

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

**TO: El Paso County Board of County Commissioners**

**Carrie Geitner, Chair**

**FROM: Jen Uhler, Planner, Planning and Community Development**

**Bret Dilts, Senior Engineer, P.E., Department of Public Works**

**RE: Project File Number: EX261**

**Project Name: Honor Charter District 49 School Site Subdivision Exemption**

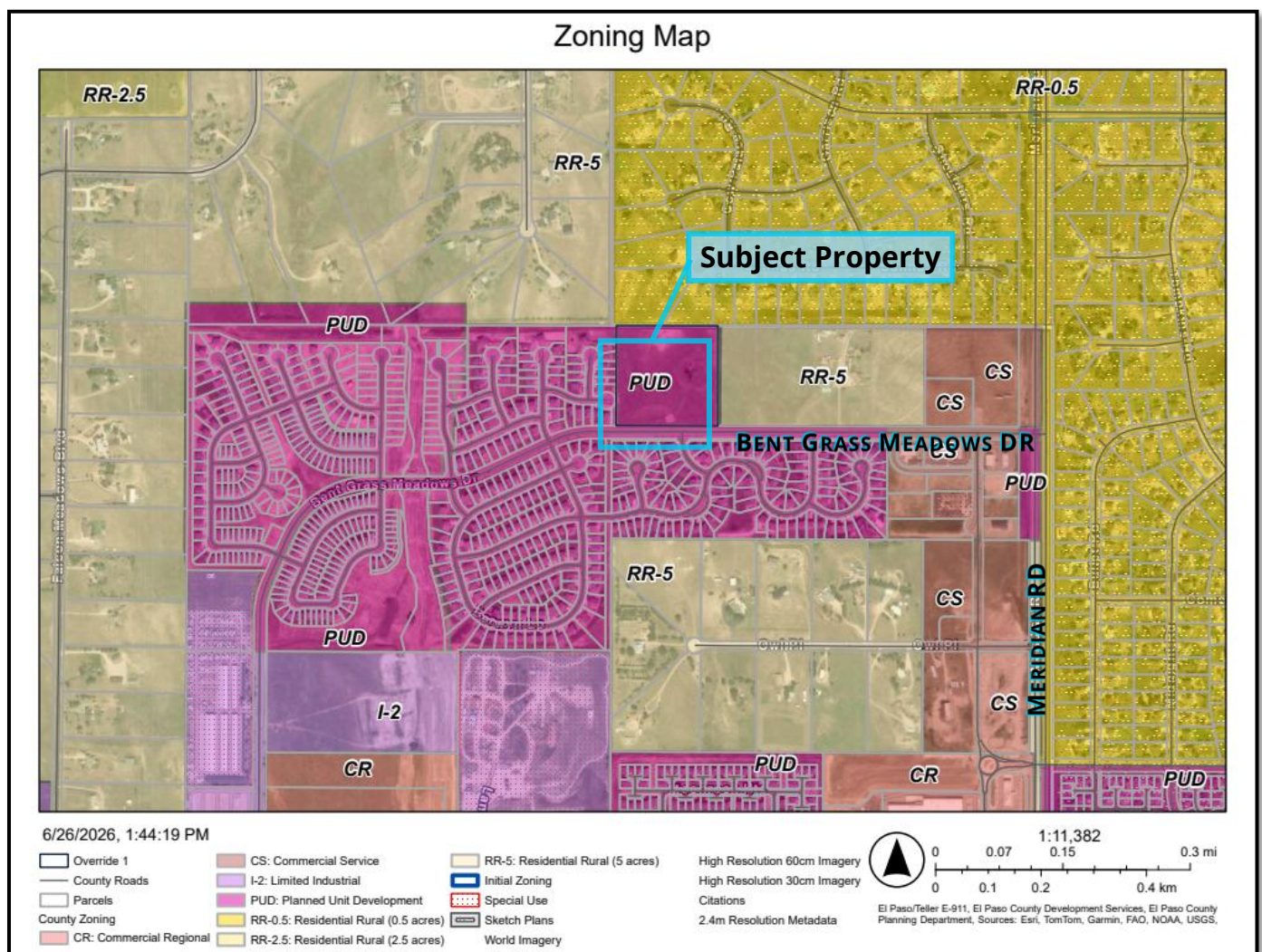
**Parcel Number: 5301000038**

**Commissioner District: 2**

| <b>OWNER:</b>                                                                                       | <b>REPRESENTATIVE:</b>                                                                                                 |
|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| Bahr Holdings, LLC (Jacob Bahr)<br><br>8605 Explorer Dr., Suite 250, Colorado Springs,<br>CO, 80920 | Honor Charter School Building Corporation (Tamela<br>Sweeris)<br><br>9200 E Mineral Ave STE 100, Centennial, CO, 80112 |
| <b>Board of County Commissioners Hearing Date: 7/23/2026</b>                                        |                                                                                                                        |

## EXECUTIVE SUMMARY

Highmark School Development, on behalf of Bahr Holdings LLC, requests that the Board of County Commissioners release the creation of a 8.98-acre parcel in the Bent Grass Meadows PUD (Planned Unit Development) zoning district from the requirements of platting. The parcel is located on the northern side of Bent Grass Meadows Drive, approximately 0.40 miles west of Meridian Road. The property is unplatted and designated as Tract W (School Site) of the Bent Grass Planned Unit Development. The request for Subdivision Exemption complies with the El Paso County Land Development Code and C.R.S. §§30-28-101.



## **A. WAIVERS AND AUTHORIZATION TO SIGN:** Exemption Plat.

### **(6) Other Subdivision Exemptions Approved by BoCC.**

**(a) Purpose.** The purpose of this section is to provide criteria and standards whereby the BoCC may grant exemptions from the definition of the term "subdivision" for any division of land the BoCC determines is not within the purpose of C.R.S. §§ 30-28-101, et seq., and that have not otherwise been identified by the BoCC within this Code as exempt.

