

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 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 in effect at the time of the PUD plan approval 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.

Project Tracking: At the time of final plat application, all residential lots and trails may be developed. If Lots 1 and 2 of Dancing Wolf Estates IV are developed as residential lots, they may be developed at the time of final plat application. If Lots 1 and 2 Dancing Wolf Estates IV are to be developed as Community Commercial sites, they will be developed only after all appropriate reports have been submitted and approved by El Paso County Planning.

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.

Development Guidelines

Project Description: Dancing Wolf Estates IV is 21.32 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 convenience and benefit of residents and surrounding communities.

Permitted Uses: Permitted uses within Dancing Wolf Estates include Single Family Homes, trails interconnected to the County Regional Trail System, and Community Commercial sites.

The following additional uses are permitted (but not limited to, per the Homeowner's Association) on residential lots (for business or pleasure). All uses are subject to approval by the Homeowner's Association (HOA).

- 4-H animal projects
• Animal Keeping and Hobby Farm
• Up to 4 horses or other equivalent animal units (some restrictions apply for 2.5 acre lots per the HOA)
• Vacation rental home
• Guest house
• Private Stables
• Greenhouse (as feasible given water restrictions)
• Home Business (subject to HOA approval)
• Mother-in-law apartment
• Residential accessory structures and associated uses
• Rural accessory structures and associated uses
• Storage and repair of vehicles and machines
• Wind powered generator

The following uses are permitted (but not limited to) on 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 not subject to approval by the Homeowner's Association. Approval of development of these lots shall be made by the El Paso County Planning Department when development is requested.

- Bed and Breakfast
• Food service business
• Office
• Mixed use residential units, limited to 4
• Greenhouse
• Rooms for educational uses such as holding classes
• Brewery, cider house, or similar with tasting room
• Retail business
• Not permitted: nightclub or bar (not to include a brewery, cider house, or similar that has a tasting room or other establishment that serves alcohol as a secondary part of its business model), mineral extraction, heavy industrial or manufacturing facilities, gas station, convenience store

Signs: All signage within DWE shall be of natural colors and quality construction. Signage within the subdivision by residents shall be measured by measuring the entire size of the sign not including stands, posts, or other mean used to hold the sign in place. Stands, posts, and other means of holding the sign shall be of reasonable and appropriate sizes and materials in relationship to the sign's design. Signage by residents shall be no larger than 12 square feet and not more than 5' in any direction. Signage for the subdivision entryway and the Community Commercial sites is to be measured by drawing a square around the text of the sign and is not to exceed 16 square feet. For double sided signs, only one sign face shall contribute to the maximum size.

PUD Requirements for Development: Maximum height? Average overall building height: 29' Maximum percentage of residential lot coverage: 25% Building set-back: 20' unless otherwise noted on plat Standard utility easements: 10' unless otherwise noted on plat Minimum lot size: 2.5 acres

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 development upon recording of final plat. As residential lots, Lots 1 and 2 Dancing Wolf Estates IV may be developed now. If Lots 1 and 2 Dancing Wolf Estates IV are to be used as Community Commercial sites, all appropriate reports must be submitted and approved by El Paso County Planning and the Department of Transportation prior to development. These reports shall include a site plan, water augmentation plan, drainage reports, and a traffic engineering report. Uses for the Community Commercial sites are limited by well and OWTS constraints.

Buffering, Screening, and Landscaping: All residential lots will adhere to the Dancing Wolf Estates covenant requirements for landscaping. A landscaping plan with buffering and screening as well as a site plan to include parking for the Community Commercial sites will be submitted for approval by the El Paso County Planning Department and Board of County Commissioners at the time of development of these sites.

Architectural Control Committee and Covenants: An Architectural Control Committee and protective Covenants for Dancing Wolf Estates have been created and recorded separately. These establish and govern the rules and regulations for the residences of the subdivision.

DANCING WOLF ESTATES SUBDIVISION IV

A REPLAT OF LOTS 1-2 DANCING WOLF ESTATES AND LOTS 1-2 DANCING WOLF ESTATES III
El Paso County, Colorado
DEVELOPMENT PLAN

Project Developers & Owners
David and Alyce McElhoes, Joshua and Ruth Ann Fuson
16605 Dancing Wolf Way
C.S. CO. 80908

planning and community development department or...

