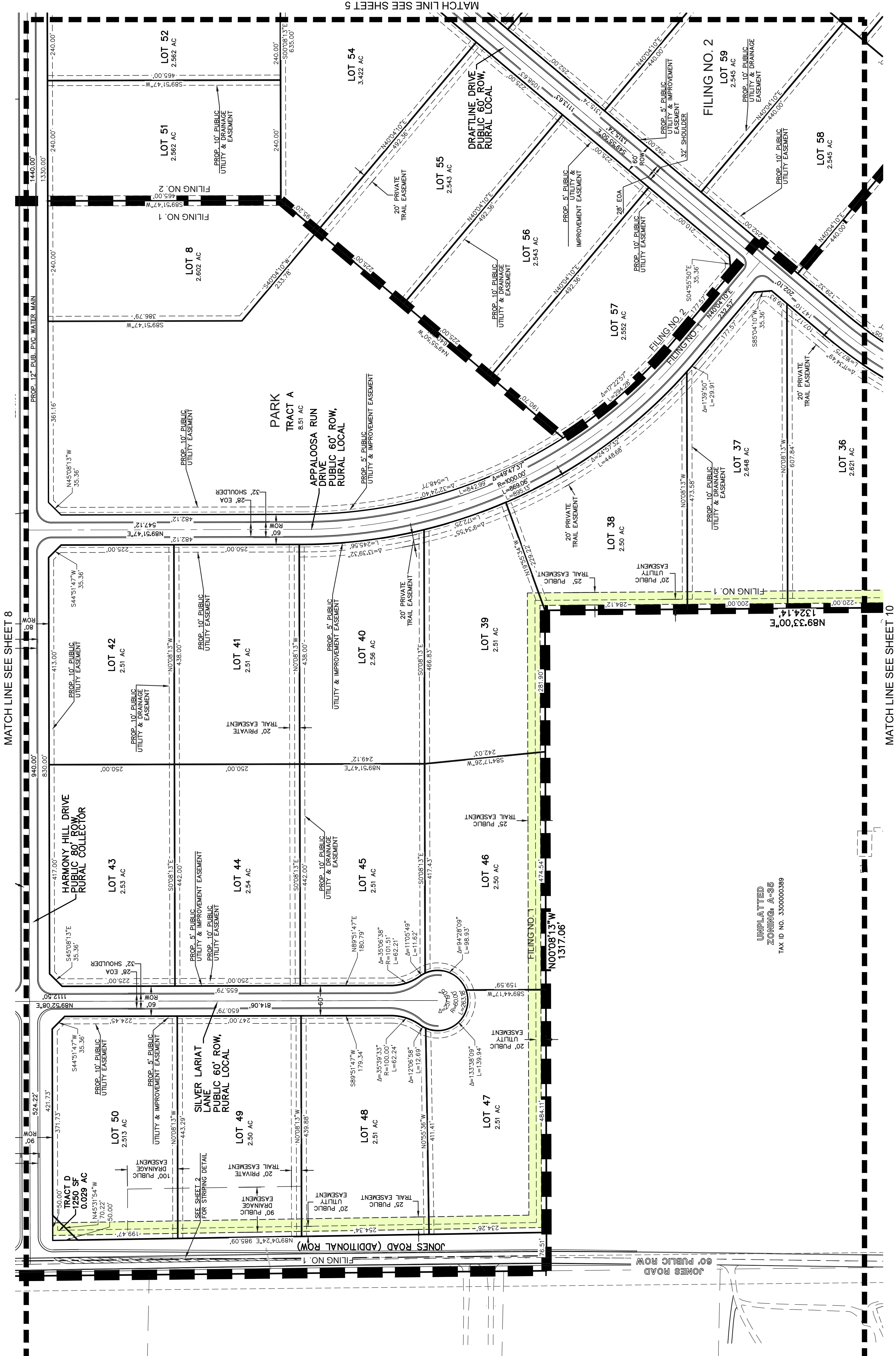
 **CLASSICSM**
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619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903	(719) 785-0790 (719) 785-0799 (Fax)	CHECKED BY	(V) I"= N/A	JOB NO.	2604.00
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TRIPLE H RANCH

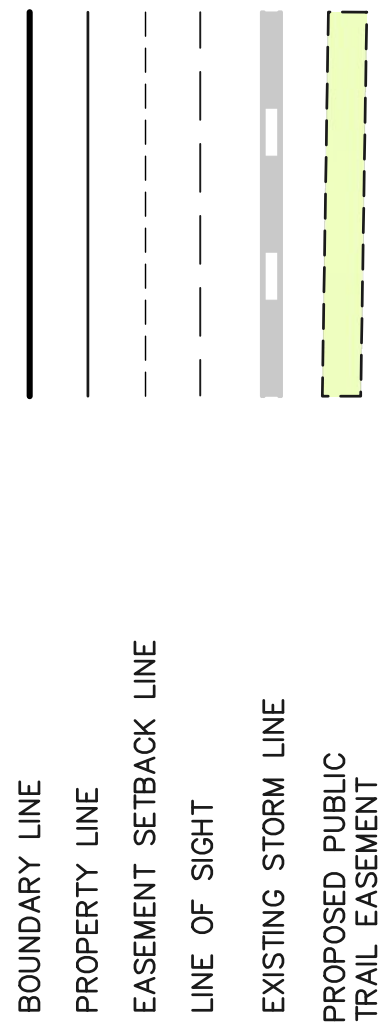
SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN



KEY MAP
NOT TO SCALE

LEGEND



SCALE: 1" = 100'

MATCH LINE SEE SHEET 10

PCD File No. SP254

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TRIPLE H RANCH
PRELIMINARY PLAN

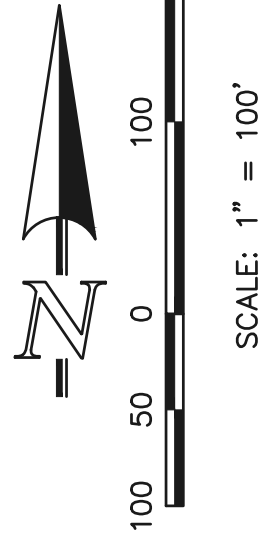
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DRAWN BY	KES	(H) 1"= 100'	SHEET	9 OF 20
CHECKED BY	(V) 1"= N/A	JOB NO.	2604-00	

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SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



BOUNDARY LINE
PROPERTY LINE
EASEMENT SETBACK LINE
LINE OF SIGHT
EXISTING STORM LINE
PROPOSED PUBLIC
TRAIL EASEMENT



SCALE: 1" = 100'

MATCH LINE SEE SHEET 11

PCD File No. SP254

TRIPLE H RANCH
PRELIMINARY PLAN



DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1" = 100'	SHEET 10	OF 20
CHECKED BY		(V) 1" = N/A	JOB NO.	2604.00

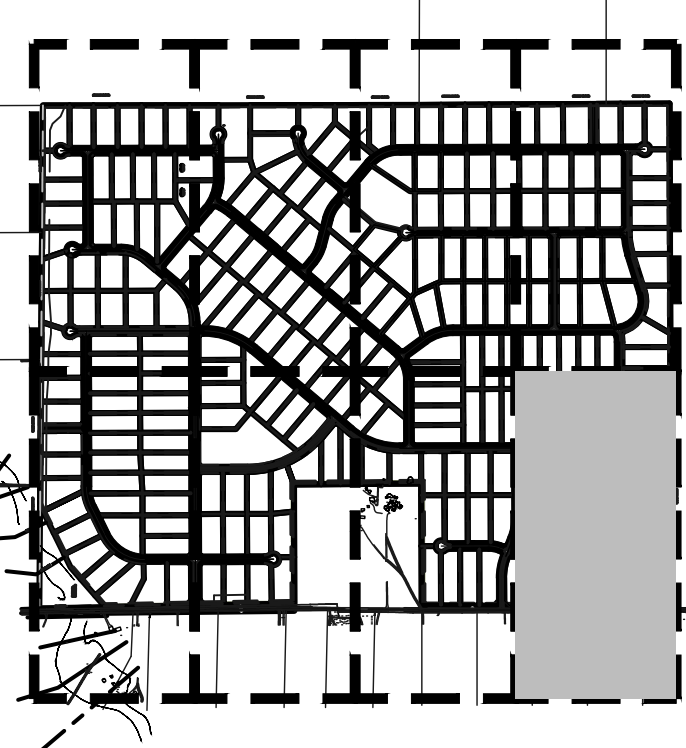
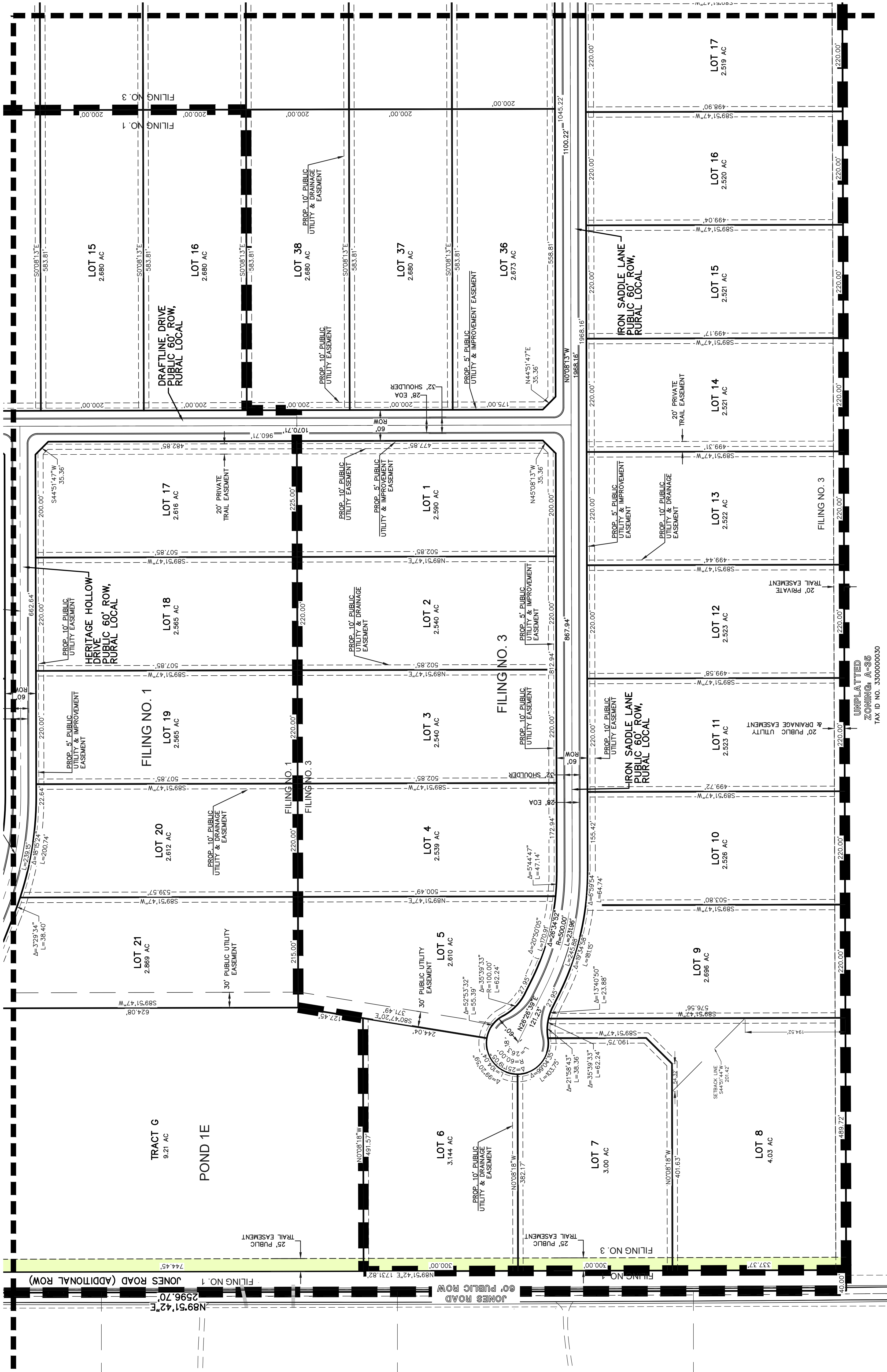
1519 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790 (719) 785-0799 (Fax)

