

## Project Description

Dancing Wolf Estates PUD Amendment is 25.16 acres of the ~40 acre PUD community Dancing Wolf Estates located at the NE corner of Hwy 83 and Hodgen Road. Dancing Wolf Estates consists of ~40 acres divided into a number of large residential parcels and a Community Commercial lot. DWE is an upscale, country, mixed use community with some equestrian and farm animal land uses, light home businesses, and Community Commercial sites for the common good and benefit of residents and surrounding communities.

## General Provisions

**Authority:** This plan is authorized by Chapter 4 of the El Paso County Land Development Code (LDC). Chapter 4 of the El Paso County LDC is authorized by the Colorado Planned Unit Development Act of 1972.

**Applicability:** The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by El Paso County Planning and Community Development or the Board of County Commissioners.

**Adoption:** The adoption of this Development Plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for Dancing Wolf Estates partial amendment is in general conformity with the El Paso County Master Plan, is authorized under the provision of the El Paso County Land Development Code, and that the El Paso County LDC and this Development Plan comply with the Colorado Planned Unit Development Act of 1972.

**Relationship to County Regulations:** The provisions of this Development Plan shall prevail and govern the development of Dancing Wolf Estates, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County LDC or any other applicable resolutions or regulations of El Paso County, shall be applicable.

**Enforcement:** For the mutual interest of owners of the PUD and preservation of this Development Plan, the provisions of this plan relating to the use of land shall run in favor of El Paso County and shall be enforceable by law without limitation on any power or regulation otherwise granted by law.

**Conflict:** If there is more than one provision within the Development Plan that covers the same subject matter, the provision which is least restrictive shall govern.

**Overall Project Standards:** The standard zoning requirements of El Paso County Land Use Code as amended shall apply to this PUD except as modified below in permitted uses.

**Flood Plain Map:** This property is not located within a designated FEMA floodplain per Map 08041CO285G, updated 12/7/2018. It is designated in Zone X, which is considered minimal flood hazard.

## Development Standards and Guidelines

**Permitted Uses:** Permitted uses with this Dancing Wolf Estates PUD Amended areas which include 6 Single Family Homes, trails interconnected to the County Regional Trail System, and a Community Commercial sites (Lot 1).

The following additional uses are permitted for the amended areas on residential lots 2-7 (for business or pleasure).

- 4-H animal projects
- Animal Keeping, Hobby Farm, Animal Day Care Facility
- Up to 4 horses or other equivalent animals; 2 animals on 2.5 acre lots, per covenants
- Small Child Day Care per El Paso County LDC
- Long Term or Short-term rental home
- Bed and Breakfast Home and Inn
- Accessory Living quarters per El Paso County LDC
- Stables and Corrals, private
- Greenhouse (as feasible given water rights), Agricultural stand
- Garden Supplies and Nursery Stock
- Agritainment
- Residential Home Occupation
- Residential Accessory use and Agricultural Accessory use structures per El Paso County LDC
- Vehicle Repair Garage, Enclosed
- Wind powered generator

No change in uses for the Community Commercial site, Lot 1 Dancing Wolf Estates. Listed uses as allowed for Community Commercial sites. Per the original PUD not permitted are bars, mineral extraction, heavy industrial facility, gas stations, convenience stores (see Recaption #98170425). Uses for the Community Commercial sites are not subject to approval by the Homeowner's Association. Approval of development of this lot shall be made by the El Paso County BOCC, when development is requested. Alternatively, Lot 1 may be developed as a residential lot now.

**Signs:** All signage within DWE shall be of natural colors, well designed and aesthetic in nature. Signage within the subdivision by residents shall be measured by measuring the entire size of the sign not including stands, posts, or other means used to hold the sign in place. Signage by residents, entryway sign and interior Community Commercial site shall not exceed 6' in height and not exceed 16 square feet. For double sided signs, only one sign face shall contribute to the maximum size. Signage shall conform to site distance requirements of the ECM. Signage along Hwy 83 shall comply with the current Colorado Outdoor Advertising Act, sections 43-1-401 to 421, C.R.S. and all rules and regulations pertaining to outdoor advertising.

