

## 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 Community Commercial lots. 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 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 within Dancing Wolf Estates include 9 Single Family Homes, trails interconnected to the County Regional Trail System, and two Community Commercial sites (Lots 1 & 2).

The following additional uses are permitted on residential lots 3-11 (for business or pleasure).

- 4-H animal projects
- Animal Keeping and Hobby Farm
- Up to 4 horses or other equivalent animals; 2 animals on 2.5 acre lots, per covenants
- Residential Day Care per El Paso County LDC
- Long Term or Short-term rental home
- Guest house
- Private Stables
- Greenhouse (as feasible given water rights)
- Residential Home Occupation
- Mother-in-law apartment
- Residential accessory structures and associated uses as allowed by El Paso county LDC
- Rural accessory structures and associated uses as allowed by El Paso county LDC
- Garage contained storage and repair of vehicles and machines
- Wind powered generator

Community Commercial sites, up to 14,000 square feet between both Lots 1 and 2 Dancing Wolf Estates IV. Uses for the Community Commercial sites are no change, or uses with similar impacts, as allowed in the original PUD. Reception #98170425.

**Signs:** All signage on-premise 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 & 2, if developed as residential lots. If Lots 1 & 2 are developed as Community Commercial sites, the sequence of construction and development will be per the current LCD requirements. The timeline of development of the Community Commercial sites 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 land will commence upon re-platting.

**Buffering, Screening, and Landscaping:** All residential lots will adhere to the Dancing Wolf Estates 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 tract the HOA shall plant 2 6' cottonwood trees and 4 6' aspen trees. Irrigation shall be from the water rights on Lot 3, DWE IV. Landscape tract 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 by the architectural control committee. Revised Covenants for Dancing Wolf Estates recorded at reception number \_\_\_\_\_.

General Notes:

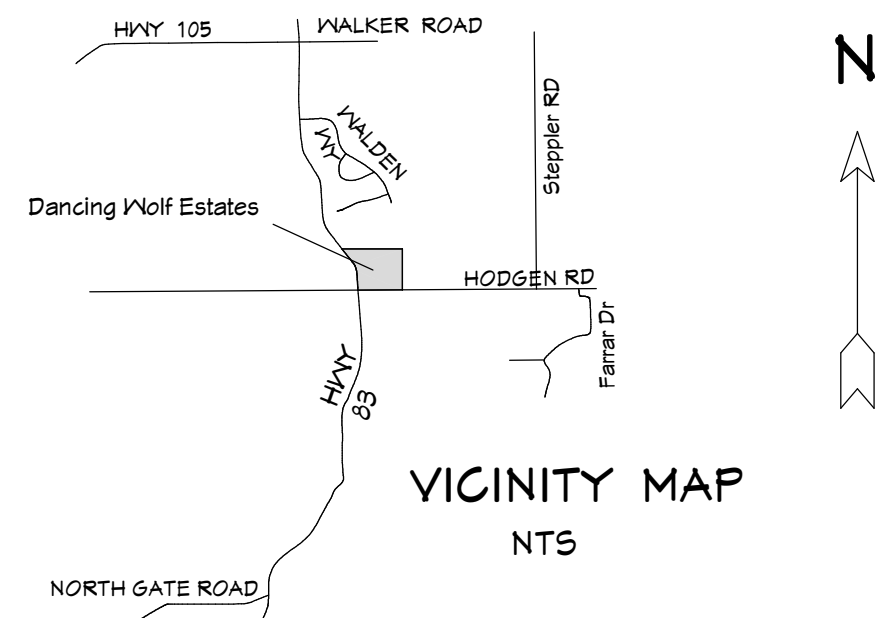
1. Geology and Soils Report submitted with PUD Amendment
2. Water Augmentation Plan submitted with PUD Amendment
3. Preples mouse and Army Corp letters submitted with PUD Amendment
4. An updated drainage letter submitted with PUD Amendment
5. Traffic memo submitted per CDOT with PUD Amendment
6. Lots will be serviced by individual wells
7. Lots shall have OWTS systems for sewer
8. Natural Gas serviced by Black Hills
9. Electricity serviced by MVEA; easements are noted on the plat
10. 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.
11. Any portion of a lot is buildable within noted setbacks and outside of designated no-build areas.
12. 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.
13. The address' exhibited on this plat are for informational purposed only. They are not the legal description and are subject to change.
14. All driveways require a permit by El Paso County Planning and Community Development. Lot 4 engineered driveway required only when Lot 4 is developed.
15. All property owners are responsible for maintaining proper storm water drainage in and through their property
16. Earthmoving activity over 1 ac requires a construction activity permit from El Paso Public Health