**(b) Applicability.** The BoCC, may pursuant to this Code, exempt from the definition of "subdivision" any division of land the BoCC determines is not within the purposes of the definition of "subdivision". Generally, an exemption shall be consistent with 1 of the following criteria in order to receive an exemption from the definition of the term "subdivision:"

- The division of land creates parcels for public or quasi-public use where no dwelling units are allowed, including but not limited to: utility facility, park, open space, fire station, sheriff substation, library, metro district office, and water/sewage facility; or
- The division of land is effected by a deed recorded in the Clerk and Recorder that the BoCC determines is not within the purposes of the definition of subdivision.

**(c) Approval of Exemptions.** An exemption, not otherwise previously established by this Code as an exemption by the BoCC, is required to obtain a release from the requirements of subdivision platting, by resolution of the BoCC.

## **B. APPROVAL CRITERIA**

In approving a Subdivision Exemption, the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 7.2.2.(E)(6) of the El Paso County Land Development Code (as amended):

- *The exemption is consistent with and conforms to this Code and the Master Plan;*
- *The exemption is a division of land determined not to be within the purpose of C.R.S. §§ 30-28-101, et seq.;*
- *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;*

- *The size, location, and availability of services to the proposed lots or parcels are reasonable, appropriate, and customary for the proposed use; and*
- *No beneficial purpose would be served by requiring the platting of the subject property.*

## C. LOCATION

|        |                                |                           |
|--------|--------------------------------|---------------------------|
| North: | RR-0.5 (Residential Rural)     | Single Family Residential |
| South: | PUD (Planned Unit Development) | Single Family Residential |
| East:  | RR-5 (Residential Rural)       | Manufactured Housing      |
| West:  | PUD (Planned Unit Development) | Single Family Residential |

## D. BACKGROUND

The subject property is shown as “School Site” on various iterations of Preliminary and Site-Specific PUD amendments. Development of this property was originally slated for Phase 5 of the PUD, but this phase has yet to be developed. Most recently, a portion of the property was partly conveyed to Bent Grass Residential Filing 2 (Plat number 14559, EDARP File No. SF1914), but the remainder tract was not platted as part of the subdivision filing. Consequently, is not a Legal Lot nor a Tract, and must be platted in order to establish its status as a legal lot.

In the details of the PUD amendment materials from PUD-06-004, a referral comment from Falcon School District D49 states: *“The 9.02 acre school site is part of the District’s overall financial settlement with the developer and represents an additional contribution to the School District, since only 5.14 acres of school dedication is required per current Code standards.”* It appears that the School Site labeling may have been part of negotiations directly with the School District. The property was not officially dedicated to the District.

Falcon School District D49 approved the Charter School Application for Honor Charter School, a Marzano Academy, on July 10, 2025. The current owner is submitting this application as a condition of the pending sale of the property to Honor Charter School. Upon approval, the property will be established as a legally created lot designated for educational institution use under the PUD, and this entitlement will remain

valid regardless of whether the current charter school proposal proceeds. The owner's present intent is to sell the property to Honor Charter School Development Company following approval.

A Site Development Plan is being reviewed concurrently at the staff level.

## **E. LAND DEVELOPMENT CODE AND ZONING ANALYSIS**

Public Schools in Colorado are largely governed by Colorado Revised Statutes, Title 22, such as, but not limited to, CO Rev Stat § 22-32-110 (2024) "**Board of education - specific powers - definitions**", and CO Rev Stat § 22-32-124 (2024) "**Building codes - zoning - planning - fees - rules - definitions.**"

Pursuant to the authorities granted to the School District by State Statute, the El Paso County Land Development Code contains the following provisions, reiterating the School District's authority over site design and location:

### **5.3.3. Approval of Location**

(G) Public Schools and Charter Schools.

(5) **School District Responsible for Facility Locations.** The authority to make final determinations as to the location of public schools and to erect buildings and structures is the school district's.

### **8.5.3 School Land Standards and Dedications**

(F) **Reservation of School Sites for Future Acquisition by a School District.**

(1) **Purpose of Reservation.** The purpose of reserving a school site on a plat is to allow flexibility in planning for school needs. When the dedication of land or fees in lieu of dedication or a combination thereof will not be adequate to meet school needs, reservation of a school site for future acquisition may be used to set aside the land needed and to be acquired by the appropriate school district.

The density and dimensional standards for the PUD (Planned Unit Development) zoning district are as follows:

Maximum lot coverage: 40%

Maximum building height: 30 feet

## Setback Minimums:

Front – 20 feet

Side – 5 feet

Rear – 20 feet

Corner lot – The corner lot's front shall be where the driveway access point is. The side yard setback for the side street side shall be 10 feet.

## F. MASTER PLAN COMPLIANCE

### 1. Your El Paso Master Plan

#### a. **Placetype Character:** Suburban Residential

*Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.*

*Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.*

*Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.*

#### **Recommended Land Uses:**

##### *Primary*

- *Single-family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre*

### *Supporting*

- *Single-family Attached*
- *Multifamily Residential*
- *Parks/Open Space*
- *Commercial Retail*
- *Commercial Service*
- *Institutional*

### **b. Area of Change Designation:** New Development

*These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.*

### **c. Key Area Influences:** Potential Areas for Annexation

*A significant portion of the County's expected population growth will locate in one of the eight incorporated municipalities. As the largest municipality in El Paso County, Colorado Springs is expected to grow in population over the next several decades. As a result of this growth, Colorado Springs, and other municipalities including Fountain and Monument, will need to annex parts of unincorporated County to plan for and accommodate new development. This will either occur through new development within existing municipal limits or the annexation of subdivisions in unincorporated parts of the County.*

*This Key Area outlines the portions of the County that are anticipated to be annexed as development occurs. It is imperative that the County continue to coordinate with the individual cities and towns as they plan for growth. Collaboration with the individual communities will prevent the unnecessary duplication of efforts, overextension of resources, and spending of funds. The County should*

*coordinate with each of the municipalities experiencing substantial growth the development of an intergovernmental agreement similar to that developed with Colorado Springs.*

#### **d. Analysis**

The proposed Exemption Plat for Educational Institution purposes generally aligns with the Master Plan. This use as identified in the PUD as Educational Institution is compatible with the existing single family residential character and is a supporting land use for new development in the area.