**Maintenance:** Trails and open space are to be maintained by the active Homeowners Association.

**Phasing:** All residential lots shall be eligible for development upon recording of final plat. All trails shall be eligible for use upon recording of final plat, including lots 1, if developed as residential lot. If Lots 1 is developed as Community Commercial site, the sequence of construction and development will be per the current LCD requirements. The timeline of development of the Community Commercial site may adjust due to economic conditions and growth in the local area. The additional trails will be useable upon platting. Any necessary maintenance of the trail and will commence upon re-platting.

**Buffering, Screening, and Landscaping:** All residential lots will adhere to the Dancing Wolf Estates amended covenant requirements for landscaping. No landscaping shall obstruct sight distance triangles per Engineering Criteria Manual reference 2.3.6.G. No landscaping is required on vacate lots due to water conservation. In the landscape easement the homeowner of Lot 2 shall plant 2 6' cottonwood trees and 4 6' aspen trees. Mitigation shall be from the water rights on Lot 2, DWE IV. Landscape easement shall be planted upon final platting, season permitting. Upon development, a landscaping plan with buffering, screening, and parking for the Community Commercial sites shall comply with the El Paso county LDC.

**Architectural Control Committee and Covenants:** Individual unit build out, design, and architectural style shall be in accordance to the committee rules and regulations of Dancing Wolf Estates. Please visit [www.dancingwolfestates.com](http://www.dancingwolfestates.com) for more information regarding covenants, review and approval of the architectural control committee. Revised Covenants for Dancing Wolf Estates recorded at Reception # 222119700.

ports:

The following reports have been submitted in association with the PUD amendment (PUD 182), for this subdivision and on file at the County Planning and Community Development Department:

Geology and Soils Report (prepared by Entech Engineering 9/19/19)

Drainage Report (prepared by Red River Civil Engineering 11/8/20)

Preples mouse (PMJM) no concern letter and Army Corp Environmental Requirements letter

Updated Traffic memo

General Notes:

• Lots will be serviced by individual on-site wells and individual on-site septic systems

• Natural Gas service provided by Black Hills and Electricity serviced by MVEA

• Standard utility easements are 10' on either side of each lot line within the subdivision and 20' on all exterior subdivision boundaries, unless otherwise noted. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

• All foundations require a soils report and an engineered design by a professional engineer currently registered in the state of Colorado; radon mitigation may be recommended, and building perimeter drains may be required, per the engineer.

• The address' exhibited on this amendment are for informational purposes only. They are not the legal description and are subject to change.

• All driveways require a permit by El Paso County Planning and Community Development.

• All property owners are responsible for maintaining proper storm water drainage in and through their property

• No-build area are designated for drainage ways.

# DANCING WOLF ESTATES

## Planned Unit Development Partial Amendment of

### LOTS 1-3 DANCING WOLF ESTATES AND LOTS 1-2 DANCING WOLF ESTATES III

# El Paso County, Colorado

## Amended PUD Dimensional Standards

### Overall Land Use

Total PUD Amendment Area: 25.16 acres  
Open Space\*: 4.62 acres  
Proposed Water: Individual Wells  
Proposed Waste Water: Non-Evaporative Individual Septic Systems  
Existing Zoning: PUD  
\*open space consists of interior trails, no-build w/ landscape tract, county trails

### Residential Site Data:

Residential Units: 6  
Residential Acreage: 18.55 acres  
Average Residential Lot Size: 1 Unit per 3.09 acres  
Maximum Building Height 35'  
Building Setback 20' from property line, unless otherwise noted on the plat map

### Commercial Site Data:

Community Commercial Unit: 1  
Community Commercial Acreage: 5.02 acres  
Total Floor Area of Community Commercial Site: 7,000sf maximum  
Floor Area Ratio: 3.2% maximum  
Maximum Building Height 35'  
Building Setback 20' unless otherwise noted on the plat map  
Tax ID Number: 6122004002

## OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN:

David McElhoes Alyce McElhoes NOTARIAL: STATE OF COLORADO)  
DAVID MCELHOES ALYCE MCELHOES COUNTY OF EL PASO) ss  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME THIS 13 DAY OF Oct 2022  
MY COMMISSION EXPIRES 11-13-2025 NOTARY PUBLIC Kimberly Wright  
Joshua Fuson Ruth Anne Fuson NOTARIAL: STATE OF COLORADO)  
JOSHUA FUSON RUTH ANNE FUSON COUNTY OF EL PASO) ss  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME THIS 13 DAY OF Oct 2022  
MY COMMISSION EXPIRES 11-13-2025 NOTARY PUBLIC Kimberly Wright  
Roberto Tello Jr NOTARIAL: STATE OF COLORADO)  
ROBERTO TELLO JR COUNTY OF EL PASO) ss  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME THIS 13 DAY OF Oct 2022  
MY COMMISSION EXPIRES 11-13-2025 NOTARY PUBLIC Kimberly Wright

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS AMENDMENT FOR "DANCING WOLF ESTATES PUD AMENDMENT" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE 21<sup>st</sup> DAY OF December, 2022, A.D., SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC INCLUDING EASEMENTS ARE ACCEPTED. NO ADDITIONAL PUBLIC IMPROVEMENTS ARE PART OF THIS AMENDMENT.

Stan T. VanderWeil 10/25/22  
CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

## PCD DIRECTOR CERTIFICATE:

THIS AMENDMENT FOR "DANCING WOLF ESTATES PUD AMENDMENT" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE 20<sup>th</sup> DAY OF October, 2022, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

Kim Wright  
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

## CLERK & RECORDER'S CERTIFICATION

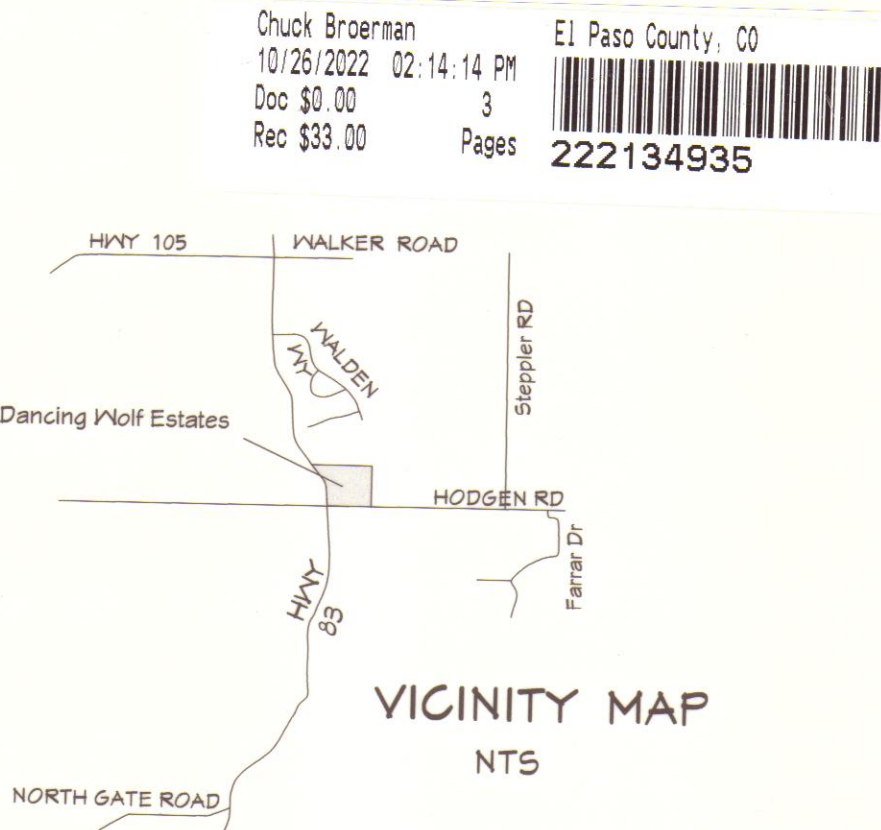
STATE OF COLORADO)  
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022, AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY \_\_\_\_\_  
CHUCK BROERMAN, EL PASO COUNTY CLERK AND RECORDER

