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RESOLUTION NO. 25-51

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO,

STATE OF COLORADO

SUBDIVISION EXEMPTION

FOR OWL MARKETPLACE SUBDIVISION EXEMPTION (EX-243)

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, Drexel, Barrell and Co., has applied for an exemption from the El Paso County Subdivision Regulations; and

WHEREAS, Drexel, Barrell and Co. intends to utilize this 5 acre parcel solely for a lot and public right-of-way; and

WHEREAS, a public hearing was held by this Board on February 13, 2025; 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.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the petition by Drexel, Barrell and Co., for a Subdivision Exemption of one lot in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference;

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

CONDITIONS

1. The land survey plat, as approved by the Board of County Commissioners, shall be deposited in the El Paso County Clerk and Recorder's Office.
2. The Vacation and Replat (PCD File No. VR2321) and Subdivision Exemption (PCD File No. EX243) must be recorded at the same time to ensure the entirety of the proposed right-of-way contained in both platting applications are dedicated to the County.

DONE THIS 13th day of February, 2025, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

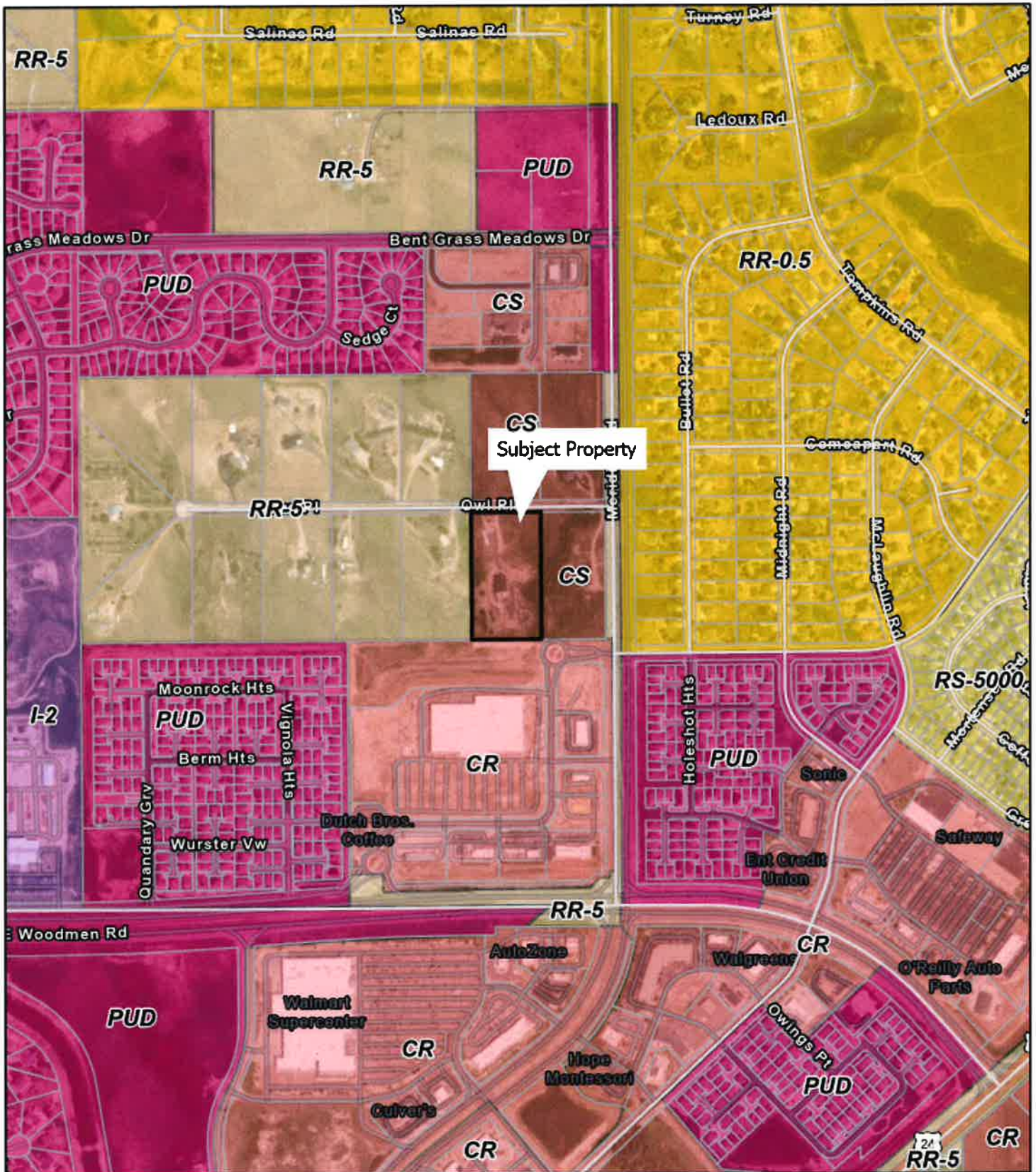
By: 
Chair



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EXHIBIT A

Lot 14 Falcon Ranchettes Subdivision



Zoning Map



0 0 0.1 0.1 Miles

File No. EX243

Map Series No. 2