While the property is within the Colorado Springs Annexation Area of Planning Interest, the City did not have any comments related to this proposal.

## **2. Water Master Plan Analysis**

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes.

A finding of sufficiency in terms of water quality, quantity and dependability is not required for a Subdivision Exemption.

## **3. Other Master Plan Elements**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential. The El Paso County Parks Department and El Paso County Conservation District were each sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies floodplain deposit in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, severed mineral rights exist. The mineral rights owner has been notified of the application and hearing date.

## **G. PHYSICAL SITE CHARACTERISTICS**

### **1. Hazards**

In the El Paso County Natural Features GIS layer, the property is identified as containing three types of geologic categories from the USGS geologic hazards dataset. It is approximately 70% *2-A Stable alluvium, colluvium and bedrock on gentle to moderate slopes (5%-12%). Emphasis on surface and subsurface drainage.* Approximately 30% of the property is *7-A Physiographic floodplain where erosion and deposition presently occur and is generally subject to recurrent flooding.* However, this specific property is located in Zone X of FEMA Flood Insurance Rate Map, which is an area of minimal flooding. A small portion of the property, about 2-3%, is *2-D Eolian deposits generally on flat to gentle slopes of upland areas. Emphasis on wind erosion, stabilization, depth to bedrock and potential hydrocompaction.* Soils and geology reports are not required to be submitted with Subdivision Exemption plats, and coordination with Colorado Geologic Survey is deferred to the School Board.

### **2. Floodplain**

The development is not located within a floodplain as identified in the FEMA Insurance Rate Map number 08041C0553G which has an effective date of December 7<sup>th</sup>, 2018. The property is in Zone "X" which is an area of minimal flood hazard determined to be outside the 500-yr flood zone.

### **3. Drainage and Erosion**

The property is located in the Falcon Drainage Basin (CHWS1400) and consists of approximately 8.98 acres of existing, undeveloped land. The Falcon Drainage Basin is a fee-paying basin however basin fees are not collected with an Exemption Plat. There is an existing sediment pond for drainage from surrounding developments on the site. The existing topography is generally sloping to the southeast across the site, although there is a roughly defined swale along the west side of the site that captures existing off-site flows from the north and west and conveys them to the existing on-site sediment pond.

The Exemption Plat project did not have a drainage report submitted as part of the project. A final drainage report for design of drainage facilities has been submitted and is currently under review with Site Development Plan PPR2615.

## 4. Transportation

The Exemption Plat project did not have a traffic impact study submitted as part of the project. A traffic impact study for analysis and design of any improvements has been submitted with Site Development Plan PPR2615 for review.

Access for the site will be taken from Bent Grass Meadows Drive. Bent Grass Meadows Drive is owned and maintained by the County and is classified as an urban minor collector in the 2024 Major Transportation Corridors Plan (MTCP).

The Road Impact Fee, as established by Resolution 25-337, will be assessed either at the final land-use approval stage or when the applicant applies for a building permit, whichever occurs later.

## H. SERVICES

### 1. Water

A finding of sufficiency in terms of water quality, quantity and dependability is not required for a Subdivision Exemption. Water is proposed to be provided by Woodman Hills Metro District, who did not return comments in response to a request for review.

Water supply of public schools in Colorado is regulated primarily by The Code of Colorado Regulations, *6 CCR 1010-6 Rules and Regulations Governing Schools in the State of Colorado, section 6.7.1 Water Supply*. These regulations apply to the School Board. However, the specific terms for connecting a public school to the water supply infrastructure of a Metro District are negotiated between the School Board and the Metro District, and are not dictated strictly by state statute. The Metro District may require connection, but is not compelled to provide it.

Provision of water supply is proposed to be determined at the Site Development Plan stage, and a plat note is recommended to conform with the below Subdivision Exemption approval criteria:

- *The size, location, and availability of services to the proposed lots or parcels are reasonable, appropriate, and customary for the proposed use;*

Proposed plat note: Water supply shall be determined at Site Development Plan stage.

## 2. Sanitation

Sewer services are not required for a Subdivision Exemption. Wastewater is proposed to be provided by Woodman Hills Metro District, who did not return comments in response to a request for review. The provision of sewer services to public schools in Colorado is regulated primarily by *The Code of Colorado Regulations, 6 CCR 1010-6 Rules and Regulations Governing Schools in the State of Colorado, section 6.7.2 Sewage Disposal*. These regulations apply to the School Board. However, the specific terms for connecting a public school to the sewage treatment and disposal infrastructure of a Metro District are negotiated between the School Board and the Metro District, and are not dictated strictly by state statute. The Metro District may require connection but is not compelled to provide it.

Provision of sewer services is proposed to be determined at the Site Development Plan stage, and a plat note is recommended to conform with the below Subdivision Exemption approval criteria:

- *The size, location, and availability of services to the proposed lots or parcels are reasonable, appropriate, and customary for the proposed use;*

Proposed plat note: Sewer services shall be determined at Site Development Plan stage.

## 3. Emergency Services

The property is located within the Falcon Fire Protection District, which is committed to providing fire protection services to the proposed development. The District was sent a referral and has no outstanding comments.

## 4. Utilities

Mountain View Electric Association, Inc (MVEA) provides service to this property for electric utilities. Colorado Springs Utilities provides natural gas service to the property. There are no outstanding comments from these agencies.

