

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY PLANNING COMMISSION HEARING AGENDA

THURSDAY, NOVEMBER 6TH, 2025

Public Hearing begins at 9:00 A.M.

Second-floor Hearing Room, Pikes Peak Regional Development Center

2880 International Circle, Colorado Springs, 80910

Staff reports and additional documentation for each item can be found on the *View Hearing Schedule and Meetings* page at <https://planningdevelopment.elpasoco.com>. Supplemental documents provided to staff are automatically incorporated as part of the record unless specific objections are raised at the meeting.

Comments and documents emailed to PCDhearings@elpasoco.com that are received at least 24 hours in advance of the hearing will be included in the hearing packet. Anything received within 24 hours of the hearing will be uploaded as part of the file on EDARP but might not be present at the hearing.

The recording is the official record of the proceeding. If you need further information, please contact Planning and Community Development at 719-520-6300.

1. Report Items

A. Planning Department: Meggan Herington or Justin Kilgore. Next PC Hearing:
November 20th, 2025.

2. Call for public comment for items not listed on the agenda.

3. Consent Items

A. Adoption of Minutes from PC Hearing held October 16th, 2025.

B. SF2434

PARSONS

FINAL PLAT

SKYE VISTA SUBDIVISION FILING NO. 1

A request by Skye Vista LLC, for approval of a 36.19-acre Final Plat creating 13 single-family residential lots and 2 tracts. The property is zoned RR-2.5 (Residential Rural) and is located north of Hodgen Road and east of Settlers Ranch Road. (Parcel No. 6100000485) (Commissioner District No. 1)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/198978>

C. VR251

ELGIN

VACATION AND REPLAT

CLAREMONT BUSINESS PARK 2 FILING NO. 3

A request by Brian Zurek for approval of a 1.808-acre Vacation and Replat creating two commercial lots sized 0.855 acres and 0.771 acres, and a tract of 0.182 acres. The property is zoned CS (Commercial Service) and is located at 1541 El Jefe Heights. (Parcel No. 5405412013) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/198282>

4. Called-up Consent Items

5. Regular Items

A. VA253

LETKE

VARIANCE OF USE

PRO TRANS VARIANCE OF USE

A request by Pro Trans Plus for approval of a Variance of Use to allow a commercial vehicle repair garage in the R-4 (Planned Development) Zoning District. The property is located within Meadow Lake Airport, is within the GA-O (General Aviation Overlay District), and is south of Judge Orr Road and east of Highway 24. (Parcel No. 4304002080) (Commissioner District No. 2)

To view full staff report: <https://epcdevplanreview.com/Public/ProjectDetails/204068>

6. Non-Action Items - NONE

NOTE: For information regarding an agenda item, call Planning and Community Development at 719-520-6300 or visit our website at <https://planningdevelopment.elpasoco.com>. Results of the action taken by the Planning Commission will be uploaded to the case on EDARP (www.epcdevplanreview.com).