# DANCING WOLF ESTATES

## Planned Unit Development Amendment

LEGAL DESCRIPTION: 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 30'  
 Building Setback 20' unless otherwise noted on the plat map  
 Tax ID Numbers: 6122004001, 6122003020, 6122003036, 6122003035

### Commercial Site Data:

Community Commercial Units: 2  
 Community Commercial Acreage: 5.02 acres  
 Average Community Commercial Lot Size: 1 Unit per 2.51 acres  
 Total Floor Area of Community Commercial Sites: 14,000sf (7,000sf per site)  
 Floor Area Ratio Average: 6.4%  
 Maximum Building Height 35'  
 Building Setback 20' unless otherwise noted on the plat map  
 Tax ID Number: 6122004002

### OWNER'S CERTIFICATE:

THE UNDERSIGNED, BEING THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF DANCING WOLF ESTATES No. 4. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. INTERIOR TRAILS WILL BE MAINTAINED BY THE DANCING WOLF ESTATES HOA.

\_\_\_\_\_  
 DAVID MCELHOES

\_\_\_\_\_  
 ALYCE MCELHOES

\_\_\_\_\_  
 JOSHUA FUSON

\_\_\_\_\_  
 RUTH ANNE FUSON

\_\_\_\_\_  
 ROBERTO TELLO JR

### NOTARIAL:

STATE OF COLORADO)  
 )ss  
 COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020,  
 BY DAVID MCELHOES AND ALYCE MCELHOES  
 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

### OWNERS:

David & Alyce McElhoes: Lots 1 & 2 D'NE; Lot 2 D'NE III  
 Joshua & Ruth Anne Fuson: Lot 1 D'NE III  
 Roberto Tello Jr: Lot 3 D'NE

### SURVEYOR:

Polaris Surveying Inc.  
 1403 Lelaray Street, Suite 102  
 Colorado Springs, CO, 80909  
 (719) 448-0844

### KNOW ALL MEN BY THESE PRESENTS:

That David McElhoes, Alyce McElhoes, Joshua Fuson, and Ruth Anne Fuson, and Roberto Tello Jr being the owners of the described tracts of land to wit:

- Lot 1 Dancing Wolf Estates, El Paso County, Colorado
- Lot 2 Dancing Wolf Estates, El Paso County, Colorado
- Lot 3 Dancing Wolf Estates, El Paso County, Colorado
- Lot 1 Dancing Wolf Estates III, El Paso County, Colorado
- Lot 2 Dancing Wolf Estates III, El Paso County, Colorado

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "DANCING WOLF ESTATES PUD AMENDMENT" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, 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.

\_\_\_\_\_  
 PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE

### PLANNING AND COMMUNITY DEVELOPMENT:

THIS PLAT FOR DANCING WOLF ESTATES PUD AMENDMENT WAS APPROVED FOR FILING BY THE EL PASO COUNTY DIRECTOR OF COUNTY PLANNING AND COMMUNITY DEVELOPMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON. LOTS 1-3 DANCING WOLF ESTATES AND LOTS 1-2 DANCING WOLF ESTATES III ARE AMENDED BY THIS PLAT AND ARE SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT EXCEPT WHERE AMENDED BY THIS PLAT, RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION NO. 97004101, RECEPTION NO. 98170425, AND RECEPTION NO. 202114884.

\_\_\_\_\_  
 DIRECTOR, COUNTY PLANNING AND COMMUNITY DEVELOPMENT DATE

### CLERK & RECORDER'S CERTIFICATE

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 \_\_\_\_\_, 2020. AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