## 5. Metropolitan Districts

The property is within the Woodmen Hills Metro District, Woodmen Road Metro District, and Bent Grass Metro District. All of the Metro Districts were sent a referral to review the project. Bent

Grass Metro District and Woodmen Hills Metro District had no outstanding comments. Woodmen Road Metro District fees are collected by the County, and standard plat notes for the Road Impact Fee have been used.

## **6. Parks/Trails**

Land dedication and fees in lieu of park land dedication are not required for a Subdivision Exemption application.

## **7. Schools**

Land dedication and fees in lieu of school land dedication are not required for a Subdivision Exemption application.

## **I. APPLICABLE RESOLUTIONS**

See attached resolution.

## **J. STATUS OF MAJOR ISSUES**

A water finding and evidence of sewer provision are not required with a Subdivision Exemption, but public educational facilities regulated by the Colorado Board of Education are required to meet statutory minimums for water and sewer services. This approval is not currently conditioned on any provision of services, but a plat note has been added to inform any future developer of educational facilities, in the case that the subject Charter school sale and development does not come to fruition. This provides flexibility for the current owner to work with the Metro Districts and protects future owners by informing them of site circumstances.

A condition has been added for minor comments to be resolved on the plat prior to recordation.

## **K. RECOMMENDED CONDITIONS AND NOTATIONS**

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.2 of the El Paso County Land Development Code (as amended), staff recommends the following conditions and notation:

### **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.

### **NOTATION**

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.

## **L. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department notified 109 adjoining property owners on June 18, 2026 for the Board of County Commissioners meetings. Responses will be provided at the hearing.

## **M. ATTACHMENTS**

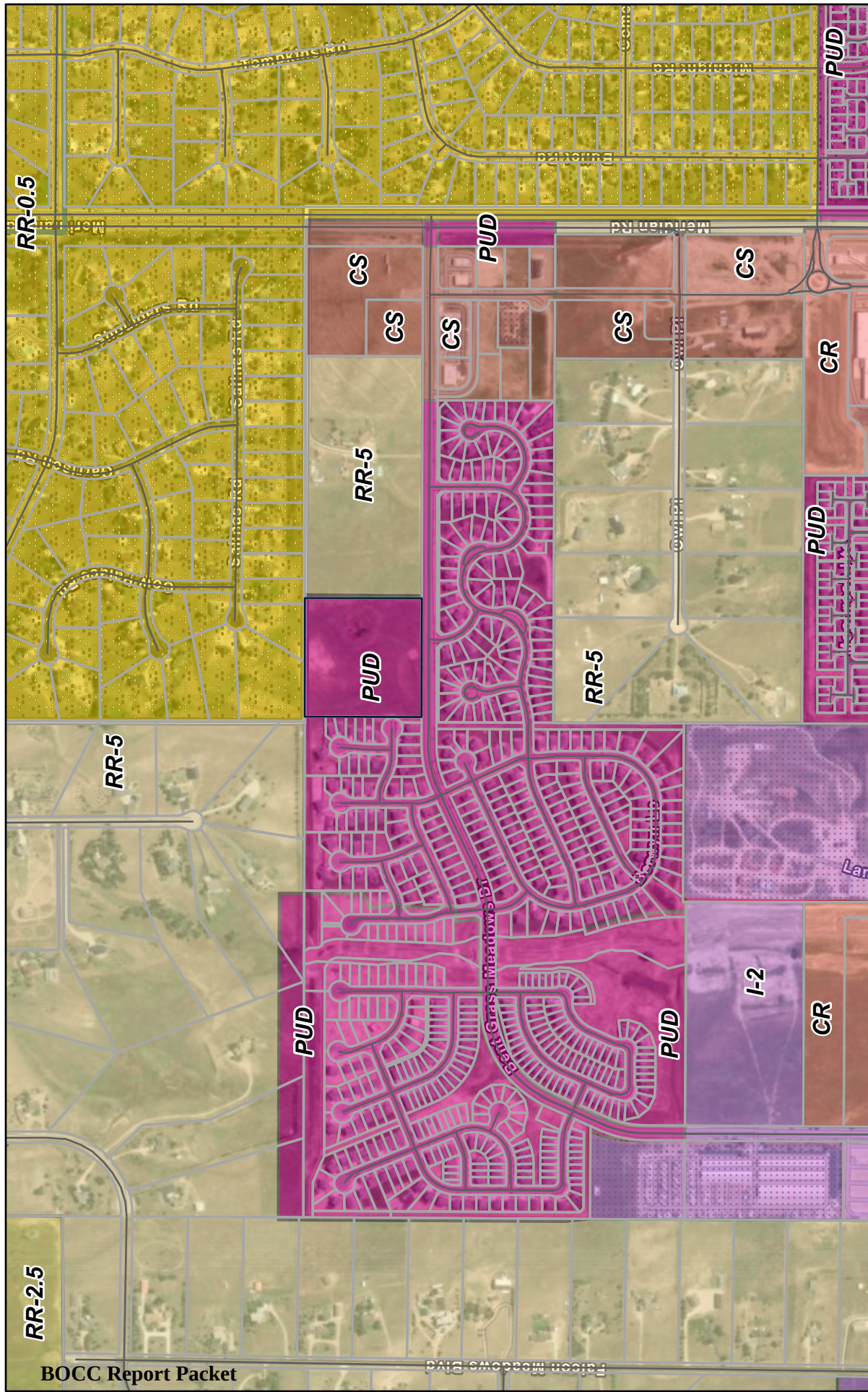
Map Series

Letter of Intent

Plat Drawing

Draft Resolution

# Zoning Map

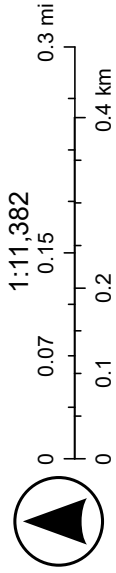


6/26/2026, 1:44:19 PM

- |                                                                                       |                         |                                                                                       |                                       |                                                                                       |                                   |
|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------|
|  | Override 1              |  | CS: Commercial Service                |  | RR-5: Residential Rural (5 acres) |
|  | County Roads            |  | I-2: Limited Industrial               |  | Initial Zoning                    |
|  | Parcels                 |  | PUD: Planned Unit Development         |  | Special Use                       |
|  | County Zoning           |  | RR-0.5: Residential Rural (0.5 acres) |  | Sketch Plans                      |
|  | CR: Commercial Regional |  | RR-2.5: Residential Rural (2.5 acres) |                                                                                       | World Imagery                     |