TRIPLE H RANCH

SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

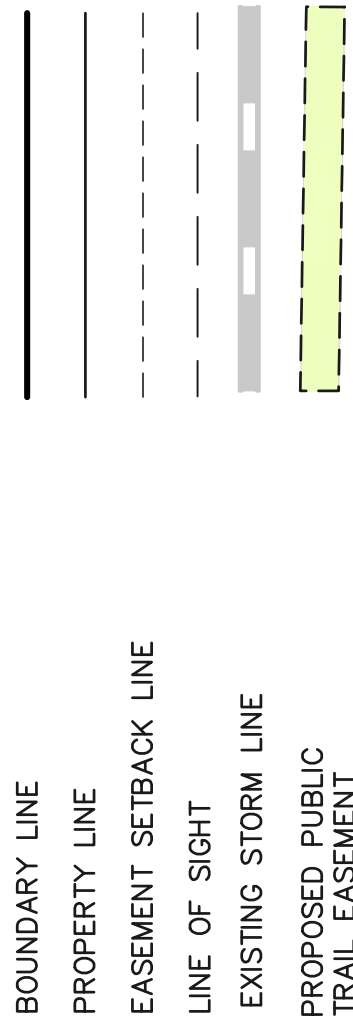
PRELIMINARY PLAN

MATCH LINE SEE SHEET 10



KEY MAP
NOT TO SCALE

LEGEND



SCALE: 1" = 100'



TRIPLE H RANCH
PRELIMINARY PLAN

PCD File No. SP254

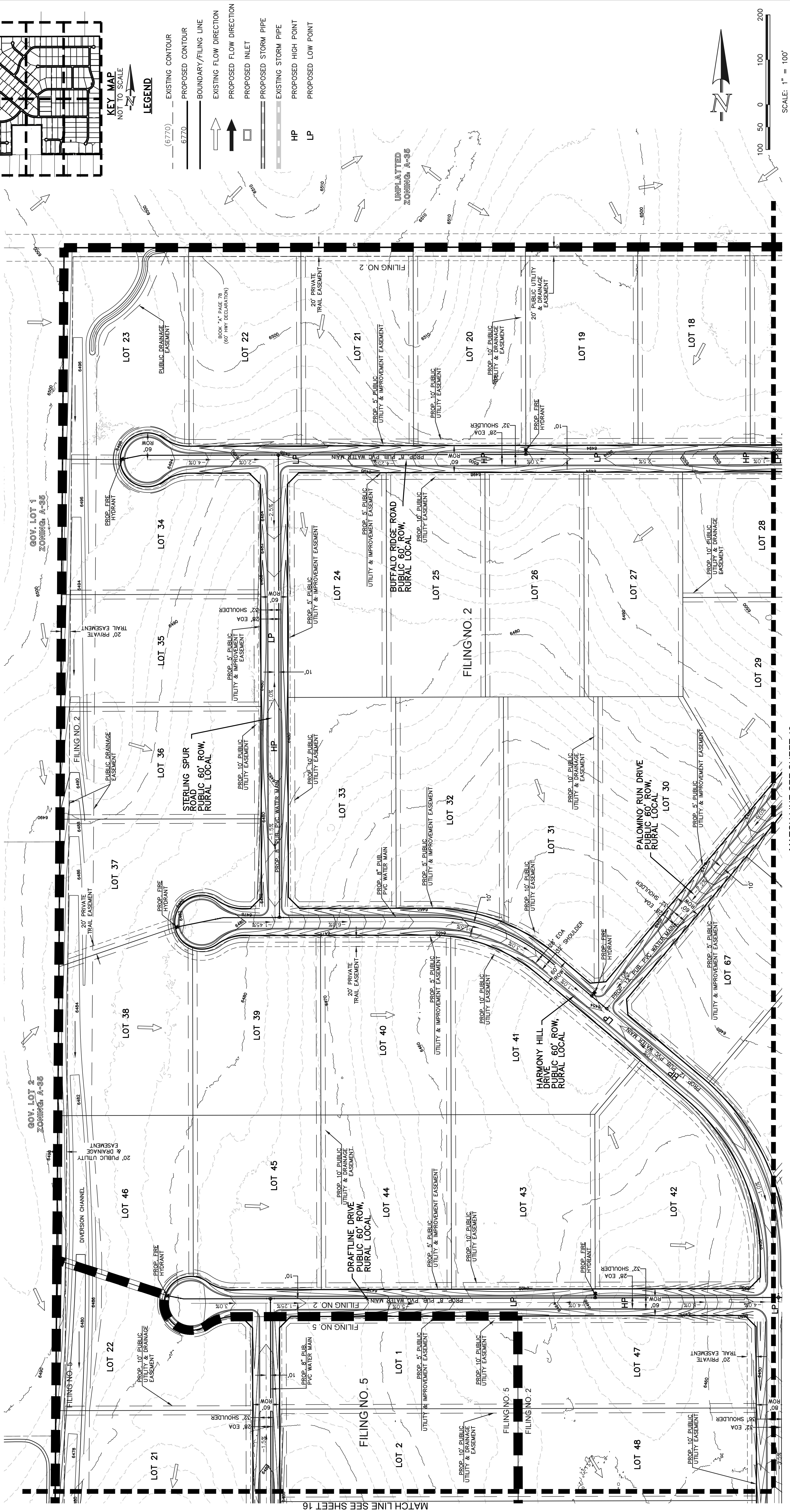
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DRAWN BY	KES	(H) 1"= 100'	SHEET 11	OF 20
CHECKED BY	(V) 1"= N/A	JOB NO.	2604.00	

119 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 585-0789
(719) 585-0789 (fax)

TRIPLE H RANCH

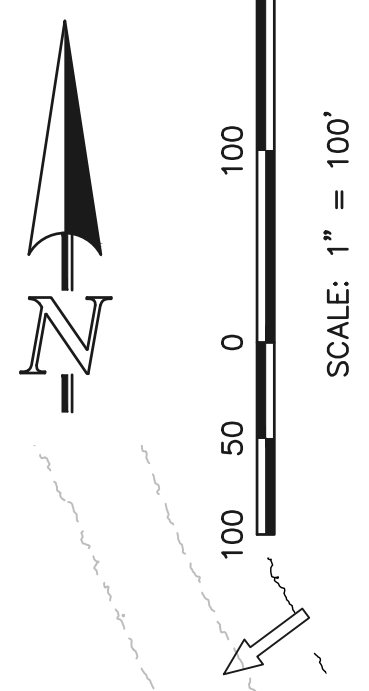
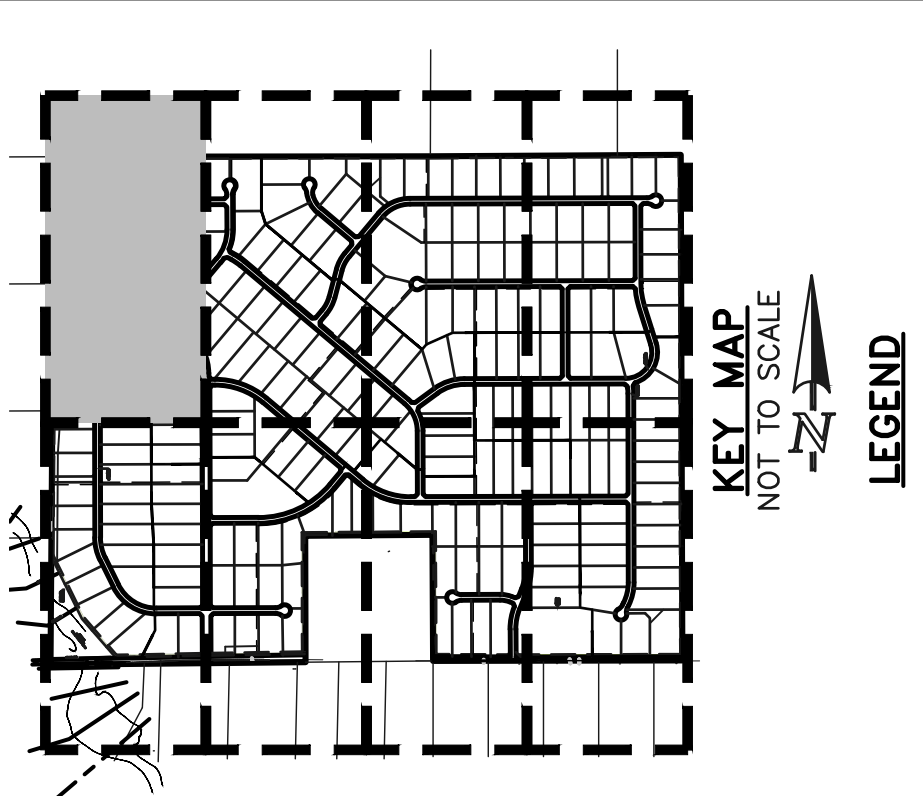
SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN