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

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

Park Fees \_\_\_\_\_

School Fees \_\_\_\_\_

### SHEET INDEX:

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

#### Owners:

David & Alyce McElhoes  
 16609 Dancing Wolf Pkwy  
 Colorado Springs, CO 80908

Joshua and Ruth Anne Fuson  
 16615 Dancing Wolf Pkwy  
 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 THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 22, T. 11 S., R. 66 W. OF THE 6th PM L'ING 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°12'E ON THE NORTH LINE OF SAID SE 1/4 OF THE SE 1/4 A DISTANCE OF 1318.26' TO THE NORTH-EAST CORNER OF SAID SE 1/4 OF THE SE 1/4, THENCE S00°07'35"W ON THE EAST LINE OF SAID SE 1/4 OF THE SE 1/4 A DISTANCE OF 1203.84' TO A POINT ON THE NORTH RIGHT OF HWY LINE OF HODGEN ROAD, A COUNTY ROAD, THENCE N88°48'13"W ON SAID NORTH RIGHT OF HWY LINE A DISTANCE OF 1141.92' TO A POINT ON THE EASTERLY RIGHT OF HWY LINE OF COLORADO STATE HIGHWAY No. 83, THE FOLLOWING SIX COURSES: (1) N48°46'30"W, 138.00'; (2) N26°05'20"W, 40.00'; (3) N03°48'37"W, 254.32'; (4) THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1425.50' THROUGH A CENTRAL ANGLE OF 254°07'03", AN ARC DISTANCE OF 811.47'; THE LONG CHORD OF WHICH BEARS N20°40'07"W, 685.34'; (5) THENCE N84°24'30"W A DISTANCE OF 284.32'; (6) THENCE N50°05'29"W A DISTANCE OF 42.52' TO A POINT ON THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4, THENCE S88°12'E ON SAID NORTH LINE OF THE SW 1/4 OF THE SE 1/4 A DISTANCE OF 284.40' TO THE POINT OF BEGINNING, CONTAINING 40.2723 ACRES MORE OR LESS.

#### Preparer and Plotter:

David & Alyce McElhoes  
 16609 Dancing Wolf Pkwy  
 C.S., CO 80908  
 719-591-8124  
 Alyce@customercadpomes.com

DATE:

SHEET 1 OF 3

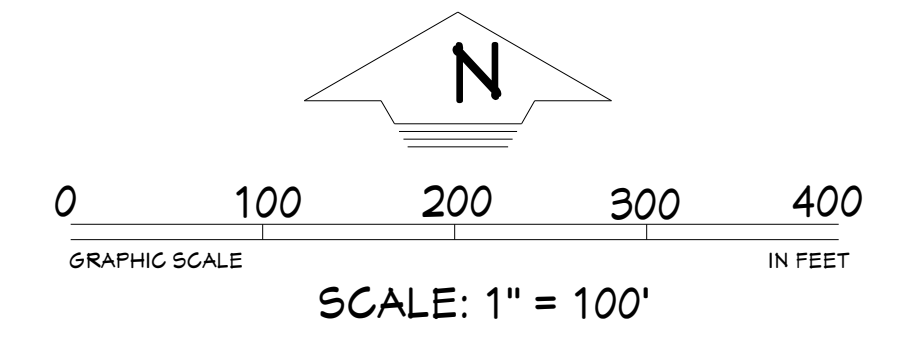
Dancing Wolf Estates  
 PUD AMENDMENT - 18-002

# DANCING WOLF ESTATES

## Planned Unit Development Amendment

LEGAL DESCRIPTION: LOTS 1-3 DANCING WOLF ESTATES AND LOTS 1-2 DANCING WOLF ESTATES III

### El Paso County, Colorado CURRENT PUD



**LEGEND:**  
\* = WELLS

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**Owners:**  
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Colorado Springs, CO 80908  
Joshua and Ruth Anne Fuson  
16615 Dancing Wolf Pkwy  
Colorado Springs, CO 80908  
Roberto Telo Jr.  
860 Dayton Ct  
Colorado Springs, CO 80916

