

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

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## 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, August 7<sup>th</sup>, 2025, 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, August 28<sup>th</sup>, 2025, 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 remotely, following the procedures below.

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**FILE NUMBER: P251**

**LETKE**

### MAP AMENDMENT (REZONING)

#### TRIPLE H RANCH REZONE

A request by P760 Land, LLC for approval of a Map Amendment (Rezoning) of two properties totaling 752.68 acres from A-35 (Agricultural) to RR-2.5 (Residential Rural). 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 & 3300000388) (Commissioner District No. 2)

**Planner: JoeLetke@elpasoco.com**

**Type of Hearing: Quasi-Judicial**

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To submit written comments or provide any supporting documents related to this project, email the project planner at **JoeLetke@elpasoco.com**. Comments or documents submitted more than 24 hours before the hearing will be included in the handout provided to Commission Members; those received within 24 hours will be uploaded to EDARP but may not be available during the hearing.

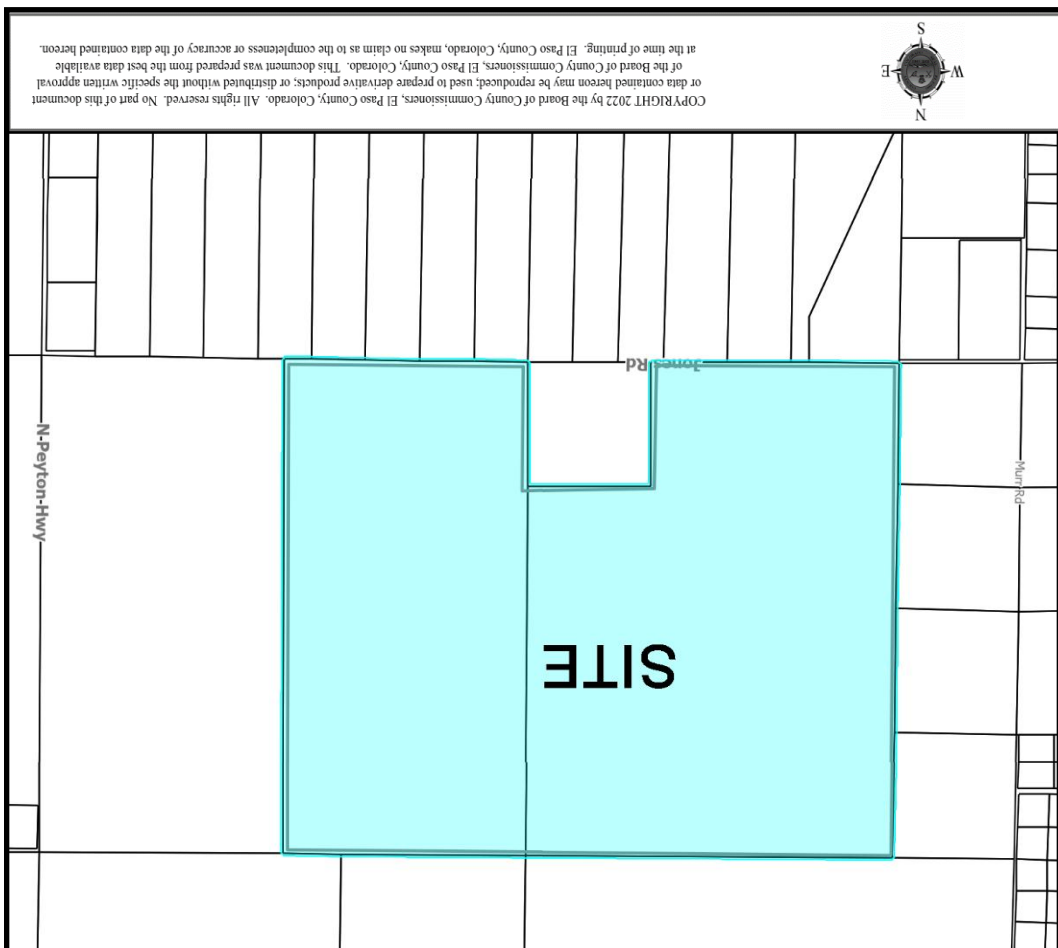
## **Watch or Participate in the Hearing Remotely**

Hearings are open to the public and can be streamed live at **<https://cloud.castus.tv/vod/elpasoco/video>** at the scheduled time. If you wish to speak during a Planning Commission or Board of County Commissioners hearing, please email **[PCDhearings@elpasoco.com](mailto:PCDhearings@elpasoco.com)** with your name, phone number, the project's file number/name, and whether you plan to participate remotely or in-person. Public comments during the hearing are generally limited to three (3) minutes.

Please visit: <https://epcdevplanreview.com/Public/ProjectDetails/191098> to view the Staff Report and all other documents related to this hearing item. This notice was mailed on: 07/21/2025.

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

## NOTICE OF PUBLIC HEARING

	<p><b>EL PASO COUNTY</b> <b>PARCEL INFORMATION</b></p> <p><b>FILE NO.:</b> P251</p> <p><b>PARCEL:</b> 3300000168 &amp; 33000000388</p> <p><b>OWNER NAME:</b> P760 LAND, LLC</p> <p><b>ADDRESS:</b> Murr Road and Jones Road North Peyton Highway and Jones Road</p> <p>Please report any parcel discrepancies to: El Paso County Assessor 1675 W. Garden of the Gods Rd. Colorado Springs, CO 80907 (719) 520-6600</p> <p><small>COPYRIGHT 2022 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained herein may be reproduced, used to prepare derivative products, or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained herein.</small></p>
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