FEE \_\_\_\_\_ BY \_\_\_\_\_

Park Fees \$430 per each added lot. Total \$660  
School Fees \$308 per each added lot. Total \$616  
Drainage Fees: None  
Bridge Fees: None



## SHEET INDEX:

SHEET 1 - COVER PAGE  
SHEET 2 - CURRENT PUD  
SHEET 3 - AMENDED PUD

Owners:

David & Alyce McElhoes  
18605 Dancing Wolf Hwy  
Colorado Springs, CO 80908

Joshua and Ruth Anne Fuson  
18615 Dancing Wolf Hwy  
Colorado Springs, CO 80908

Roberto Tello Jr.  
860 Dayton Ct.  
Colorado Springs, CO 80916

Lots 1-3 Dancing Wolf Estates  
&  
Lots 1-2 Dancing Wolf Estates III,  
portions of land whose Legal  
Boundary is known as:

A TRACT OF LAND BEING PORTIONS OF THE SE 1/4 OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th PM LYING EASTERLY OF THE EASTERLY RIGHT OF HWY LINE OF COLORADO STATE HIGHWAY No. 83, SITUATED IN EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 22, THENCE S88°51'12" ON THE NORTH LINE OF SAID SE 1/4 OF THE SE 1/4 A DISTANCE OF 191.26' TO THE NORTHEAST CORNER OF SAID SE 1/4 OF THE SE 1/4 THENCE S00°03'09" ON THE EAST LINE OF SAID SE 1/4 OF THE SE 1/4 A DISTANCE OF 128.86' TO A POINT ON THE NORTH RIGHT OF HWY LINE OF HODGEN ROAD, A COUNTY ROAD, THENCE N88°54'13" ON SAID NORTH RIGHT OF HWY LINE A DISTANCE OF 1148.32' TO A POINT ON THE EASTERLY RIGHT OF HWY LINE OF COLORADO STATE HIGHWAY No. 83, THE FOLLOWING SIX COURSES: (1) N43°56'30" 138.06' 23N02°03'07" 40.40' 31N03°48'07" 284.32' 4THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1462.30' THROUGH A CENTRAL ANGLE OF 29°57'03" AN ARC DISTANCE OF 871.47', THE LONG CHORD OF WHICH BEARS N20°07'00" 685.14' 5THENCE N36°24'30" A DISTANCE OF 284.32' 6THENCE N83°02'27" A DISTANCE OF 42.30' TO A POINT ON THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4; THENCE S88°51'12" ON SAID NORTH LINE OF THE SW 1/4 OF THE SE 1/4 A DISTANCE OF 354.48' TO THE POINT OF BEGINNING, CONTAINING 43.2728 ACRES MORE OR LESS.

Preparer and Petitioner:

David & Alyce McElhoes  
18605 Dancing Wolf Hwy  
C.S., CO 80908  
714-337-8124  
Alyce@coloradohomes.com

DATE:

SHEET 1 OF 3

Dancing Wolf Estates  
PUD AMENDMENT - 18-002

A REPLAT OF LOTS 1-3 DANCING WOLF ESTATES AND LOTS 1-2, DANCING WOLF ESTATES III LOCATED IN THE SW 1/4 OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