- High Resolution 60cm Imagery  
High Resolution 30cm Imagery  
Citations  
2.4m Resolution Metadata

El Paso/Teller E-911, El Paso County Development Services, El Paso County Planning Department, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS,



May 5, 2026

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT  
2880 International Circle, Suite, 110  
Colorado Springs, CO 80910

**SITE DEVELOPMENT LETTER OF INTENT**

Dear Sir/ Madam,

Please find below summary of the plan in compliance with the requirements of Site development Plan in Chapter 6 of LDC of El Paso County Planning and Zoning.

**Owner Information:**

Honor Charter Building Corporation

Address: 12577 E Caley Avenue Centennial, Colorado 80111

Responsible Party: Tammy Sweeris; Ph: 616 250 3566; email: [tammy@highmarkschools.com](mailto:tammy@highmarkschools.com)

**Applicant Information:**

Grace Design Studios

Address: 2929 N. Central Avenue, 11<sup>th</sup> floor, Phoenix AZ 85012

**Contact Person(s):**

Ashish Dandavate, 602 257 1764, ext. 1610; email: [adandavate@grace-design.com](mailto:adandavate@grace-design.com)

Thomas Conran, 602 257 1764, ext. 1689; email: [tconran@grace-design.com](mailto:tconran@grace-design.com)

**Property Tax schedule number:**

5301000038

**A discussion summarizing the proposed request and compliance with the applicable requirements of the Land Development Code:**

The site as designed is generally in compliance with the El Paso County Land Development Code. However, since this site is developing a school, it is exempt from zoning requirements.

**A discussion regarding how the proposed request and compliance with the definition of the proposed use and any applicable use specific standards within the Land Development Code:**

This site has been intended and designated as a school site through the development of the PUD documents but was never formally dedicated to the School District via plat. While the proposed use is matching the designation and intent within the PUD, it has been determined that a Subdivision Exemption with an Exemption Plat will be required in order to dedicate the property to the School District via Plat.

**A discussion regarding the provision of utilities:**

There are water mains/services, sewer services, and both on and off-site stormwater infrastructure being proposed with the school. The water and sewer systems will need to be approved by Woodman Hills Metro District. The Fire Department will also review requirements on the water mains as it relates to Fire Protection. Stormwater infrastructure on and off-site are anticipated to be reviewed by the County for approval. The off-site Stormwater Infrastructure is being proposed at this time mainly to convey the off-site run-on stormwater flowing to the site from the north and west but also serves as the sites discharge location after detention. A drainage report has been provided for the intent of drainage on and off-site.

**A discussion regarding anticipated traffic generation and access, unless a separate traffic study is required and is being provided:**

A Traffic Impact Study is required and being provided with this project. Please see the provided Study for details.

**A discussion and justification of any alternatives being requested:**

The site, as designed, is generally in compliance with the county codes but any minor deviations from the code would not be anticipated to require a variance as school sites are zoning-code exempt.

Please do not hesitate to contact us, should you need more information.