MATCH LINE SEE SHEET 16

MATCH LINE SEE SHEET 13



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TRIPLE H RANCH

PRELIMINARY PLAN

PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	KES	SCALE		DATE	04/14/2025
DRAWN BY	KES	(H) 1"= 100'	SHEET	12	OF 20
CHECKED BY		(V) 1"= N/A	JOB NO.	2604-00	

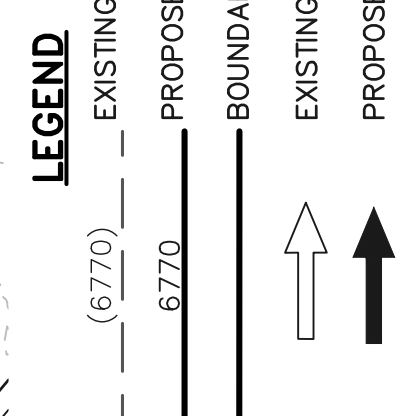
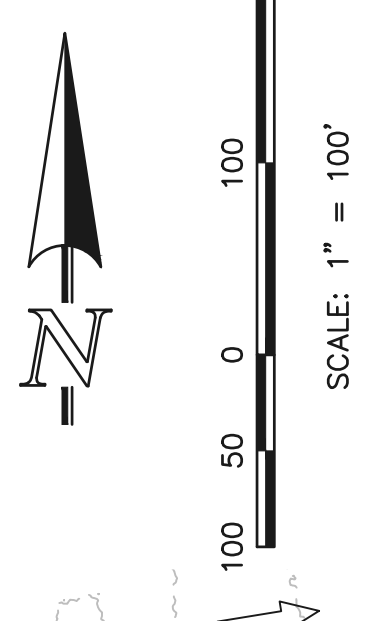
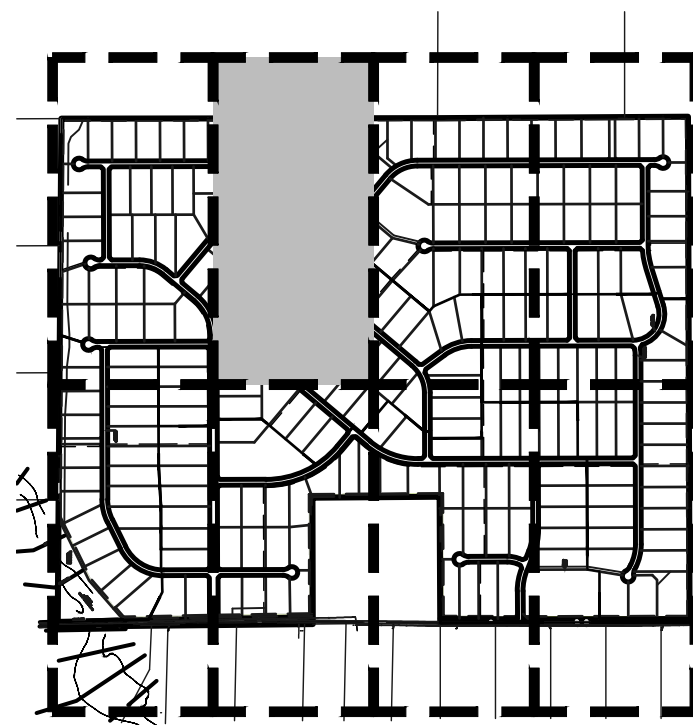
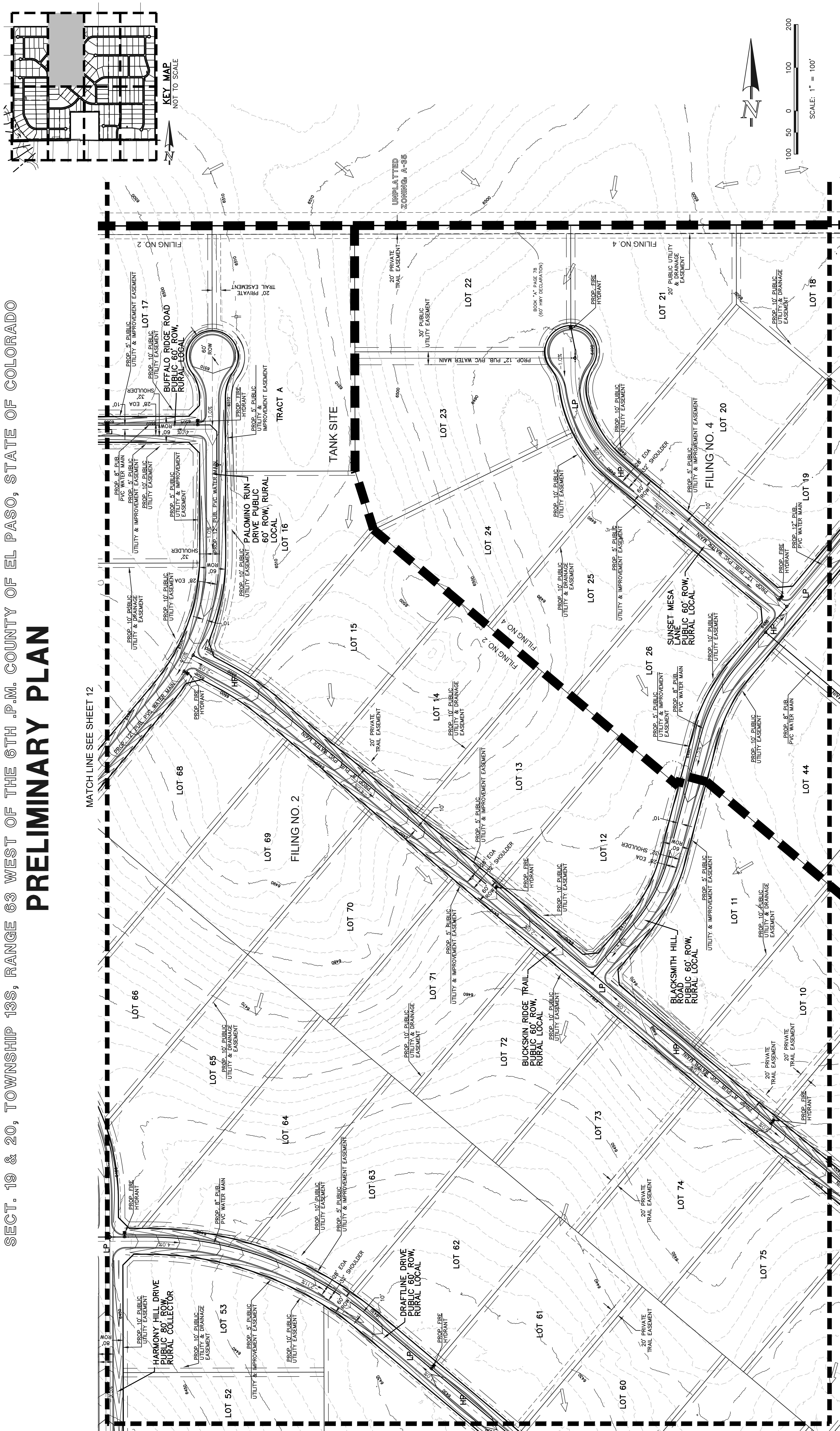
PCD File No. SP254

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TRIPLE H RANCH
PRELIMINARY PLAN

SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



MATCH LINE SEE SHEET 12

MATCH LINE SEE SHEET 17

MATCH LINE SEE SHEET 14

TRIPLE H RANCH

PRELIMINARY PLAN

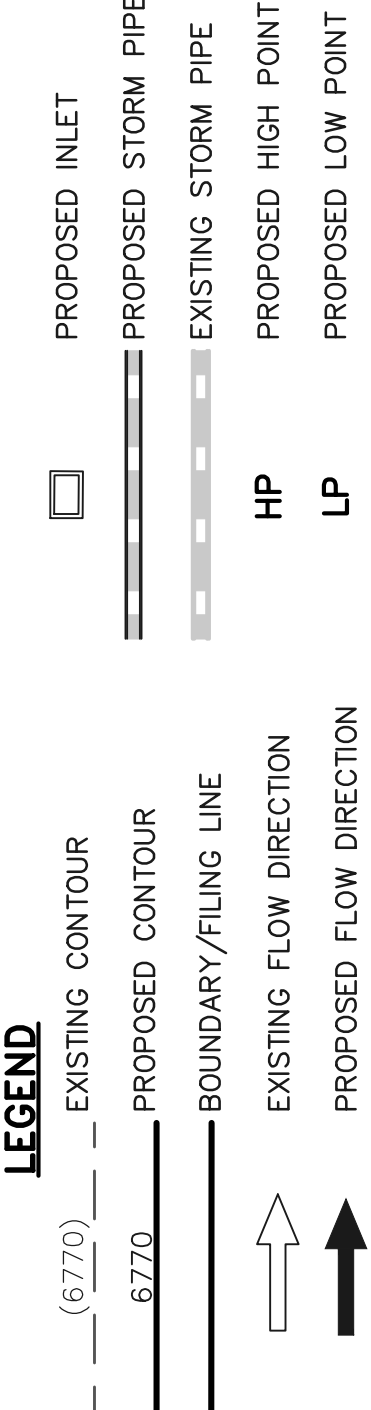
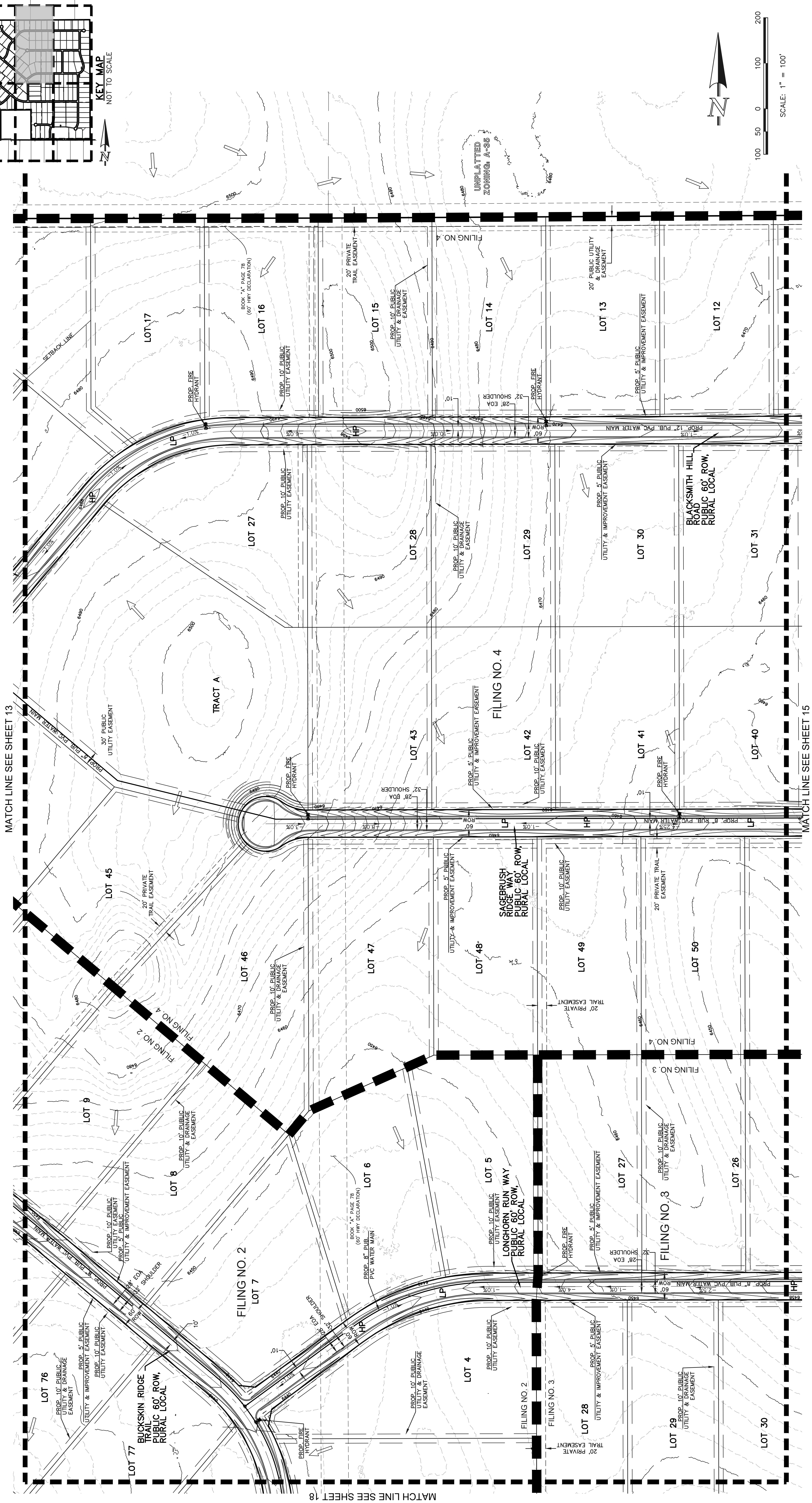
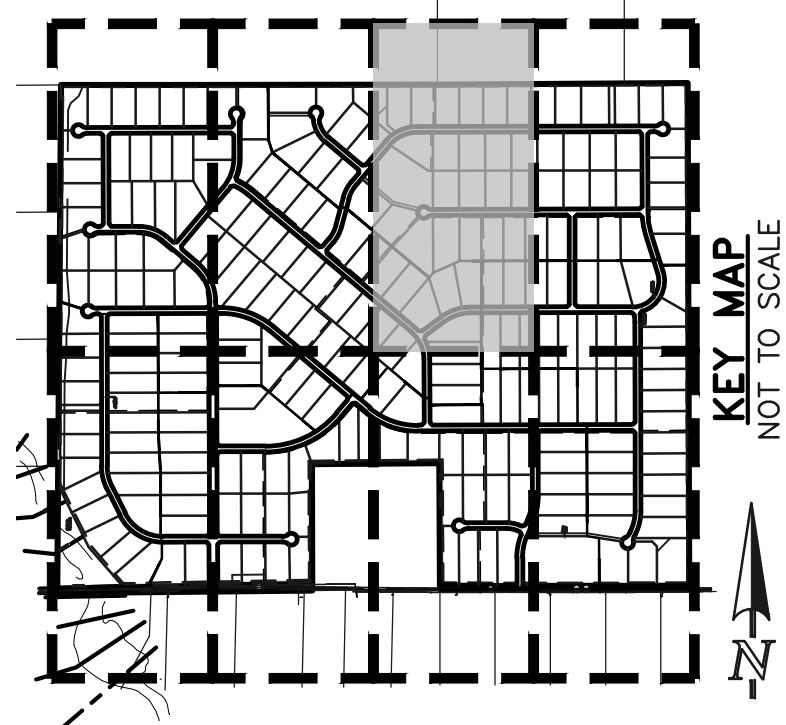
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	KES	SCALE	(H) 1"= 100'	DATE	04/14/2025
DRAWN BY	KES	(V) 1"= N/A	SHEET	13	OF 20
CHECKED BY			JOB NO.	2604-00	

PCD File No. SP254

TRIPLE H RANCH
PRELIMINARY PLAN

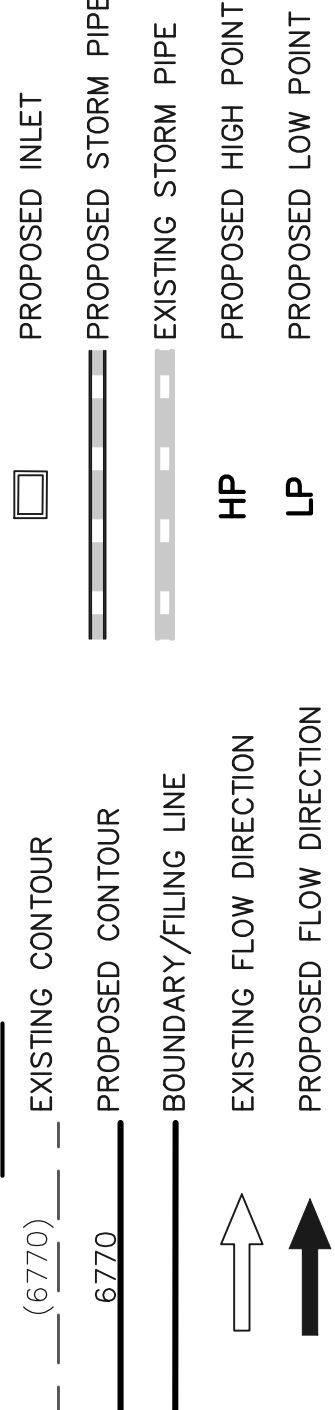
SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



MATCH LINE SEE SHEET 13

MATCH LINE SEE SHEET 15

LEGEND



CLASSIC CONSULTING

TRIPLE H RANCH

PRELIMINARY PLAN

PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	KES	SCALE		DATE	04/14/2025
DRAWN BY	KES	(H) 1"= 100'	SHEET 14	OF	20
CHECKED BY		(V) 1"= N/A	JOB NO.		260400

619 N. Cascade Avenue, Suite 200
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(719) 785-0786 (fax)

PCD File No. SP254

CLASSIC CONSULTING

TRIPLE H RANCH

PRELIMINARY PLAN

PRELIMINARY GRADING & UTILITY PLAN

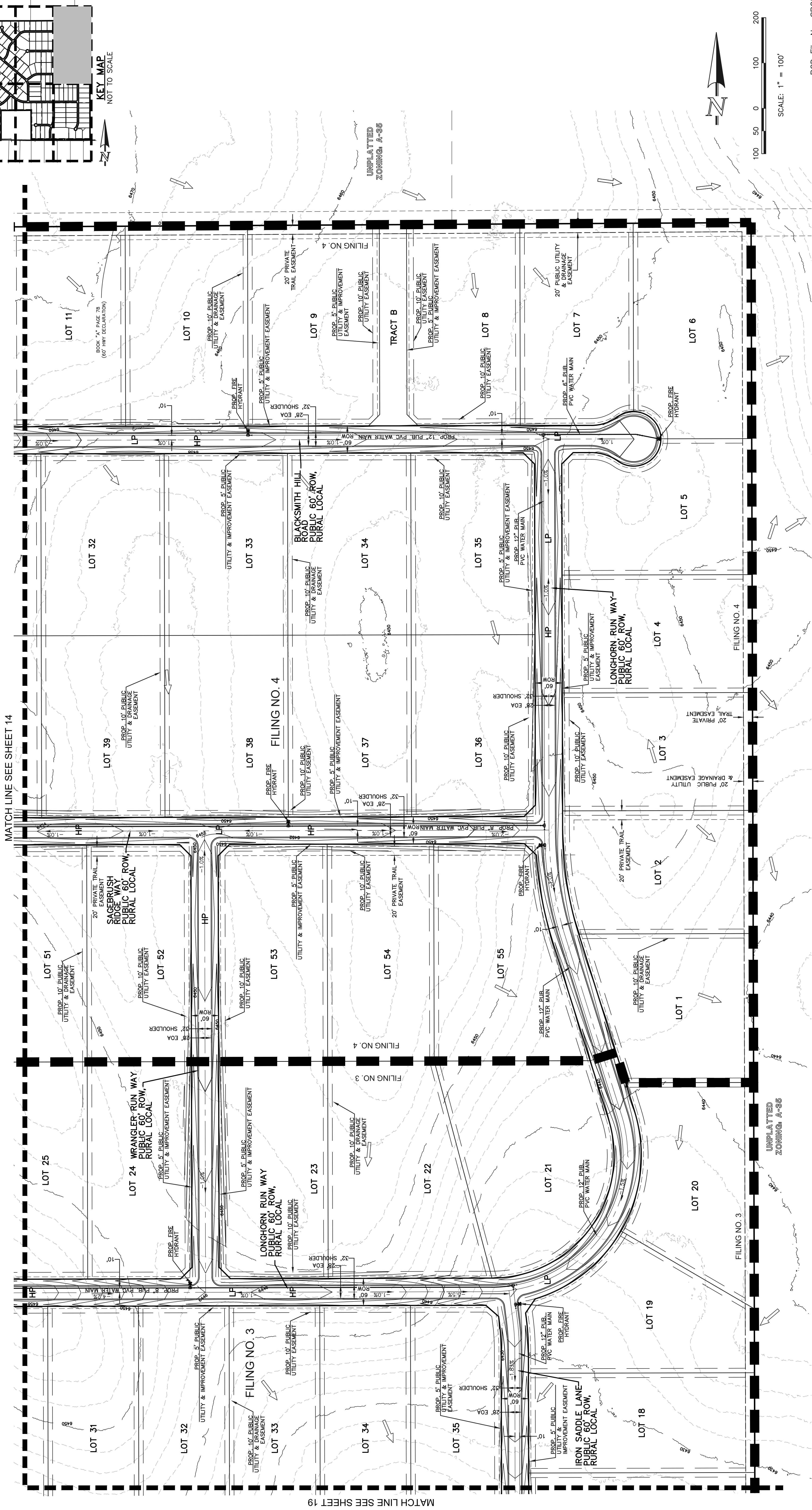
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DRAWN BY	KES	(H) 1"= 100'	SHEET 14	OF	20
CHECKED BY		(V) 1"= N/A	JOB NO.		260400

