



July 21, 2026

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

LETTER OF INTENT - EX261 – Subdivision Exemption

Dear Sir/ Madam,
Please find below summary of the Subdivision Exemption/Plat.

Owner Information:

BAHR HOLDINGS, LLC,
a Colorado limited liability company
8605 Explorer Dr., Suite 250
Colorado Springs, Colorado 80920-1013
Attn: Jacob Bahr
Telephone: 719-447-7900
E-mail: Jacob@BahrProperties.com

Co-Applicant Information:

Honor Charter School Building Corporation (Owner at time of recording)
a 501c3 Not-For-Profit Organization
9200 E. Mineral Ave STE 100
Centennial, Colorado 80112
Attn: Tammy Sweeris, Agent
Telephone: 616-240-3566
Email: Tammy@highmarkschools.com

and

District 49
10850 Woodsman Rd
Peyton CO 80831



Attn: Dr. Louis Fletcher, Executive Director of Joint Operations
Telephone: 719-495-1105
Email: louis.fletcher@d49.org

Property Tax schedule number: 5301000038

A discussion summarizing the exemption is consistent with and conforms to this Code and the Master Plan;

The property is unplatted, designated as Tract W of the Bent Grass Planned Unit Development. It 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 has not yet taken place. There is no Preliminary Plan, Final Plat, or Site Development Plan available for the individual property per EPC planning. While the subject property was not previously dedicated to District 49, it remained on District 49’s inventory of properties and they released the Owner to sell the property for the sole use by Honor Charter School, for the intent reflected in various PUD documents.

A discussion regarding the exemption is a division of land determined not to be within the purpose of C.R.S. §§ 30-28-101, et seq.;

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/dedication. 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, as authorized by District 49 via Plat. Per EPC exemption is allowed if the School District will be the applicant, either as owner or on behalf of owner. This is permitted when the division of land creates parcels for public or quasi-public use, through an exemption plat. The property is not required to conform to all subdivision standards, but shall be consistent with the approval criteria in 7.2.2(E)(6) in the Land Development Code. The current use is vacant; however, it is anticipated to be developed as a school site, with the school location approved via conceptual plan by the BoCC in PUD142. The PUD Development Plan is recorded at reception number 214068054 and included in Additional Documents of EDARP. The requested use is as shown below:



Educational Institution, Public – Allowed Use (Site Development Plan and Plat/Exemption Plat required). The dimensional development standards are as follows, and full development standards can be found within the PUD142 Development Plan (attached herein, and Additional Documents of EDARP):

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.

A discussion regarding • the 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 property has direct legal and physical access from Bent Grass Meadows Drive, with access improvements designed in accordance with the El Paso County Engineering Manual. 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 in the site development plan submittal (PCD No. PPR2615) for the intent of drainage on and off-site. All additional easements as noted during review have been captured on the final plat.

A discussion regarding the size, location, and availability of services to the proposed lots or parcels are reasonable, appropriate, and customary for the proposed use;

The site is adequate for the programming requirements of Honor Charter School. All setbacks, easement, access points and utilities support the school's location at this site.



A discussion and justification of subdivision exemption:

The site is in compliance with the intended use illustrated through numerous iterations of the Bent Grass Planned Unit Development; a school site that supports the spirit and intent of C.R.S. §§ 30-28-101. Further, upon the approval/authorization of the Honor Charter School by District 49, it will continue to provide education opportunities to families being served by Falcon Elementary School, which District 49 is closing due to: 1. Old school building with maintenance concerns, 2. Falcon Highway will be expanding which will negatively impact school's ability to operate, and 3. Provides D49 with the opportunity to explore options for a new school site further East to be prepared to support predicted population growth.

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

Sincerely,

Highmark School Development f.b.o. Honor Charter School Building Corporation

A handwritten signature in blue ink that reads 'Tammy L. Sweeris'.

Tammy Sweeris, Agent
tammy@highmarkschools.com
616.240.3566