

been notified, and the county had received three letters of support. No one had written in opposition.

The commissioners voted unanimously to recommend the application for approval. Commissioner Brian Risley said, "I'll simply comment that, having grown up in the Black Forest, I am always interested in projects that are sensitive to the contextual surrounding of the forest but are also ways of creating some economic activity in the Black Forest as well so, from my perspective, just my opinion, it looks like a very well-balanced project and I wish you success."

The application is now scheduled to be heard at the El Paso Board of County Commissioners (BOCC) meeting on Aug. 10.

**Cloverleaf replat**

Also at its July 15 meeting, the commission unanimously recommended for approval a replat application by PT Cloverleaf LLC for two parcels of its Cloverleaf development to create three single-family lots. The request was approved as a consent item, meaning there was no discussion.

The parcels in question are not part of the land that was rezoned from RS 20000 (residential suburban) to RS 5000 (residential suburban) by the BOCC in April but are the isolated parcels zoned RS 20000 and totaling 1.5 acres that will be developed as lots 142, 143, and 144. Two of the lots are located off Bowstring Road and one off Leggins Way. These three lots will form part of Cloverleaf Filing No. 1. The remaining 37.22-acre portion of the development will be considered under a separate final plat application.

The Cloverleaf development is located northeast of the intersection of Jackson Creek Parkway and Higby Road and will involve the construction of 144 single-family homes. This development is adjacent to nearly 100 acres of space now called South Woodmoor Preserve that will remain open in perpetuity with the developer's support.

The application will now be heard at the BOCC meeting on Aug. 10.

**Johnson minor subdivision**

The commissioners unanimously recommended for

approval a minor subdivision application by Delroy and Janet Johnson to create four single-family residential lots on their 28.62-acre property. The property is zoned RR-5 (residential rural) and is located on the west side of Highway 83, a half mile north of its intersection with Old North Gate Road.

The proposed lots will range in size from five to 13 acres. The one home currently on the property would remain on the proposed lot 1.

The application follows the November 2020 BOCC approval of waiver requests to allow the construction of a private road not required to meet county standards which would enable the creation of three lots without frontage onto the highway. See <https://www.ocn.me/v20n12.htm#epbocc>

The application was heard as a consent item, meaning there was no discussion, and is now scheduled to be heard by the BOCC at its Aug. 10 meeting.

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*El Paso Board of County Commissioners, July 6, 15, and 20*

# New special district approved for Cloverleaf development

*By Helen Walklett*

During July, the El Paso Board of County Commissioners (BOCC) approved the creation of a new special district for the Cloverleaf development. The district will see the tax rate almost double on the planned homes.

**Cloverleaf special district**

At its July 6 meeting, the BOCC unanimously approved an application by PT Cloverleaf LLC to create a new special district for the Cloverleaf development, northeast of the Jackson Creek Parkway and Higby Road intersection. The 144 single-home development includes the redevelopment part of the sale of the "Walters Open Space" land, which was rezoned from RS 20000 (residential suburban) to RS 5000 (residential suburban) by the BOCC in April. The new Cloverleaf Metropolitan District will only serve the 141 homes being built on the rezoned land. Three homes are being built on land separate from this where there is existing infrastructure.

The new district proposes issuing \$8 million in debt over 30 years to construct the infrastructure

needed to serve the development. This will be financed through a mill levy of 65 mills per home. Kari Parsons, planner III, Planning and Community Development Department, told the commissioners that the existing mill levy on a \$650,000 property in the area was 71.34, making the current tax rate \$3,315. She said the additional 65 mills would result in a tax rate on a \$650,000 property in the development of \$6,336, an increase of 91%. Commissioner Longinos Gonzalez Jr. said he wanted to make sure that people understood the tax rate in the new district would be close to double.

Gonzalez Jr. asked if the county was fully satisfied that no existing district could take on the development. Parsons said that a letter had been received from the Woodmoor Water and Sanitation District stating it did not have the financing nor the available funding needed to serve the development. The inability of another district to serve a new development is a valid reason to establish a new one for that purpose.

Commissioner Stan VanderWerf commented, "While the tax is high, we need the houses. We need

them badly. I think even though it'll be at that level, they'll sell."

**Appointments to the county Planning Commission**

At their July 6 meeting, the commissioners approved the appointments of Brandy Merriam and Bryce Schuettepelz to the Planning Commission as associate members. Their terms run until July 2022.

At the July 15 meeting, the appointment of Eric Moraes as a regular member of the commission for a three-year period was approved. Moraes has served as an associate member since November 2019. The vacancy arose following the resignation of Commissioner Thomas Greer.

**Other action**

On July 20, the commissioners approved the issuance of three ambulance permits to the Tri-Lakes Monument Fire Protection District. The permits are effective Aug. 1 for a one-year period.

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*Woodmoor Improvement Association, June 30 and July 28*

# WOSC requests easement clarification; board discusses fire danger

*By Jackie Burhans*

The Woodmoor Improvement Association (WIA) met on June 30 and July 28. The June meeting occurred after the OCN deadline and is being covered in this article.