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
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TRIPLE H RANCH

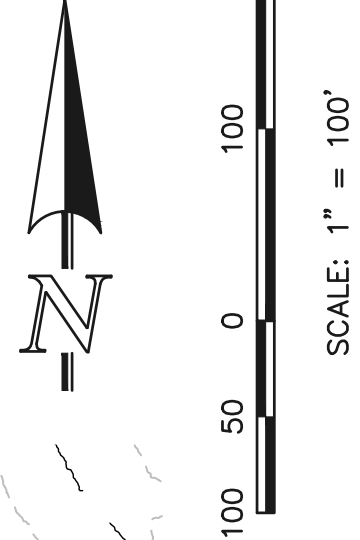
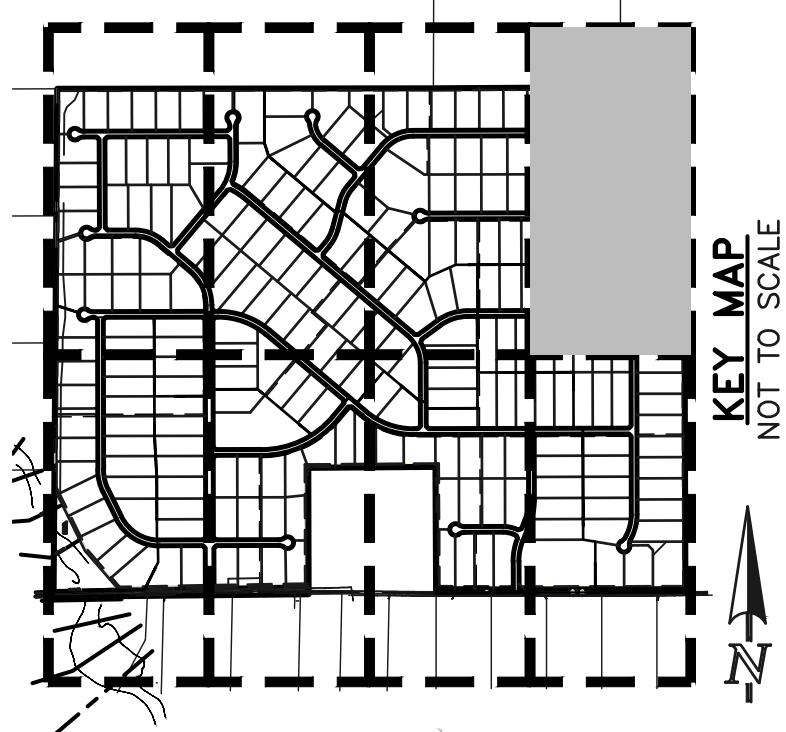
SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN



MATCH LINE SEE SHEET 14

MATCH LINE SEE SHEET 19



LEGEND

- EXISTING CONTOUR (6770)
- PROPOSED CONTOUR (6770)
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- HP
- LP
- PROPOSED HIGH POINT
- PROPOSED LOW POINT

UNPLATTED ZONING: A-36



TRIPLE H RANCH

PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1"= 100'	SHEET	15 OF 20
CHECKED BY	(V) 1"= N/A	JOB NO.	2604-00	

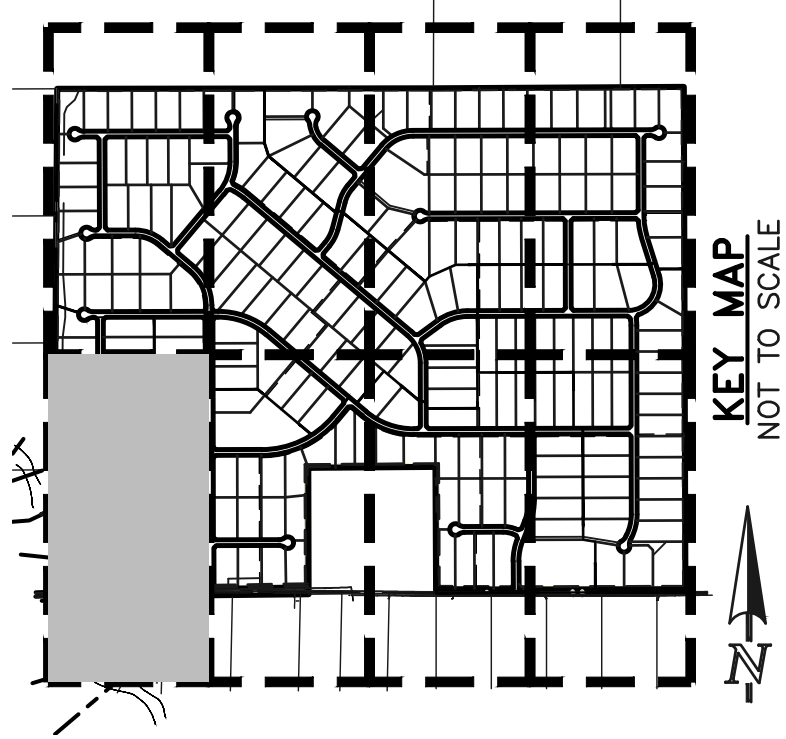
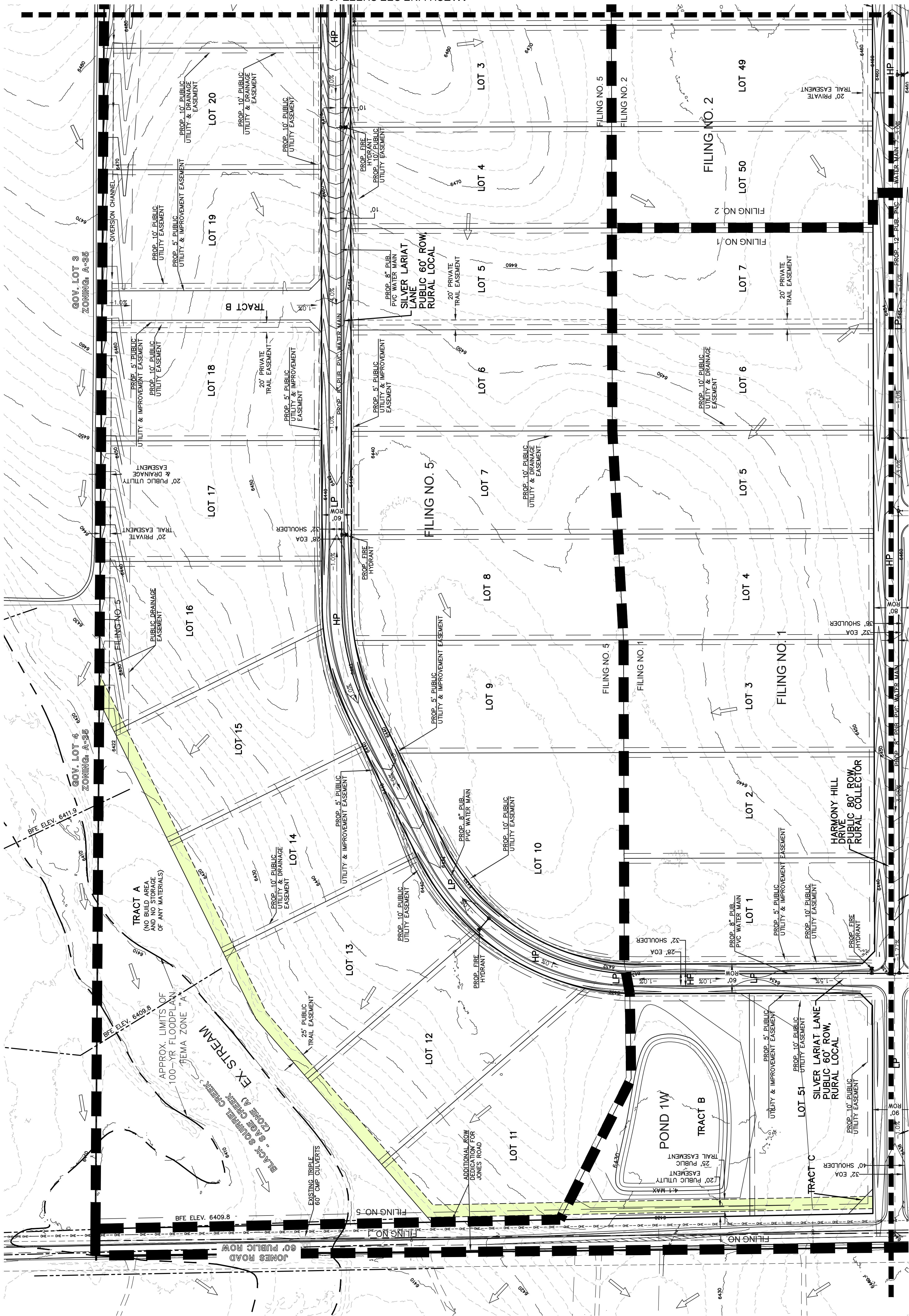
PCD File No. SP254

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TRIPLE H RANCH
PRELIMINARY PLAN

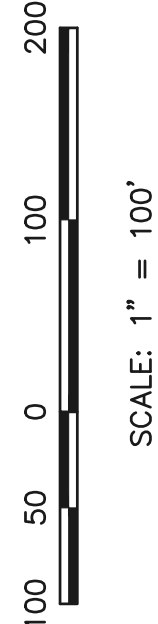
SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



NOTE:
BASE FLOOD ELEVATIONS (BFE) SHOWN TAKEN FROM
FEMA'S FLOOD INSURANCE RATE MAP (FIRM) FOR
RISK MAP PROJECT. THE DATA HAS BEEN REVIEWED
AND APPROVED THROUGH FEMA'S Qa/QC PROCESS
(MAY 11, 2022) AND IS CURRENTLY IN THE MIP
(CASE NO. 19-08-00378).