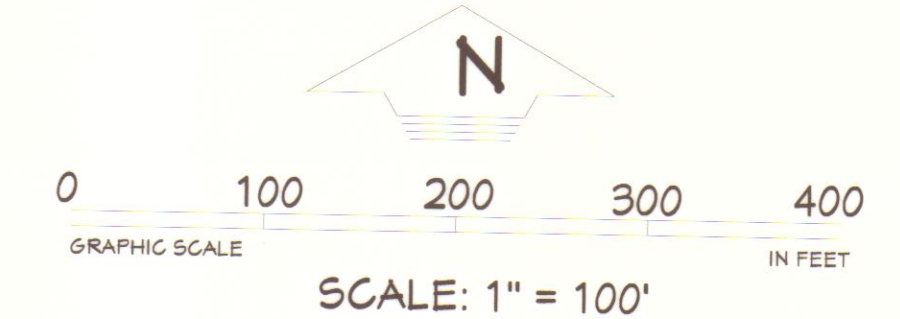
# DANCING WOLF ESTATES

## Planned Unit Development Partial Amendment of

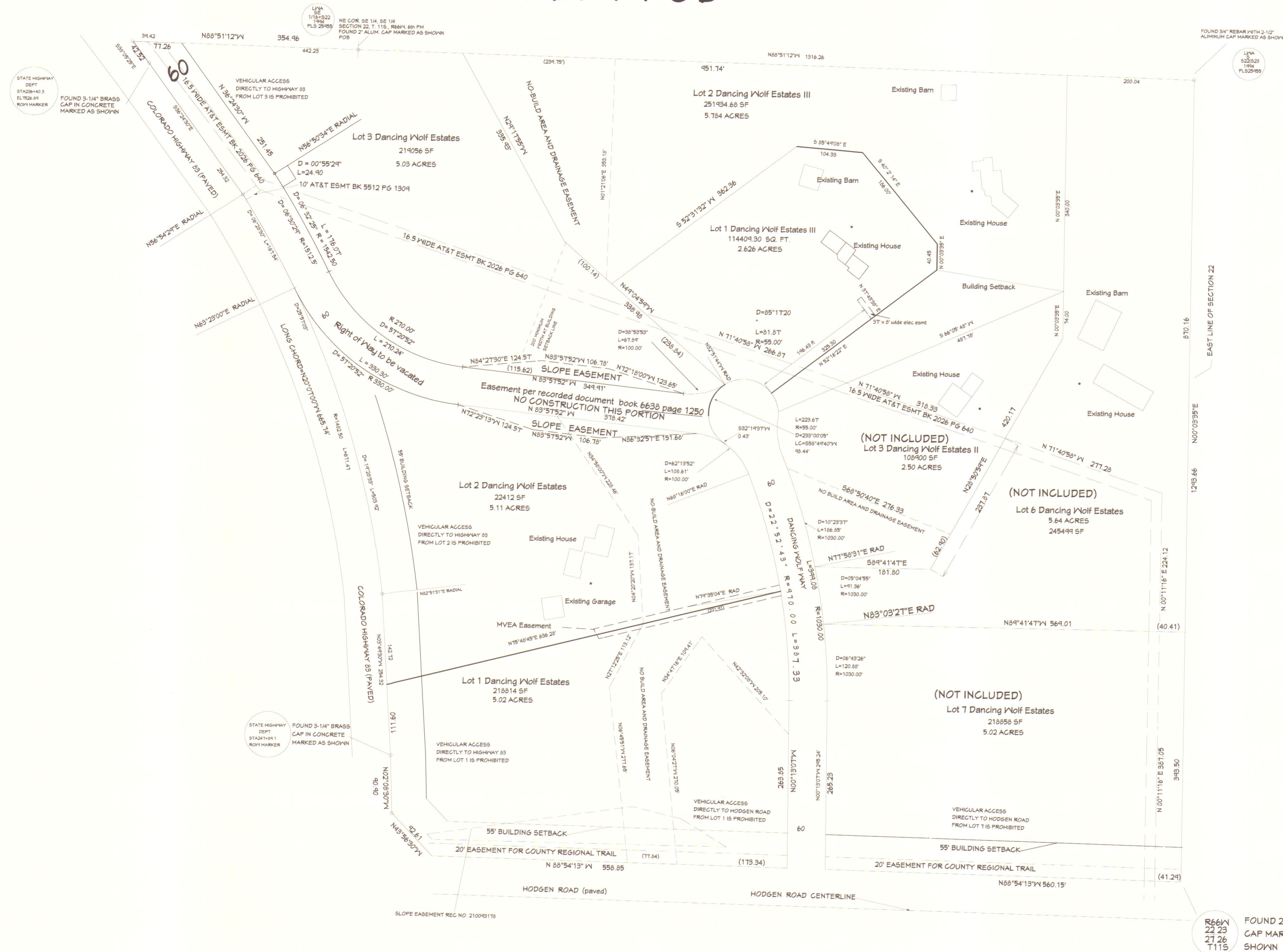
### LOTS 1-3 DANCING WOLF ESTATES AND LOTS 1-2 DANCING WOLF ESTATES III

## El Paso County, Colorado

# CURRENT PUD



LEGEND:  
\* = WELLS



**SHEET INDEX:**  
SHEET 1 - COVER PAGE  
SHEET 2 - CURRENT PUD  
SHEET 3 - AMENDED PUD

**Owners:**  
David + Alyce McElreath  
16605 Dancing Wolf Way  
Colorado Springs, CO 80905  
Joshua and Ruth Anne Fuson  
16615 Dancing Wolf Way  
Colorado Springs, CO 80905  
Roberto Tello Jr.  
860 Dignity Ct.  
Colorado Springs, CO 80916

**Lot 1-3 Dancing Wolf Estates & Lot 1-2 Dancing Wolf Estates III, portions of land whose legal boundary is known as:**  
A TRACT OF LAND BEING PORTIONS OF THE SE 1/4 OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 68 WEST, OF THE 6th PM LYONS EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 55, SITUATED IN EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 22, THENCE