Sincerely,



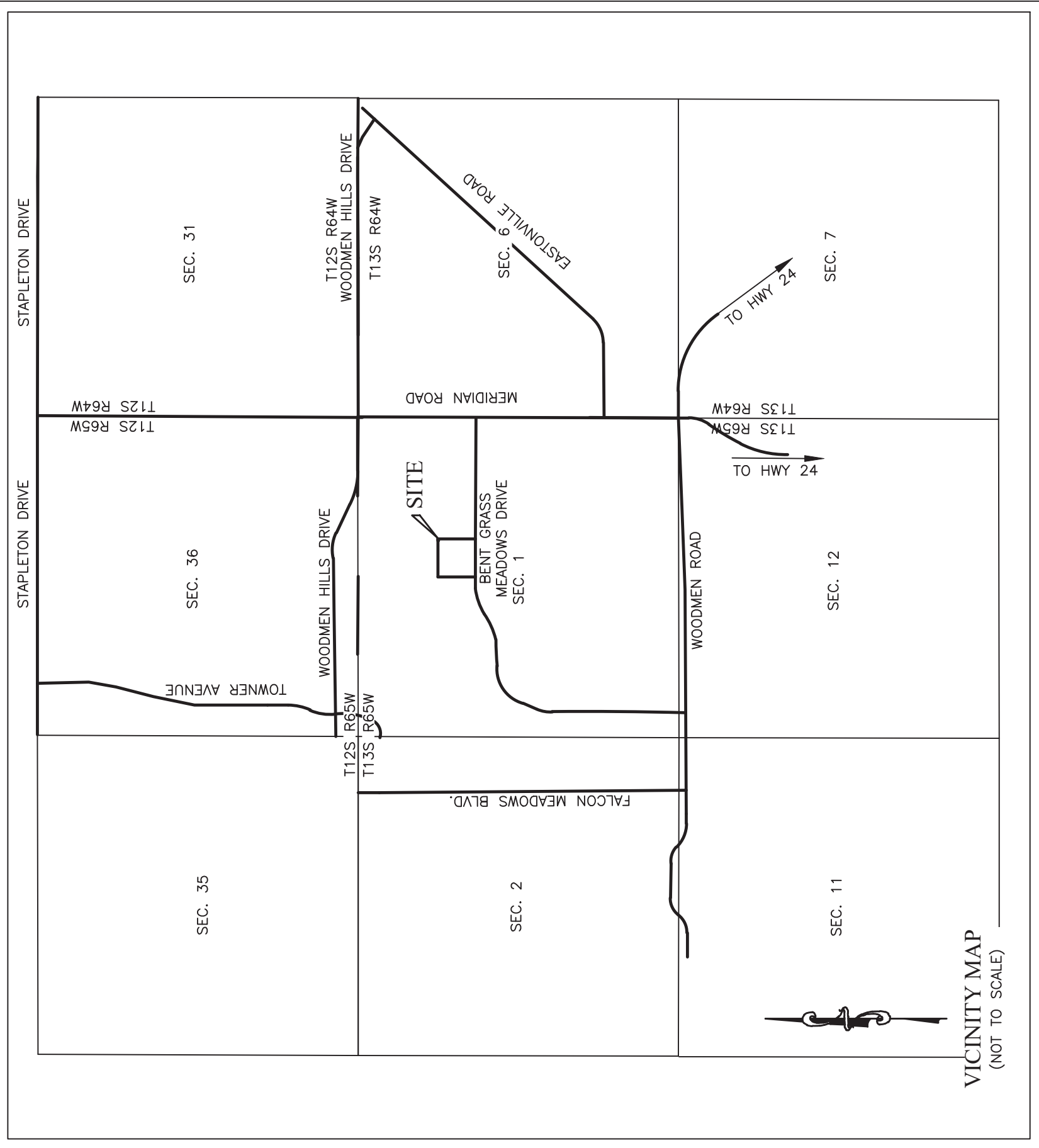
**Ashish Dandavate**, Education Studio

SENIOR ASSOCIATE, ARCHITECT III, AIA

(o) 602.257.1764 | (c) 480.495.8253

EDUCATIONAL INSTITUTION SUBDIVISION EXEMPTION

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO.



BE IT KNOWN BY THESE PRESENTS

That Honor Charter School Building Corporation, a Colorado nonprofit corporation, being the owner of the following described tract of land, to wit:

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 38089", 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 2826 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 WESTERLY BOUNDARY OF BENT GRASS RESIDENTIAL FILING NO.2 BY RECEPTION NO. 220714559, A MEASURED DISTANCE OF 619.52 FEET TO THE POINT OF BEGINNING. SUD LANDS CONTAINING 391,129 SQUARE FEET (8.98 ACRES) OF LAND, MORE OR LESS.

OWNER OF RECORD

Honor Charter School Building Corporation, a Colorado nonprofit corporation  
Address: 9200 E. Mineral Ave STE 100, Centennial, Colorado 80112  
Phone: 303-455-2880  
Office: 480-466-2080  
Email: tommy@highmarkschools.com

OWNER'S CERTIFICATION AND DEDICATION

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of EDUCATIONAL INSTITUTION SUBDIVISION EXEMPTION. All public improvements so platted are hereby dedicated to public use and are to be maintained by the owner of the subject property. The subject property is to be constructed to El Paso County standards and that proper drainage and erosion control for some will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

IN WITNESS THEREOF

Honor Charter School Building Corporation, a Colorado nonprofit corporation, has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NOTARY

State of Colorado } ss  
County of El Paso)  
  
Signed before me on \_\_\_\_\_, 20\_\_\_\_, A.D. by  
Honor Charter School Building Corporation, a Colorado nonprofit corporation, owners.

Witness my hand and official seal:

Notary Public  
  
My Commission Expires: \_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat of EDUCATIONAL INSTITUTION SUBDIVISION EXEMPTION was approved for filing by the El Paso County, Colorado Board of County Commissioners on the day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes specified hereon and any conditions included in the resolution of approval.

Chair, Board of County Commissioners

Date

Planning and Community Development Director

SURVEYOR'S NOTES

1. NOTICE: According to Colorado law you must commence any legal action based upon the platting of a subdivision within ten years from the date of the platting. If no legal action is commenced within ten years from the date of the certification shown hereon.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory monument or easement or easement pursuant to the Colorado Revised Statute 18-4-508.
3. The lineal units used in this drawing are U.S. Survey Feet.
- 4.The initial fieldwork for this survey was completed on October 03, 2025.
4. The overall subject parcel contains a calculated gross area of 391,129 square feet (8.98 acres) of land, more or less.
5. This survey does not constitute a title search by Apex Land Surveying and Mapping LLC to determine ownership or easements of record. For information regarding ownership or easements of record, the reader is directed to the public records of the State of Colorado and the County of El Paso, Colorado. This survey is not to be relied upon Title Commitment NCSC001536-ES, with an effective date of January 16, 2026 at 08:00 A.M., as provided by Fidelity National Title Insurance Company.
6. Bearings are based on THE WESTERLY BOUNDARY OF THE SUBJECT PARCEL COINCIDENT WITH THE WESTERLY BOUNDARY OF BENT GRASS RESIDENTIAL FILING NO.2 BY RECEPTION NO. 220714559, MONUMENTED ON THE NORTH END WITH A NO.5 REBAR & 1-3/8" RED PLASTIC CAP MARKED "ALC PLS 38087". FOUND FLUSH WITH GRADE, AND ON THE SOUTH END WITH A NO. 4 REBAR & 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.
7. The Federal Emergency Management Agency, Flood Insurance Rate Map No. 080410053C, effective date December 07, 2018, indicates this parcel of land to be located in Zone X (Areas of minimal flooding).
8. Quit Claim Deed (AKA Tract F) by reception number 222079014, appears to be an exception to the record deed provided in said Title Commitment NCSC001536-ES, with an effective date of January 16, 2026 at 08:00 A.M., as provided by Fidelity National Title Insurance Company.
9. Said Quit Claim Deed Parcel conveyed in 2022 appears to be a part of Bent Grass Residential Filing NO.2 per Reception NO. 220714559.
9. No posted address observed in the process of conducting the fieldwork. Address as listed on Title Commitment: Parcel No. 5301000038 located on Bent Grass Meadows Dr., Peyton, Colorado 80831. Address per Numerations to be 8250 Bent Grass Meadows Drive, Peyton, CO. 80831.
10. Water supply shall be determined at Site Development Plan stage.
11. Sewer services shall be determined at Site Development Plan stage.
12. 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 Prairie's Meadow Jumping Mouse as a listed species.
13. No driveway shall be established unless an access permit has been granted by El Paso County.
14. Entire property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Easement as recorded at Reception No. 220714559. The owner is responsible for maintenance of the subject drainage facilities.
15. All property within this subdivision is within the boundaries of the Woodmen Road Maintenance Easement as recorded at Reception No. 220714559. The owner is required to permit fees for the purpose of financing construction of specified improvements to Woodmen Road.
16. Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on the basis of a 1/4" record public utility and drainage easement unless otherwise indicated. All easements shall be subject to the terms and conditions of the applicable utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- All easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception NO. 220714559, and shall be subject to the terms and conditions of the applicable utility and drainage easement. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.
- Utility providers are:Colorado Springs Utilities (CSU) and Mountain View Electric.
17. No offset monuments are to be set in conjunction with this plat.
18. This property is within a PUD (PUD142), recorded at Reception number 214088054
19. BENT GRASS RESIDENTIAL FILING NO.2 by Reception NO. 220714559 shows an overall record area of 391,129 square feet (8.98 acres). The subject property (R. R1 and R2) which differs significantly from as the measured values and other record (R. R1 and R2) values between found monuments as well as Sub distances along the lots within said subdivision along said common line. Based on said record evidence along with measured evidence, it is this Surveyor's opinion that the record value of S02219'E 489.26' (R2) is not accurate.