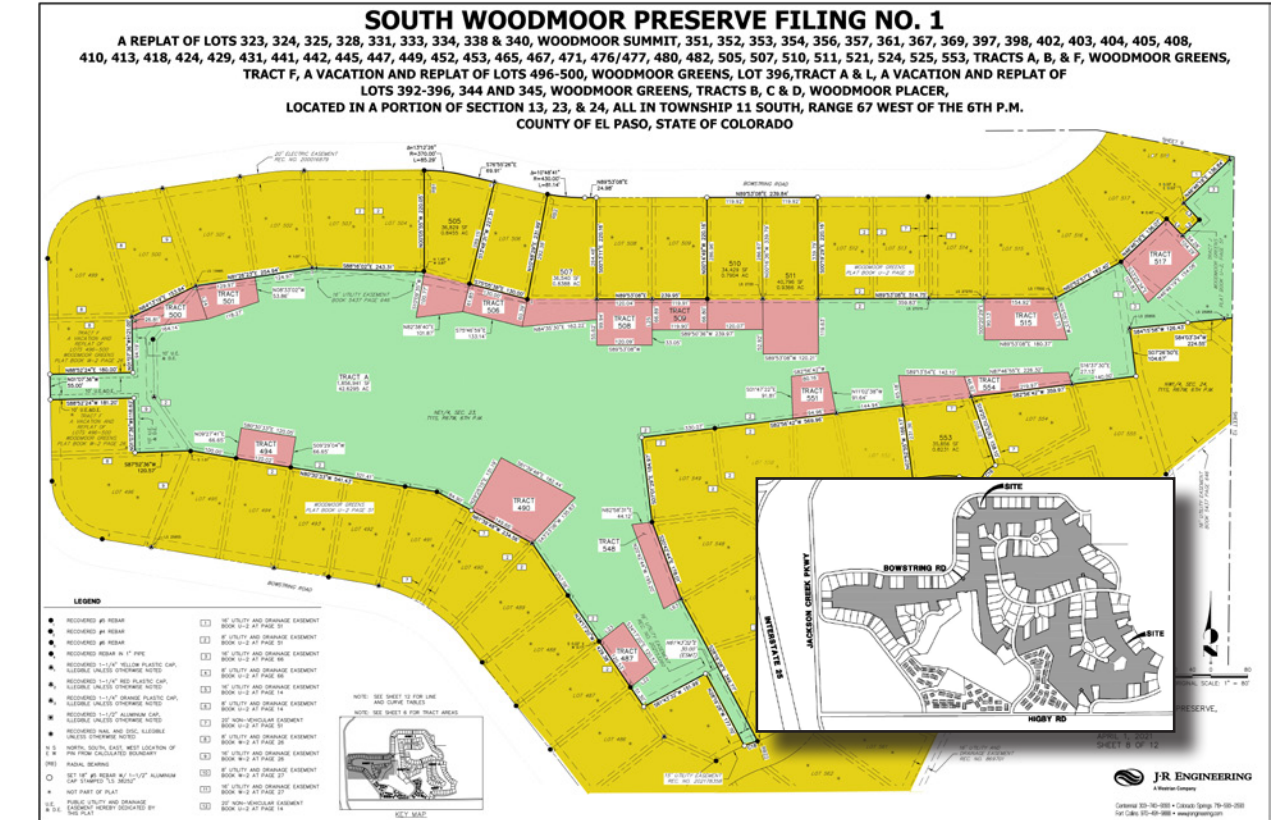
In June, the board heard from the Woodmoor Open Space Committee (WOSC) about its requests on easements and agreed to reopen WIA offices to the public. In July, the board heard concerns from residents and nearby communities and discussed fire danger.

**WOSC presses board on easements**

Tish Norman, director of WOSC LLC, spoke to the board on behalf of the homeowners who purchased additional land behind their homes as part of an effort to preserve the "Walters' Open Space" land originally slated to be a golf course in South Woodmoor. About 118 of the more than 300 homeowners whose property is adjacent to the former Walters property opted to purchase additional land to extend their property and now some are interested in adding fences to encompass the new property boundaries.

However, doing so would violate Article 5, Section 5 of the Woodmoor covenants which state, in part: "No buildings, fences or structures of any type shall be built over, across, on the line of, or in such a manner as to include such easements within the Lot or tract, but such easements shall remain open and readily accessible for service and maintenance of utility and drainage facilities and other purposes." The homes around the open space, now called the South Woodmoor Preserve, have a 16-foot occupied utility easement that encompasses 8 feet on either side of the original property line that now runs through their property.

Norman had two questions for the board. First, would it be a violation if owners built a common fence on their property lines on the sides of their lots? President Brian Bush noted that where there are no easements on the sides of the lots, it would not violate



**Above:** This map of the proposed South Woodmoor Preserve filing shows a portion of the proposed replat of the former Walters' Open Space. The yellow indicates the original property lines, the pink shows the property extensions for those homeowners who opted to buy additional land, and the green area shows the remaining open space. The inset is the vicinity map showing the location of the proposed Walters' Open Space replat near Jackson Creek Parkway and Higby Road, behind Lewis-Palmer High School. Maps provided in Final Plat Drawings on the El Paso County Electronic Development Application Review Program (EDARP) website at <https://epcdevplanreview.com/Public/ProjectDetails/152377>. Color added by Jackie Burhans to highlight the requested changes.

Article 5, Section 5. However, he cautioned that whoever built the fence might want to put it inside their property line to avoid problems later.

Secondly, Norman described a new proposal that

homeowners wanted the board to consider where they would build a separate fence for the new portion of their land but have two pairs of 8-foot gates on either side of the utility easement. These gates