S89°51'12"E ON THE NORTH LINE OF SAID SE 1/4 OF THE SE 1/4 A DISTANCE OF 1316.28 TO THE NORTHEAST CORNER OF SAID SE 1/4 OF THE SE 1/4; THENCE S00°09'39"E ON THE EAST LINE OF SAID SE 1/4 OF THE SE 1/4 A DISTANCE OF 128.86 TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HODGEN ROAD, A COUNTY ROAD, THENCE N88°54'13"E ON SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1144.32 TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 55, THE FOLLOWING SIX CORNERS: (1) N43°58'30"E 135.96'; (2) N28°28'30"E 16.40'; (3) N28°48'50"E 254.32'; (4) THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1482.50' THROUGH A CENTRAL ANGLE OF 29°57'03" AN ARC DISTANCE OF 871.41'; THE LONG DISTANCE OF 284.32'; (5) THENCE N88°54'13"E ON SAID NORTH LINE OF THE SE 1/4 OF THE SE 1/4 A DISTANCE OF 354.18' TO THE POINT OF BEGINNING CONTAINING 40.2723 ACRES MORE OR LESS.

**Preparer and Petitioner:**  
David + Alyce McElreath  
16605 Dancing Wolf Way  
C.S., CO 80905  
719.573.5124  
Alyce@customcolorshomes.com

DATE:

