



September 23, 2019

PCD File No. MS198

**WAIVER REQUEST
Wolff Run Estates**

Owner:

Gregory S. and Tanya R. Wolff
2170 Diamond Creek Drive
Colorado Springs, CO 80921
(719) 459-9653

Applicant:

M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO
(719) 635-5736
Attn: Charles C. Crum, P.E.

Site Location Size and Zoning:

The proposed subdivision to be known as "Wolff Run Estates" is located within the southwest one-quarter of the northwest one-quarter of Section 4, Township 12 South, Range 66 west of the 6th principal meridian in El Paso County, Colorado. The property has El Paso County Tax Schedule No. 62040-00-051. The current address of the site is 2030 Old North Gate Road. The zone of the site is RR-5 (Rural Residential). The site is proposed to be platted into two single family lots and with a strip of road right-of-way to be dedicated for addition to existing Old North Gate Road which has been assumed to be 60' wide right-of-way.

Waiver Request and Justification:

The Owner desires not to have a flag lot. A Waiver from El Paso County Land Development Code, Chapter 8 under 8.4.3(C)(2)(e) **Minimum Frontage**. Lots shall have a minimum of 30 feet of frontage on and have have access from a public road, except where private roads are approved by the BOCC pursuant to waiver grated under Section 8.4.4 (E).

The Owner desires to have one (1) access for ingress & egress to lots 1 & 2 from Old North Gate Road. A common drive will be the most practical and environmentally friendly to accomplish said access for both of the lots. A common driveway reduces the impact on the land as less construction is required. The single drive will not require fencing to separate future Lot ownership's. Also, cost for maintenance should be reduced with a common single drive verses two separate drives. El Paso County allows up to three (3) lots to have access by a single drive. A note will be placed on the plat that states Lot 1 and Lot 2 will have a common access drive at a single access point on the southern boundary of Wolff Run Estates centered on the 30.0' Cross Access Easement shown on said plat. The drive will be located within the 30.0' Cross Access Easement as shown on said plat. The responsibility and maintenance of said access shall be controlled through an Access Easement Maintenance Agreement to be recorded in the records of El Paso County.

By granting this waiver access will be provided to Lot 1 and Lot 2 by a Cross Access Easement with a common drive located within said easement and controlled by an Access Easement Maintenance Agreement with a single connection to a public road.

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Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com