

masticated. See <https://www.ocn.me/v22n4.htm#epbocc>.

Describing the infestation as a very serious threat to Black Forest, von Ahlefeldt said the 2022 mastication was ineffective. She said she had been try-

ing to work with the county parks department on the matter for 14 months without any success.

She called for county forestry staff to speak with the state forestry service and said that they needed to get as

many of the infected trees out as possible but that there was currently no program to do that.

The Pineries Open Space is on Volmer Road north of the intersection of Volmer and Shoup Roads in an area

of Black Forest extremely damaged by the 2013 fire. It totals 1,070 acres and opened to the public in June 2020.

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El Paso County Planning Commission, April 20 Plans for three commercial multi-tenant buildings recommended for approval

By Helen Walklett

At the April 20 El Paso County Planning Commission meeting, the commissioners heard a request for approval of a preliminary plan for a proposed development called Cathedral Rock Commons Commercial to create commercial lots on property directly south of the Big R store off Struthers Road in Monument.

Cathedral Rock Commons Commercial

The commissioners voted unanimously to recommend for approval a site plan request by Store Master Funding VIII LLC, the owners of the Big R Store, to create three commercial lots and a tract on the 10.25-acre property at the northeast corner of Struthers Road and Spanish Bit Drive. The land is zoned commercial community.

The existing Big R would be on the 6.2-acre lot 1. Lots 2 and 3 would each be less than 2 acres and would have three commercial multi-tenant

retail buildings on them, connected via a shared driveway to the Big R store to the north. The tract would contain the existing detention area. The applicant anticipates that the proposed buildings would include businesses that cater to the rural aesthetic that supports the Big R store. The first proposed building to the east would potentially have three retail tenants as would the middle building, which would also have a drive-through. The third building on the west side of the drive is intended to house a possible wheat grass business and restaurant. The site plan includes a proposal for 117 parking spaces and some motorcycle parking.

The application was heard as a consent item, meaning there was no discussion. It is now due to be heard at the El Paso Board of County Commissioners land use meeting on May 16.

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