



September 23, 2019

PCD File No. MS198

IMPACT IDENTIFICATION STATEMENT

Wolff Run Estates

Project No. 61105

The proposed Minor 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 southern portion of the site currently contains a residence, gravel drive, fenced corral, several outbuildings, and a well and septic system. Old North Gate Road is located along the southern edge of the site with the County claiming ownership of the road right-of-way. The site is 9.70± acres in area. The site is situated on the north side of Old North Gate Road, west of Roller Coaster Road and east of Silverton Road. The proposed site has never been platted and there is no evidence that the right-of-way for Old North Gate Road has been properly dedicated to the County at this time. The zone of the site is RR-5 (Rural Residential). The site is proposed to be platted into two single family lots and additional road right-of-way for the existing Old North Gate Road.

This Minor Subdivision will have limited impact and complexity by only creating two (2) five (5)+/- acre lots which will not discernibly impact surrounding properties, environmental resources, or public facilities. The Minor Subdivision will not have significant impacts on the surrounding neighborhood, water resources, the environment, and any of the community facilities and services. Legal and physical access will be provided by adjacent public right of way and will have a limited impact on the County transportation system. Storm water runoff has limited impact to the planned Minor Subdivision with the soil and topographic conditions not necessitating special precautions. Storm runoff will have no significant impact on existing conditions of the site or downstream owners.

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