SHEET 2 OF 3

Dancing Wolf Estates  
PUD AMENDMENT - 18-002

222134935  
10/26/2022  
1115



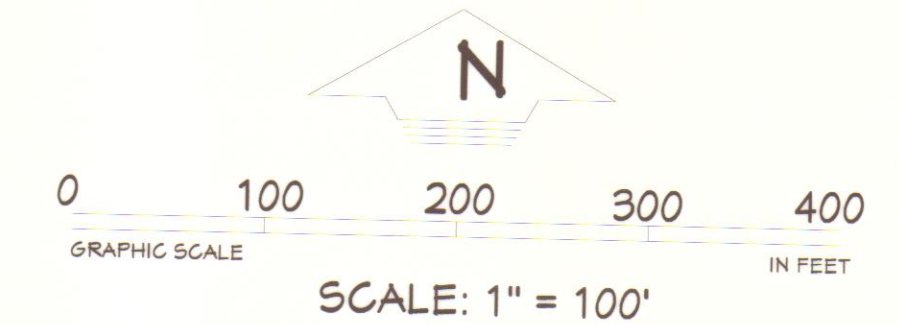
# DANCING WOLF ESTATES

## Planned Unit Development Partial Amendment of

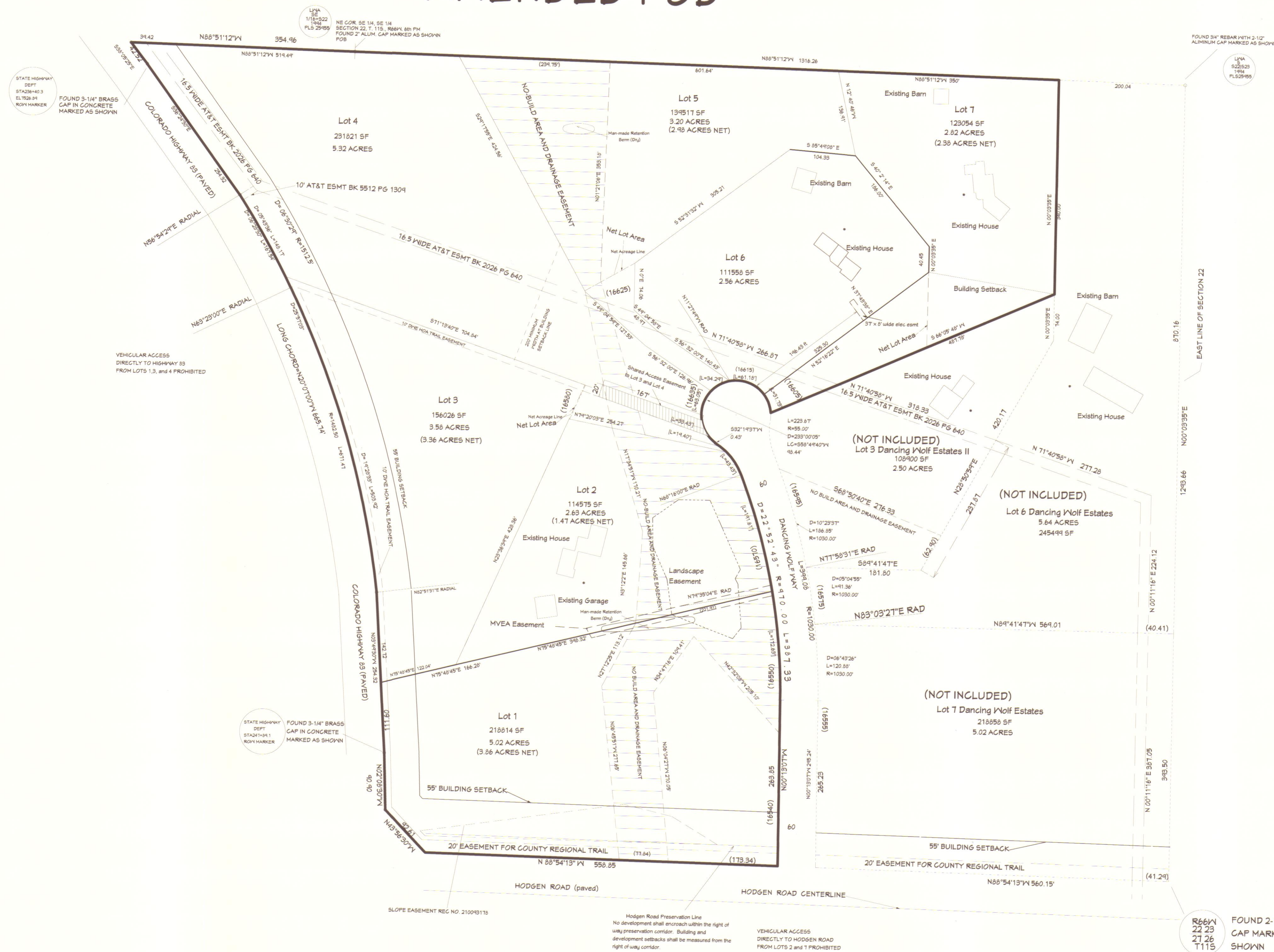
### LOTS 1-3 DANCING WOLF ESTATES AND LOTS 1-2 DANCING WOLF ESTATES III

## El Paso County, Colorado

## AMENDED PUD



LEGEND:  
\* = WELLS



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Owners:  
David & Alisa McElroy  
16605 Dancing Wolf Estates  
Colorado Springs, CO 80905  
Joshua and Ruth Anne Faxon  
16615 Dancing Wolf Estates  
Colorado Springs, CO 80905  
Roberto Tello Jr.  
260 Dayton Ct.  
Colorado Springs, CO 80918

Lots 1-3 Dancing Wolf Estates  
&  
Lots 1-2 Dancing Wolf Estates III,  
portions of land whose Legal  
Boundary is known as:

A TRACT OF LAND BEING PORTIONS OF  
THE SE 1/4 OF SECTION 22, TOWNSHIP  
11 SOUTH, RANGE  
86 WEST, OF THE 66 PM LYONS  
EASTERN OF THE EASTERLY RIGHT  
OF WAY LINE OF COLORADO STATE  
HIGHWAY NO. 88, SITUATED IN EL PASO  
COUNTY, COLORADO, MORE  
PARTICULARLY DESCRIBED AS  
FOLLOWS: BEGINNING AT THE  
NORTHWEST CORNER OF THE SE 1/4  
OF THE SE 1/4 OF SECTION 22, THENCE  
S68°51'12" ON THE NORTH LINE OF  
SAID SE 1/4 OF THE SE 1/4 A DISTANCE  