LEGEND

- EXISTING CONTOUR (6770)
- PROPOSED CONTOUR (6770)
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED HIGH POINT (HP)
- PROPOSED LOW POINT (LP)
- BASE FLOOD ELEVATION (BFE)
- PROPOSED PUBLIC TRAIL EASEMENT



MATCH LINE SEE SHEET 17

PCD File No. SP254

TRIPLE H RANCH
PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN

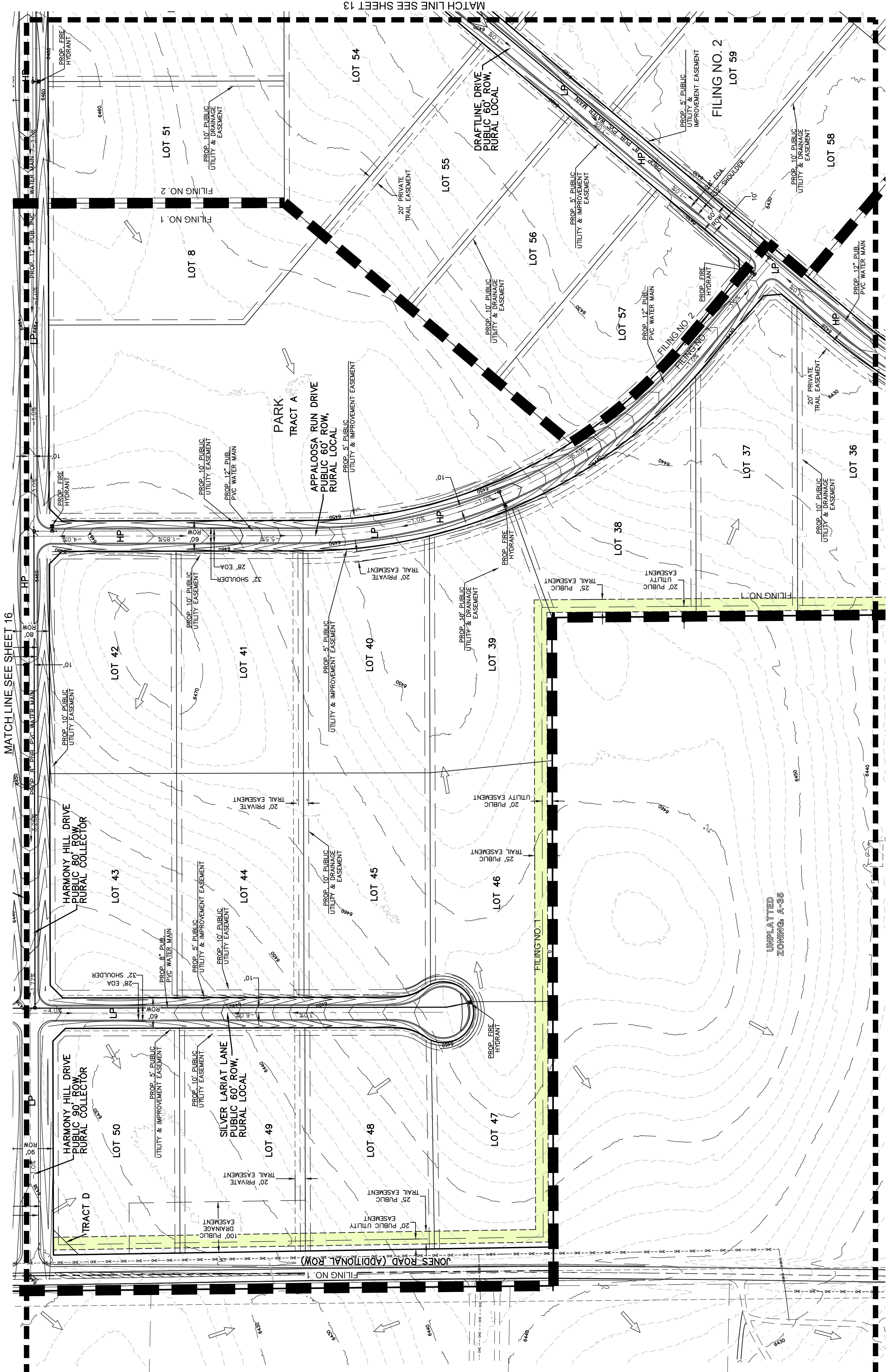
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DRAWN BY	KES	(V) 1"=	N/A	SHEET	16 OF 20
CHECKED BY				JOB NO.	2604-00

CLASSIC CONSULTING

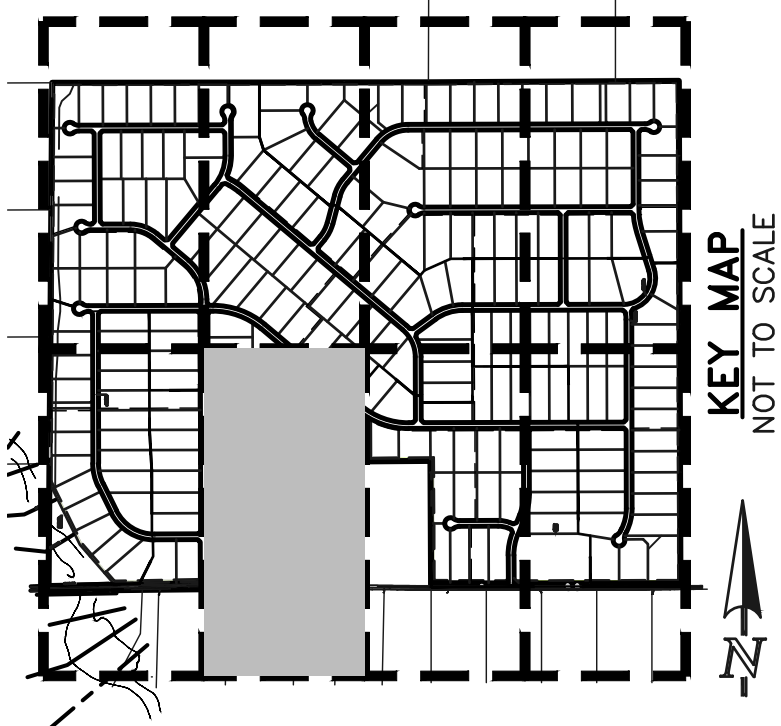
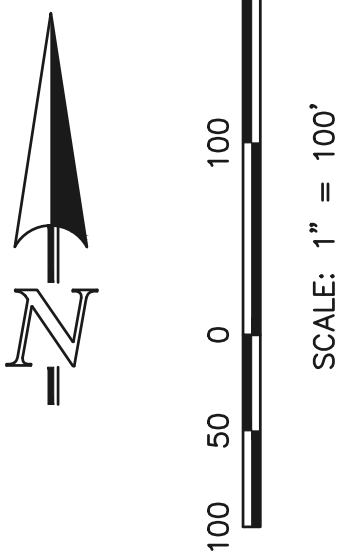
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 585-0789
(719) 585-0795 (fax)

TRIPLE H RANCH
PRELIMINARY PLAN

SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



- LEGEND**
- EXISTING CONTOUR (6770)
 - PROPOSED CONTOUR 6770
 - BOUNDARY/FILING LINE
 - EXISTING FLOW DIRECTION
 - PROPOSED FLOW DIRECTION
 - PROPOSED INLET
 - PROPOSED STORM PIPE
 - EXISTING STORM PIPE
 - PROPOSED HIGH POINT HP
 - PROPOSED LOW POINT LP
 - PROPOSED PUBLIC TRAIL EASEMENT



