

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

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

FILE NUMBER: SP254

LETKE

PRELIMINARY PLAN

TRIPLE H RANCH PRELIMINARY PLAN

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

Planner: JoeLetke@elpasoco.com

Type of Hearing: Quasi-Judicial

Watch the Hearing Virtually

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

Submit Public Comments

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

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

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



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

NOTICE OF PUBLIC HEARING

EL PASO COUNTY PARCEL INFORMATION	
FILE NO.: SP254	PARCEL: 3300000168 and 33000000388
OWNER NAME: P760 Land, LLC	ADDRESS: Murr Road and Jones Road
Please report any parcel discrepancies to: El Paso County Assessor 1675 W. Garden of the Gods Rd. Colorado Springs, CO 80907 (719) 520-6600	
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