OF 1318.26' TO THE NORTHEAST  
CORNER OF SAID SE 1/4 OF THE SE 1/4;  
THENCE S00°03'39" ON THE EAST  
LINE OF SAID SE 1/4 OF THE SE 1/4 A  
DISTANCE OF 128.86' TO A POINT ON  
THE NORTH RIGHT OF WAY LINE OF  
HODGEN ROAD, A COUNTY ROAD,  
THENCE N88°54'13" ON SAID NORTH  
RIGHT OF WAY LINE A DISTANCE OF  
1144.52' TO A POINT ON THE EASTERLY  
RIGHT OF WAY LINE OF COLORADO  
STATE HIGHWAY NO. 88, THE  
FOLLOWING SIX COURSES: 1)  
N88°54'13" 138.60'; 2) N02°03'39"  
40.40'; 3) N03°43'30" 254.32'; 4) THENCE  
ON A CURVE TO THE LEFT HAVING A  
RADIUS OF 1452.80' THROUGH A  
CENTRAL ANGLE OF 29°37'03" AN ARC  
DISTANCE OF 811.47'; 5) THE LONG  
CHORD OF WHICH BEARS N20°03'39"  
688.74'; 6) THENCE N38°24'30" A  
DISTANCE OF 254.32'; 7) THENCE  
N88°54'13" A DISTANCE OF 43.82' TO A  
POINT ON THE NORTH LINE OF THE SE 1/4  
OF THE SE 1/4, THENCE S88°51'12"  
ON SAID NORTH LINE OF THE SE 1/4  
OF THE SE 1/4 A DISTANCE OF 354.48'  
TO THE POINT OF BEGINNING,  
CONTAINING 42.225 ACRES MORE OR  
LESS.

Preparer and Petitioner:  
David & Alisa McElroy  
16605 Dancing Wolf Estates  
G.S., CO 80905  
T14-5318124  
Alisa@customcolorshomes.com

DATE:

SHEET 3 OF 3

Dancing Wolf Estates  
PUD AMENDMENT - 18-002

222134935  
10/16/2023