

2000

RESOLUTION NO. 26-232

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

APPROVAL OF SUBDIVISION EXEMPTION FOR
EDUCATIONAL INSTITUTION FOR DISTRICT 49 SCHOOL SITE (EX261)

WHEREAS, Section 30-28-101(10)(d), C.R.S., as amended, authorizes the Board of County Commissioners pursuant to resolution to exempt from the requirements of the subdivision regulations any division of land if the Board of County Commissioners determines that such division is not within the purposes of the statutory provisions governing subdivisions; and

WHEREAS, Bahr Holdings LLC, has applied for an Exemption from the El Paso County Subdivision Regulations for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, Bahr Holdings LLC intends to utilize this 8.98-acre parcel solely for an Educational Institution; and

WHEREAS, a public hearing was held by this Board on July 23, 2026; and

WHEREAS, the El Paso County Board of County Commissioners has found the proposed division does not fall within the purposes of the Colorado statutory provisions concerning subdivisions;

WHEREAS, based on the evidence, testimony, exhibits, study of the Master Plan for the unincorporated area of the County, comments of the El Paso County Planning and Community Development Department, comments of public officials and agencies, and comments from all interested parties, this Board finds as follows:

1. That the exemption is consistent with and conforms to the El Paso County Land Development Code and the Master Plan;
2. That the exemption is a division of land determined not to be within the purpose of C.R.S. §§30-28-101, et. seq.;
3. That legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Land Development Code and the Engineering Criteria Manual;

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4. That the size, location, and availability of services to the proposed lots or parcels are reasonable, appropriate, and customary for the proposed use;
5. That no beneficial purpose would be served by requiring the platting of the subject property; and

WHEREAS, this Board further finds that the request meets the criteria for approval outlined in Section 7.2.2.E.6.d of the Land Development Code (as amended):

1. The exemption is consistent with and conforms to this Code and the Master Plan;
2. The exemption is a division of land determined not to be within the purpose of C.R.S. §§ 30-28-101, et seq.;
3. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
4. The size, location, and availability of services to the proposed lots or parcels are reasonable, appropriate, and customary for the proposed use; and
5. No beneficial purpose would be served by requiring the platting of the subject property.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of El Paso County, Colorado, hereby approves the application for the single parcel, 8.98-acre Subdivision Exemption.

BE IT FURTHER RESOLVED the following conditions and notations shall apply to this approval:

CONDITIONS

1. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Geologic Survey, Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.
2. All plat review comments must be addressed to the satisfaction of El Paso County review criteria prior to mylar recordation.

NOTATIONS

1. Releasing, or exempting, the creation of the parcel from the requirements of subdivision exempts the parcel from the requirements to pay school, park, bridge, drainage, and traffic impact fees.

Resolution No. 26-232

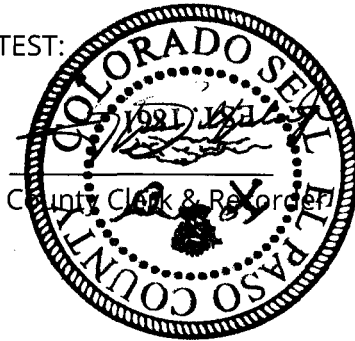
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DONE THIS 23rd day of July, 2026, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By:



By:

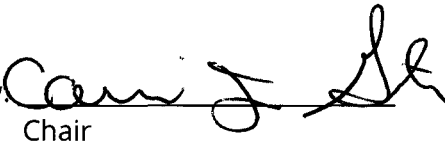

Chair

EXHIBIT A

LEGAL DESCRIPTION

BEING A PART OF THE SOUTH ONE HALF OF THE NORTHEAST ONE-QUARTER (S 1/2 NE 1/4) OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE FULLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WESTERLY BOUNDARY LINE OF SUBJECT PARCEL, COINCIDENT WITH THE EASTERLY LINE OF THE BENT GRASS RESIDENTIAL FILING NO.2 BY RECEPTION NO. 220714559, MONUMENTED ON THE NORTH END WITH A FOUND NO.5 REBAR WITH 1-3/8" RED PLASTIC CAP, "ALC PLS 38087", FLUSH WITH GRADE, AND ON THE SOUTH END WITH A NO.4 REBAR WITH 1" ORANGE PLASTIC CAP MARKED "PLS 38141", RECOVERED 0.6' BELOW GRADE, SAID LINE TO BEAR NORTH 00°08'14" EAST, A MEASURED DISTANCE OF 619.52 FEET.

COMMENCING AT THE CENTER NORTH 1/16 CORNER, SEC. 1 T.1S. R.65W. BEING A FOUND NUMBER 6 REBAR WITH 3-1/4" ALUMINUM CAP MARKED "N 1/16 S1 2019, PLS 38069", 1.4' ABOVE GRADE; THENCE SOUTH 89°41'32" EAST ALONG THE NORTHERLY BOUNDARY OF THE BENT GRASS RESIDENTIAL FILING NO.2 BY RECEPTION NO. 220714559, COINCIDENT WITH THE SOUTHERLY BOUNDARY OF A PORTION OF WOODMEN HILLS FILING NO. 3 BY RECEPTION NO. 97059838, A DISTANCE OF 28.26 FEET TO A NO.5 REBAR WITH 1-3/8" RED PLASTIC CAP, "ALC PLS 38087", FLUSH WITH GRADE, BEING THE **POINT OF BEGINNING:** OF THE HEREINAFTER DESCRIBED LANDS;

THENCE NORTH 89°54'26" WEST ALONG THE NORTHERLY BOUNDARY OF SUBJECT PARCEL COINCIDENT OF SOUTHERLY BOUNDARY OF A PORTION OF WOODMEN HILLS FILING NO. 3 BY RECEPTION NO. 97059838, A DISTANCE OF 631.24 FEET TO A NO. 5 REBAR WITH A 1-1/4' PURPLE PLASTIC CAP, PLS 38759, FLUSH WITH GRADE;

THENCE SOUTH 00°09'43" WEST, ALONG THE EASTERLY LINE OF SUBJECT PARCEL, COINCIDENT WITH THE WESTERLY BOUNDARY LINE OF UNPLATTED LANDS PER QUIT CLAIM DEED BY RECEPTION NO. 208133006, A DISTANCE OF 619.92 FEET TO A NO. 5 REBAR WITH A 1-1/4' PURPLE PLASTIC CAP, PLS 38759, FLUSH WITH GRADE;

THENCE NORTH 89°52'36" WEST ALONG THE SOUTHERLY LINE OF SUBJECT PARCEL, COINCIDENT WITH A PORTION OF THE NORTHERLY RIGHT OF WAY LINE OF GRASS MEADOWS DRIVE, A DISTANCE OF 630.97 FEET TO A NO.4 REBAR WITH 1" ORANGE PLASTIC CAP MARKED "PLS 38141", RECOVERED 0.6' BELOW GRADE;

THENCE NORTH 00°08'14" EAST, ALONG THE WESTERLY LINE OF SUBJECT PARCEL, COINCIDENT WITH THE EASTERLY LINE OF THE BENT GRASS RESIDENTIAL FILING NO.2 BY RECEPTION NO. 220714559, A MEASURED DISTANCE OF 619.52 FEET TO THE **POINT OF BEGINNING.**

SAID LANDS CONTAINING 391,129 SQUARE FEET (8.98 ACRES) OF LAND, MORE OR LESS.