SURVEYOR'S CERTIFICATE

I, Danny Rodic, a duly registered Professional Land Surveyor in the State of Colorado, do hereby state and certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and responsible charge; that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in accordance with the laws and regulations of the State of Colorado and the El Paso County Land Development Code. This statement is not a guaranty or warranty, either expressed or implied, and have been met to the best of his professional knowledge, information, and belief.



Danny Rodic  
Address: Colorado Professional Land Surveyor No. 38759  
For and on behalf of Apex Land Surveying and Mapping LLC.

CLERK AND RECORDER

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

I hereby certify that this instrument was filed for record in my office at \_\_\_\_\_ o'clock

\_\_\_\_\_M., this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D. and is fully recorded at

Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado

Steve Schleker, Recorder

By: \_\_\_\_\_  
Deputy

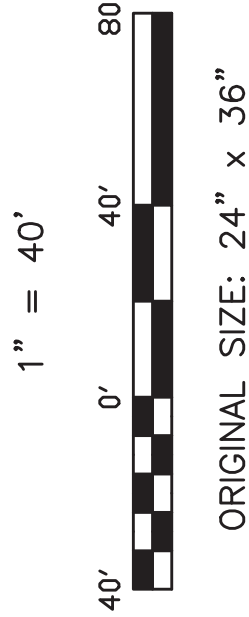
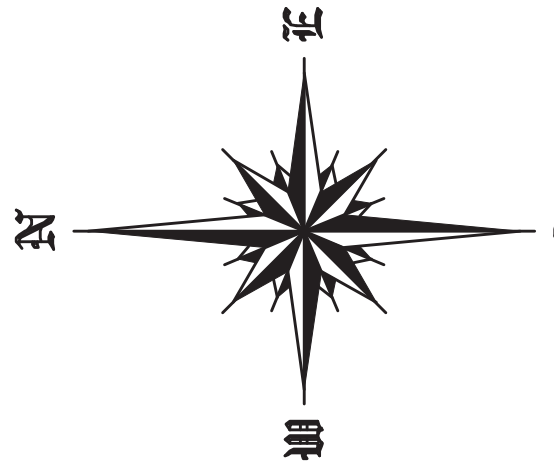
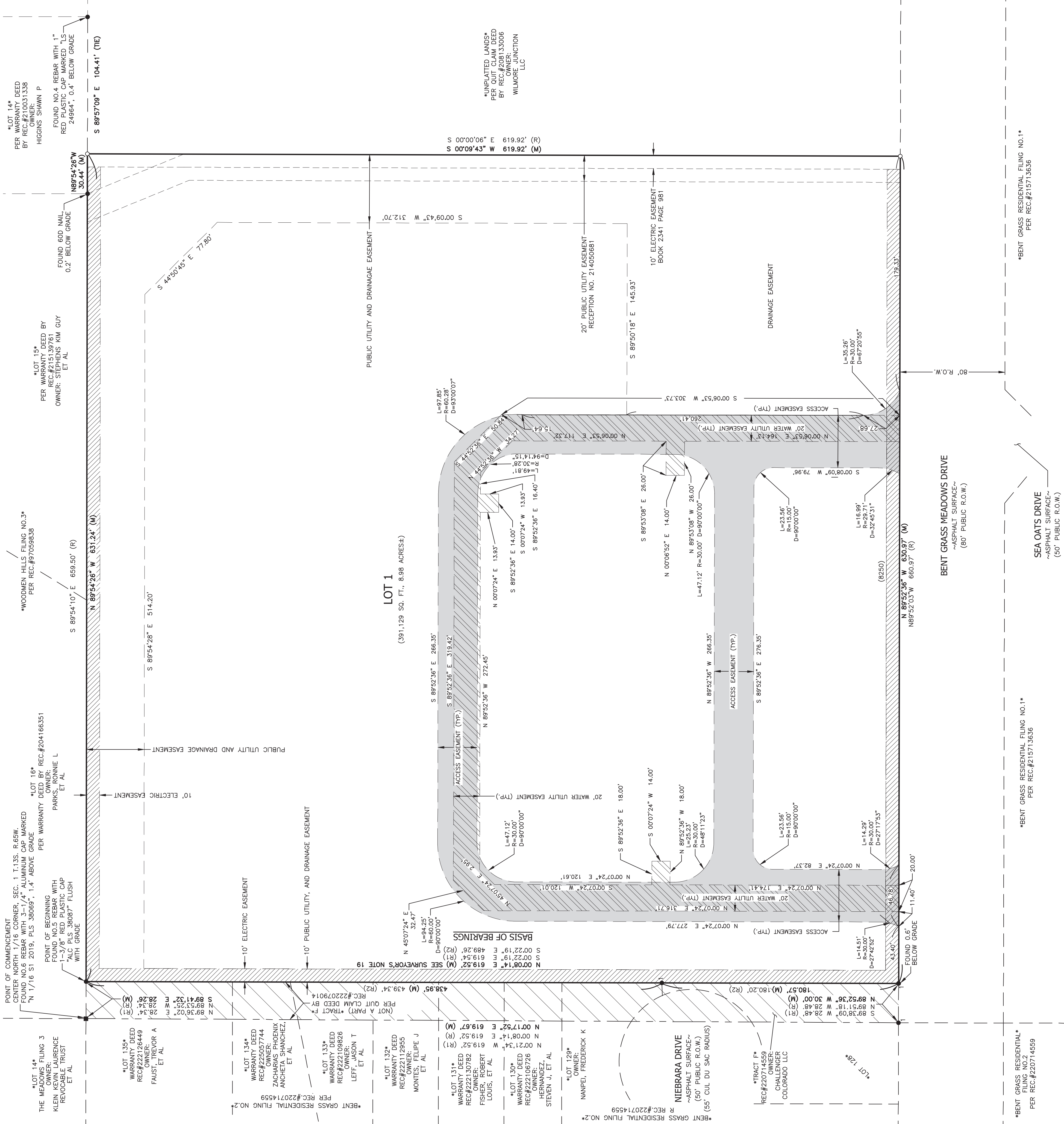
PDC File No: EX-26-001