MATCH LINE SEE SHEET 18

PCD File No. SP254

TRIPLE H RANCH
PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN

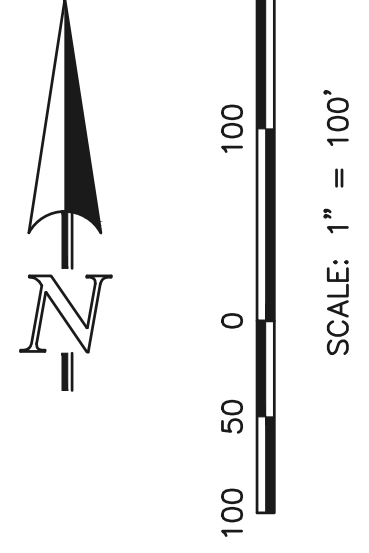
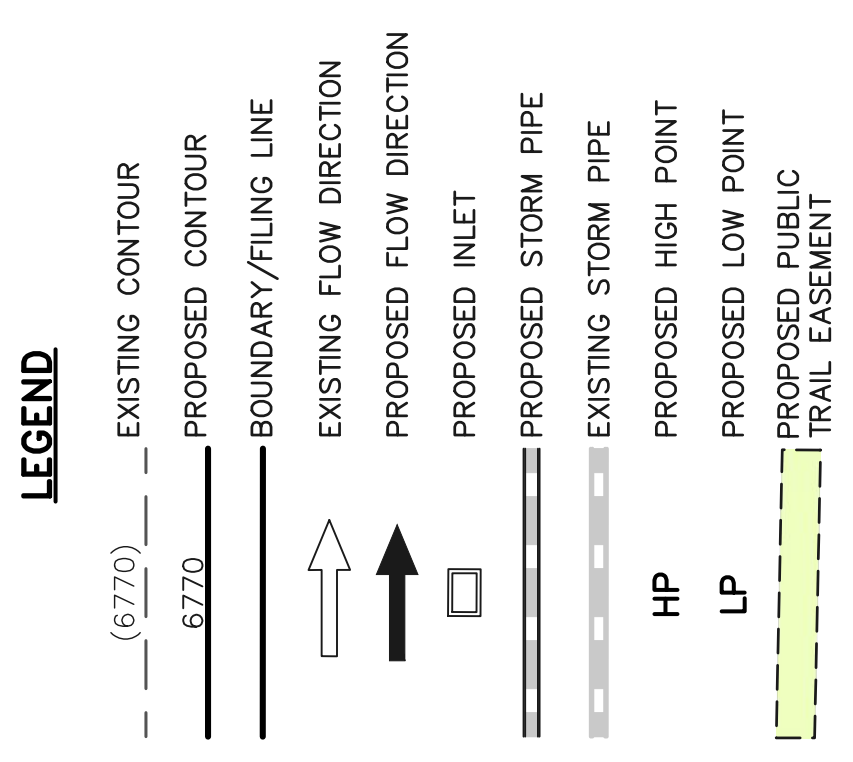
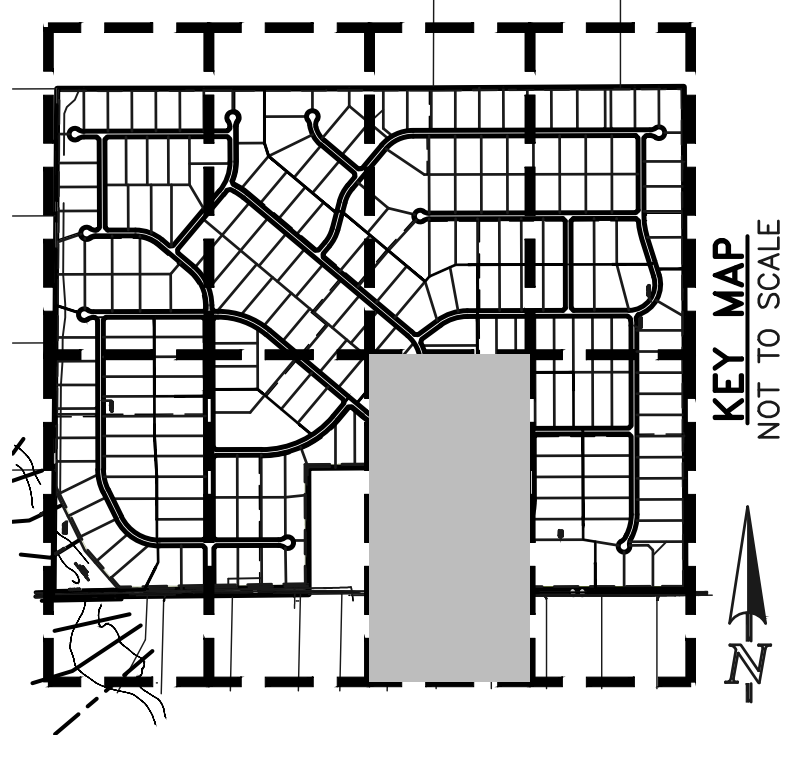
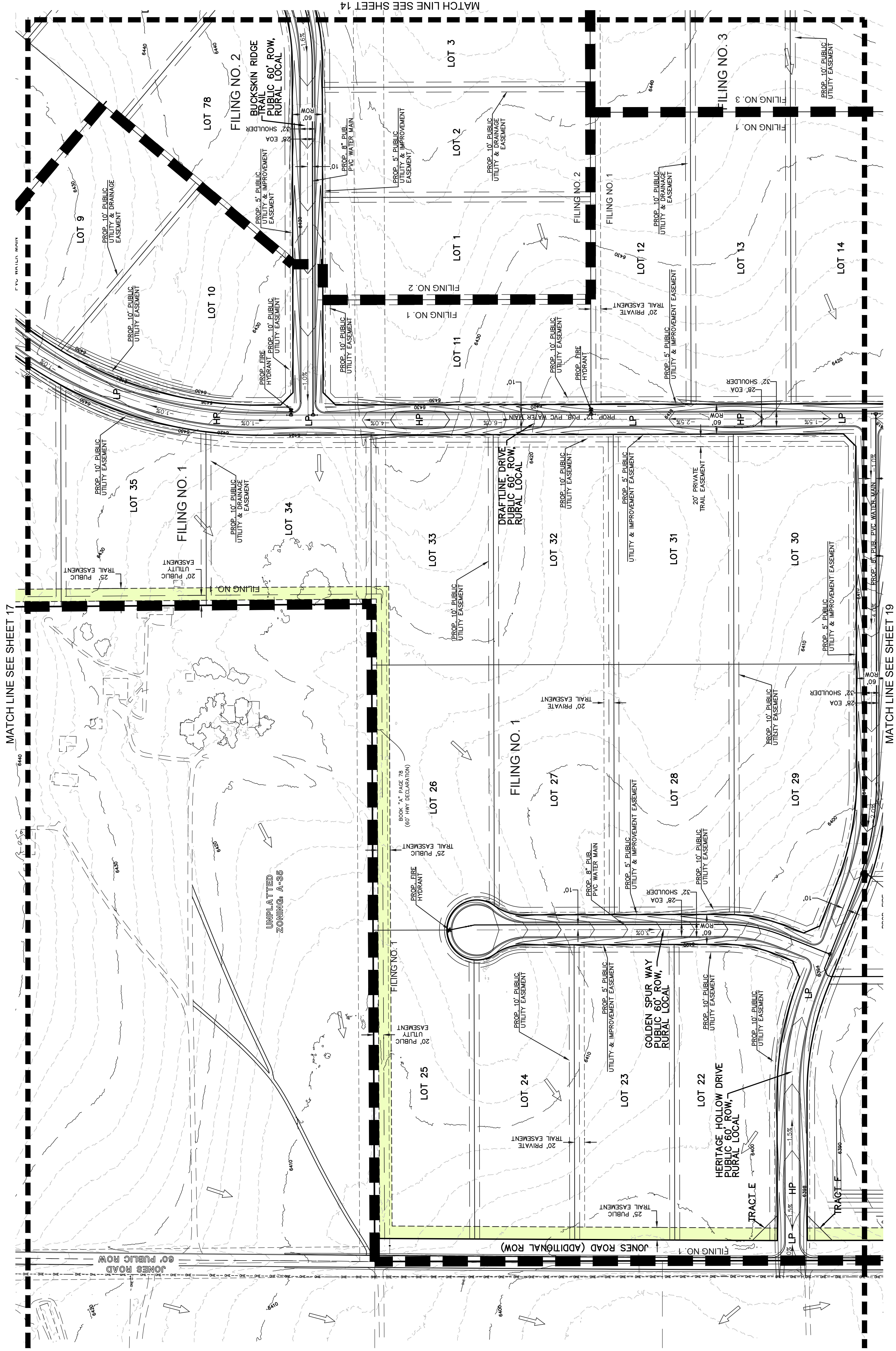
DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1"= 100'	SHEET 17	OF 20
CHECKED BY		(V) 1"= N/A	JOB NO.	2604-00

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TRIPLE H RANCH
PRELIMINARY PLAN

SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO



CLASSIC CONSULTING
TRIPLE H RANCH
PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN

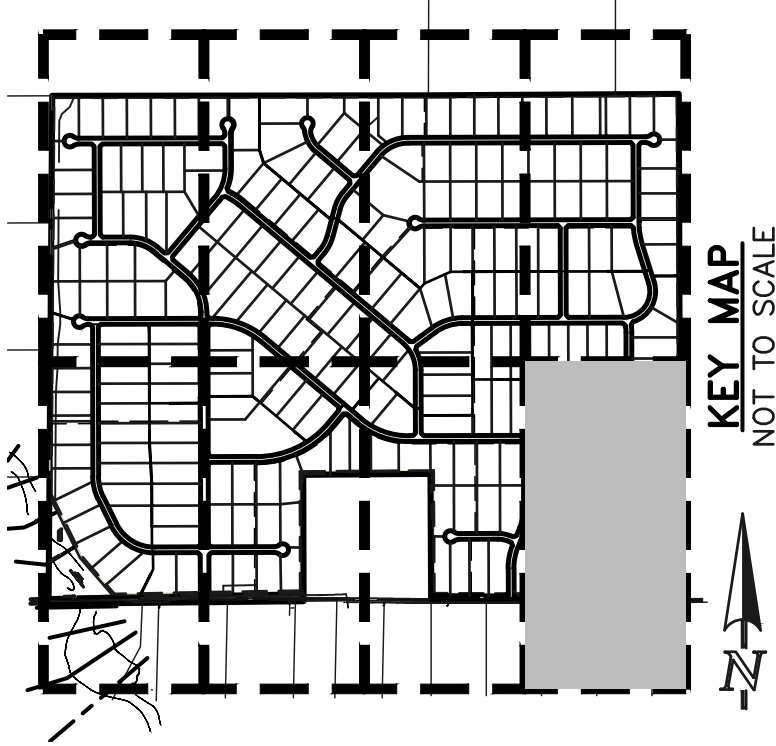
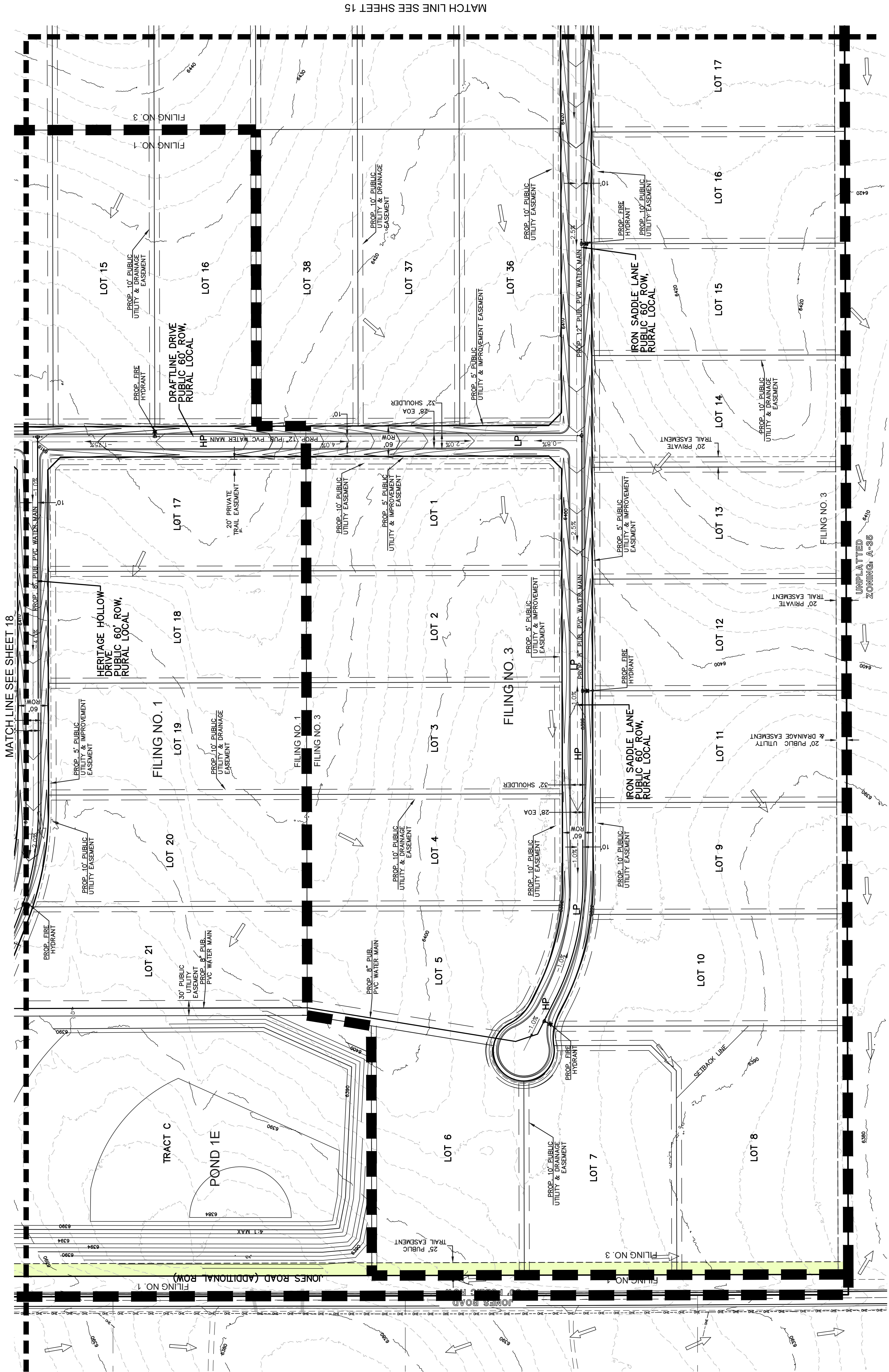
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DRAWN BY	KES	(H) 1"= 100'	SHEET	18 OF 20
CHECKED BY		(V) 1"= N/A	JOB NO.	2604-00

