

The vote to approve was 8-0. Commissioner Grace Blea-Nunez was absent, and Com-

missioner Thomas Greer abstained.

Following the plan's ap-

proval, the Planning Commission will now certify it for the El Paso Board of County Commis-

sioners and all county municipalities. This is expected to happen in late June, after which the

new plan will be implemented. Helen Walklett can be reached at helenwalklett@ocn.me.

El Paso County Planning Commission, May 5 and 20

Grandwood Ranch and Cloverleaf developments move forward

By Helen Walklett

Due to technical difficulties at its May 5 meeting, the El Paso County Planning Commission had to continue the hearing to the morning of May 20. At this continued hearing, the commissioners recommended for approval a final plat request for the Grandwood Ranch development and a preliminary plan request for the Cloverleaf development.

Grandwood Ranch final plat

On May 20, at a meeting con-

tinued from May 5, the commissioners approved a final plat request by Sylvan Vista Inc. for the Grandwood Ranch development to create 48 single-family residential lots with two open space tracts. The 146.84-acre property, zoned RR 2.5 (residential rural), is on the north side of Higby Road at the southernmost terminus of Furrow Road.

The El Paso Board of County Commissioners (BOCC) approved a rezone of the property

from RR 5 (rural residential) to RR 2.5 (rural residential) and a preliminary plan for the development in November 2020. At that meeting, neighbors voiced concerns about the density of the proposed subdivision, in particular the northern portion which bordered 5-acre lots. As a result of the discussion, the developer worked with the property owner at the rear of lots 28 and 29 to provide an additional buffer. The final plat applica-

tion shows a 100-foot rear yard setback on these two lots. See <https://www.ocn.me/v20n12>.

[htm?zoom_highlight=sylvan](https://www.ocn.me/v20n12) Neighbors had also raised concerns at the preliminary

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