| REVISIONS  |                            |            |                | APEX LAND SURVEYING AND MAPPING LLC                                                   |                          |
|------------|----------------------------|------------|----------------|---------------------------------------------------------------------------------------|--------------------------|
| No.        | Remarks                    | Date       | By             |                                                                                       |                          |
| 1.         | Revise per County Comments | 07-07-2026 | DDR            | 6130 Sunwood Drive<br>Colorado Springs, CO 80918                                      |                          |
| 2.         | Revise per County Comments | 07-09-2026 | DDR            | Phone: 719-318-0377<br>E-mail: info@apexsurveyor.com<br>Website: www.apexsurveyor.com |                          |
| Field: JLM |                            |            | Drawn: TJM/DDR | Checked: DDR                                                                          | PROJECT No.: 25075-A1-R2 |
|            |                            |            |                |                                                                                       | SHEET 1 OF 2             |

ORIGINAL SIZE 24" x 36"

EDUCATIONAL INSTITUTION SUBDIVISION EXEMPTION

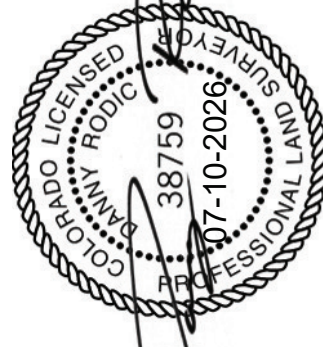
BEING A PART OF THE NORTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO.



ORIGINAL SIZE: 24" x 36"

LEGEND

- PLS MONUMENT FOUND AS NOTED
- MONUMENT FOUND AS NOTED
- FOUND NO.4 REBAR WITH 1" ORANGE PLASTIC CAP MARKED "PLS 38141"
- FLUSH UNLESS OTHERWISE NOTED
- FOUND NO.3 REBAR WITH 1-1/4" PLASTIC CAP MARKED "PLS 38159"
- FLUSH WITH GRADE
- RECORD VALUE
- RECORD VALUE PER QUIT CLAIM DEED (AKA TRACT F) BY RECEPTION # 222079014.
- RECORD VALUE PER BENT GRASS RESIDENTIAL FILING NO.2 PER REC.#220714559
- RECORD VALUE PER BENT GRASS RESIDENTIAL FILING NO.2 PER REC.#220714559
- MEASURED VALUE
- NOT A PART
- MORE OR LESS
- RIGHT OF WAY RELEASE AREA (TRACT F) (NOT A PART)
- EXCESS RELEASE AREA (TRACT F) (NOT A PART)
- SEE SURVEYORS NOTE #8
- ELECTRIC AND DRAINAGE EASEMENT
- WATER UTILITY EASEMENT
- ACCESS EASEMENT



Darryl Rodic  
State of Colorado Professional Land Surveyor No. 38759  
For and on behalf of Apex Land Surveying and Mapping LLC

PDC File No: EX-26-001

| DATE: May 14, 2026       |                            | REVISIONS      |              |
|--------------------------|----------------------------|----------------|--------------|
| No.                      | Remarks                    | Date           | By           |
| 1.                       | Revise per County Comments | 07-07-2026     | DDR          |
| 2.                       | Revise per County Comments | 07-09-2026     | DDR          |
| Field: TJM               |                            | Drawn: TJM/DDR | Checked: DDR |
| PROJECT No.: 25075-A1-R2 |                            |                |              |

\*BENT GRASS RESIDENTIAL FILING NO.1\*

\*BENT GRASS RESIDENTIAL FILING NO.1\*

\*BENT GRASS RESIDENTIAL FILING NO.2\*

PER REC.#215719636

PER REC.#215719636

PER REC.#220714559

SEA OATS DRIVE

~ASPHALT SURFACE~

(30' PUBLIC R.O.W.)

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RESOLUTION NO. 26-

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;

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.

Page 3

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

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
County Clerk & Recorder

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.