PCD File No. SP254

TRIPLE H RANCH

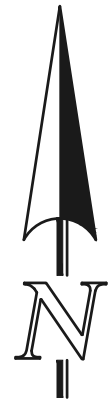
SECT. 19 & 20, TOWNSHIP 13S, RANGE 63 WEST OF THE 6TH .P.M. COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN



LEGEND

- EXISTING CONTOUR (6770)
- PROPOSED CONTOUR 6770
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
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- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED HIGH POINT HP
- PROPOSED LOW POINT LP
- PROPOSED PUBLIC TRAIL EASEMENT



SCALE: 1" = 100'

CLASSIC CONSULTING

TRIPLE H RANCH

PRELIMINARY PLAN

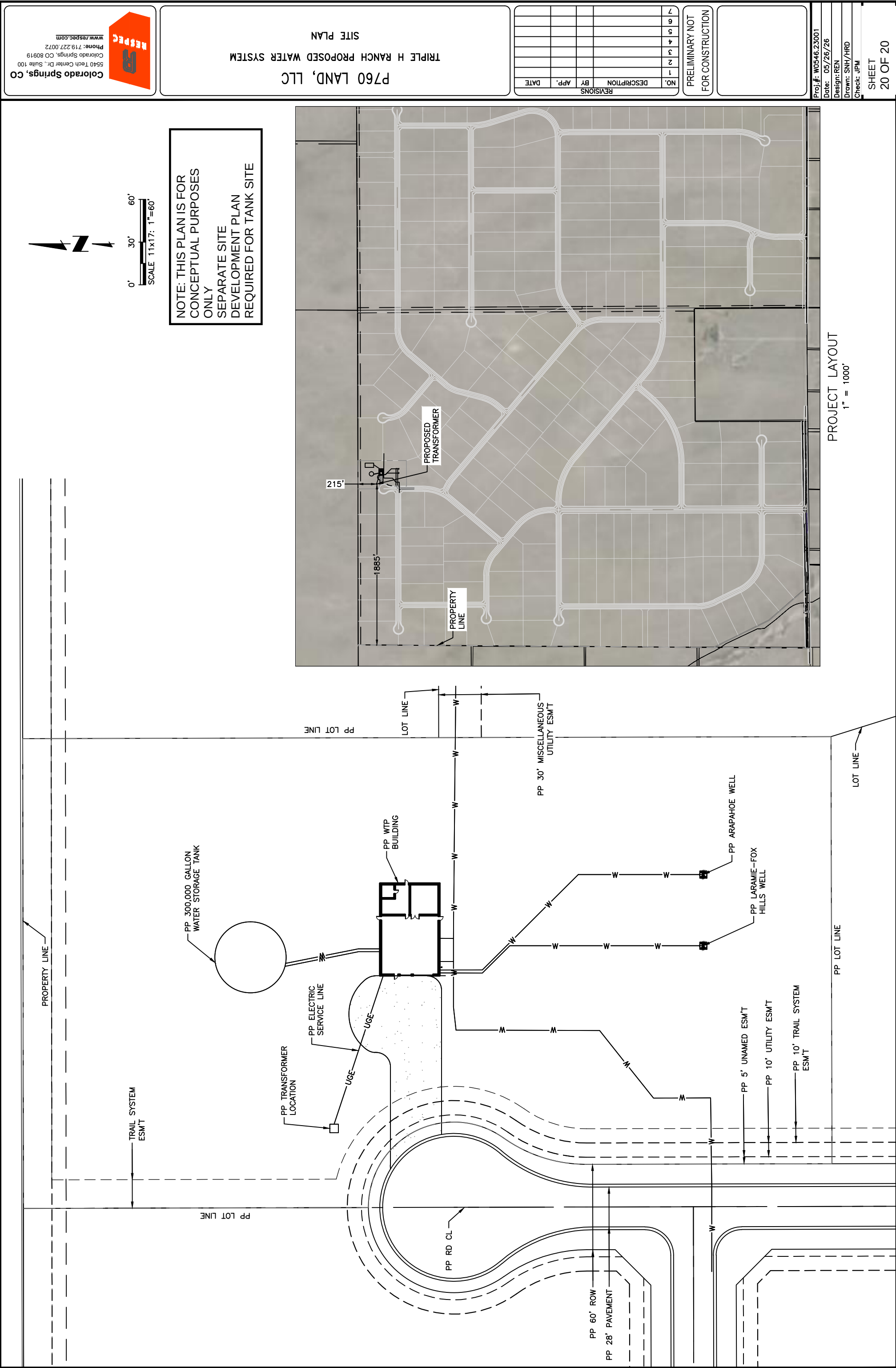
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	KES	SCALE	DATE	04/14/2025
DRAWN BY	KES	(H) 1"= 100'	SHEET 19	OF 20
CHECKED BY		(V) 1"= N/A	JOB NO.	2604-00

PCD File No. SP254

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0789
(719) 785-0795 (fax)



RESOLUTION NO. 26-

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

APPROVAL OF A PRELIMINARY PLAN FOR
TRIPLE H RANCH PRELIMINARY PLAN (SP254)

WHEREAS, P760 Land, LLC did file an application with the El Paso County Planning and Community Development Department for the approval of a Preliminary Plan for the Triple H Ranch Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on October 1, 2026, upon which date the Planning Commission did by formal resolution recommend approval of the Preliminary Plan application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on October 22, 2026, and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. That the application was properly submitted for consideration by the Board of County Commissioners;
2. That proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners;
3. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters, and issues were submitted and reviewed, and that all interested persons were heard at those hearings;
4. That all exhibits were received into evidence;
5. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations;

6. For the above-stated and other reasons, the proposed Preliminary Plan is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County; and

WHEREAS, this Board further finds that the request meets the criteria for approval outlined in Section 7.2.1.D.2.e of the Land Development Code ("Code") (as amended):

1. The proposed Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
2. The Subdivision is consistent with the purposes of the Code;
3. The Subdivision is in conformance with the subdivision design standards and any approved Sketch Plan;
4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of Subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of the Code (this finding may not be deferred to Final Plat if the applicant intends to seek Administrative Final Plat approval);
5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of the Code;
6. All areas of the proposed Subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed Subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];
7. Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM") are provided by the design;
8. The location and design of the public improvements proposed in connection with the Subdivision are adequate to serve the needs and mitigate the effects of the development;
9. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Code and the ECM;
10. The proposed Subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the Subdivision; (2) incorporating site planning

techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike, and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the Subdivision to provide a transition between the Subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed Subdivision so the proposed Subdivision will not negatively impact the levels of service of County services and facilities;

11. Necessary services, including police and fire protection, recreation, utilities, open space, and transportation systems are or will be available to serve the proposed Subdivision;
12. The Subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code;
13. The proposed Subdivision meets other applicable sections of Chapter 6 and 8 of the Code; and

WHEREAS, a finding of sufficient water supply in terms of quantity, quality, and dependability is hereby postponed until the Final Plat. With each final plat filing the applicant shall submit documentation in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of the Code and shall make a request to the Board of County Commissioner for a finding of water sufficiency; and

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of El Paso County, Colorado, hereby approves the Preliminary Plan application for the Triple H Ranch Subdivision;

BE IT FURTHER RESOLVED that the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. Applicable drainage, bridge, school, and park fees shall be paid with each Final Plat.
2. This Preliminary Plan approval does not authorize future Final Plat filings to be approved administratively.

NOTATIONS

1. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a Final Plat has been approved and recorded or a time extension has been granted.

Resolution No.

Page 4

2. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

DONE THIS 22nd day of October 2026 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

LEGAL DESCRIPTION

PARCEL A:

THE EAST HALF AND THE EAST HALF OF THE WEST HALF OF SECTION 19, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO; EXCEPTING THEREFROM THE PORTION CONVEYED IN QUIT CLAIM DEED RECORDED DECEMBER 31, 2001 UNDER RECEPTION NO. 201191931.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 19,092,957, SQUARE FEET (438.31397 ACRES), MORE OR LESS.

PARCEL B:

THE WEST HALF OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO; EXCEPTING THEREFROM THE PORTION CONVEYED IN RIGHT OF WAY DEED RECORDED AUGUST 10, 1917 IN BOOK 441 AT PAGES 451 AND 452.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 13,693,656 SQUARE FEET (314.36309 ACRES), MORE OR LESS.

THE ABOVE DESCRIPTIONS PRODUCE A COMBINED CALCULATED AREA OF 32,786,613 SQUARE FEET (752.67706 ACRES), MORE OR LESS.