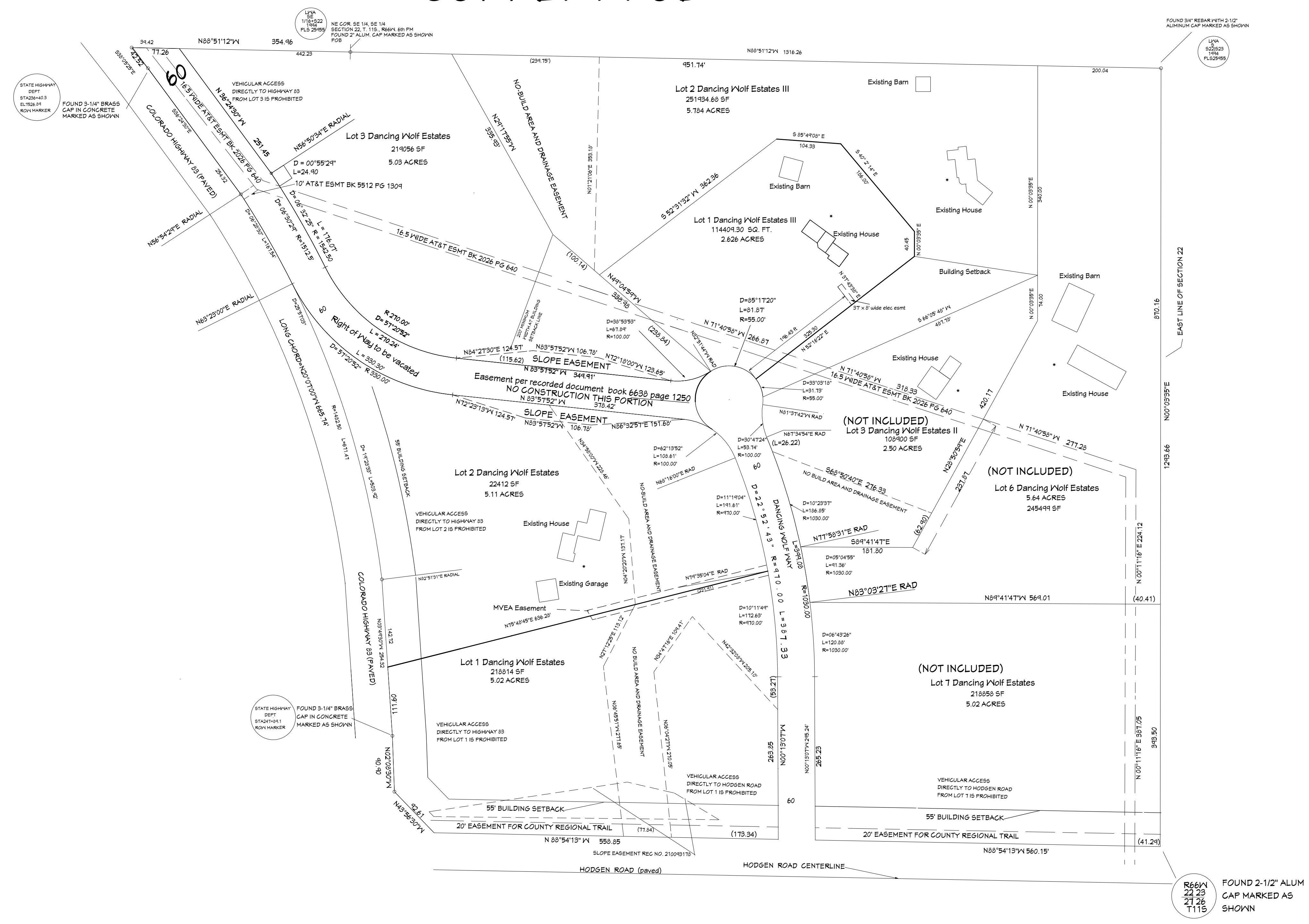
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**Preparer and Plotter:**  
David + Alge McElhoes  
16609 Dancing Wolf Pkwy  
C.S. CO 80908  
114-331-5124  
Alge@customcoloradomes.com

DATE:

SHEET 2 OF 3

Dancing Wolf Estates  
PUD AMENDMENT - 18-002



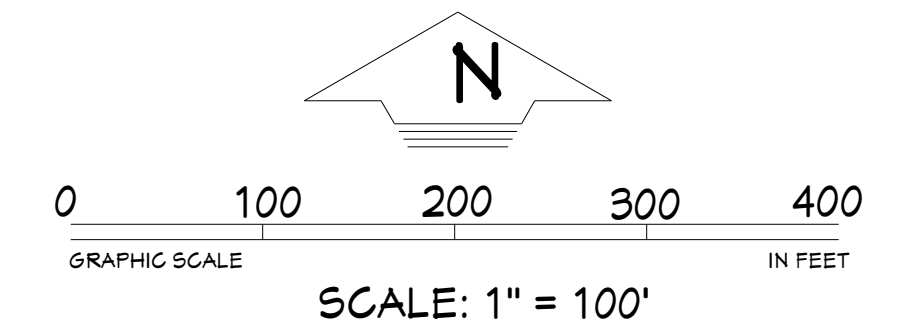
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# El Paso County, Colorado

## AMENDED PUD



**LEGEND:**  
 \* = WELLS

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 Colorado Springs, CO 80908  
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**Preparer and Petitioner:**  
 David + Alge McElhoes  
 1609 Dancing Wolf Pkwy  
 C.S. CO 80908  
 114-331-5124  
 Alge@customcoloradomes.com

**DATE:**  
 \_\_\_\_\_

**SHEET 3 OF 3**

Dancing Wolf Estates  
 PUD AMENDMENT - 18-002