Legal
Lots 1-2 Dancing Wolf Estates
Lots 1-2 Dancing Wolf Estates III

consider revising to remove the language "in effect at the time of the pud approval"

this is unnecessary and contradicts our standard procedure and requirements. Please remove.

per this note you could have commercial on all lots. i do not believe this is the intention. Please update the uses to be specific to the use areas (lots) and include all potential allowed and accessory uses. If a use is not included, it will not be allowed by our department without amending the PUD.

we do not enforce HOA regulations. Please remove.

we do not use animal units so you must define an animal unit or leave it at 4

on all lots or just residential? primary use, or accessory use?

please remove, we do not enforce HOA rules.

reword as residential home occupation

as allowed in the LDC?

this means you can run an auto business out of your home. Is that OK?

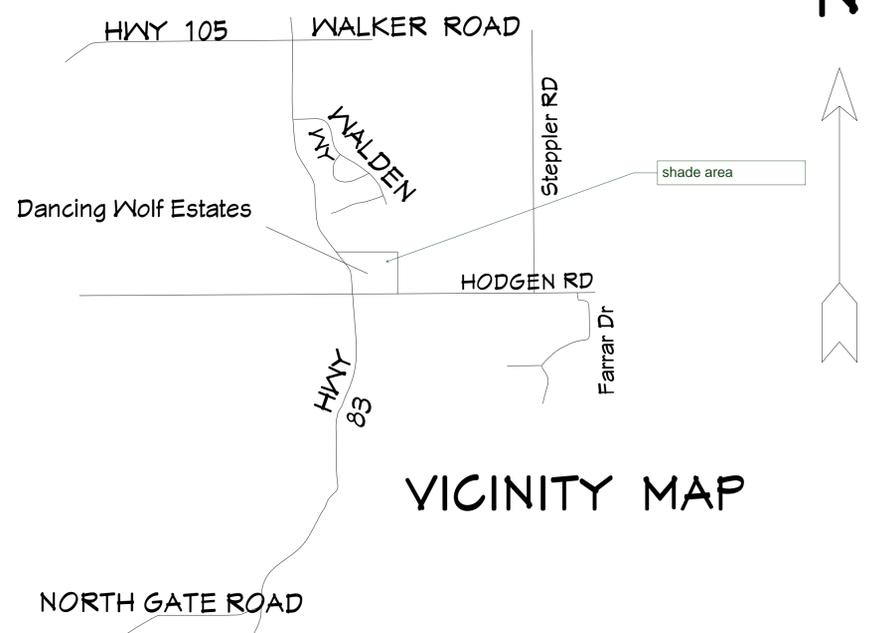
if not limited to, what other uses are allowed? How do we determine what other uses may be appropriate? Other uses with similar impacts?

maximum height? setbacks?

please separate for the commercial uses vs residential uses similar to the uses above. Reword as PUD Dimensional Standards.

reword based upon comments in phasing.

site development plans are not brought before the BoCC. Please add that the landscaping shall comply w/the LDC



should be Dancing Wolf Estates Planned Unit Development amendment

SHEET INDEX:

- SHEET 1 - COVER PAGE
SHEET 2 - AS PLATTED
SHEET 3 - AS REPLATTED
SHEET 4 - DRAINAGE

KNOW ALL MEN BY THESE PRESENTS:

That David McElhoes, Alyce McElhoes, Joshua Fuson, and Ruth Ann Fuson 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 1 Dancing Wolf Estates III, El Paso County, Colorado
Lot 2 Dancing Wolf Estates III, El Paso County, Colorado

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 ANN FUSON

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 2018, BY DAVID MCELHOES AND ALYCE MCELHOES OF THE RECORDS OF EL PASO COUNTY, COLORADO.

MY COMMISSION EXPIRES: ___ NOTARY PUBLIC

COUNTY PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR DANCING WOLF ESTATES NO. 4 WAS APPROVED FOR FILING BY THE EL PASO COUNTY DIRECTOR OF COUNTY PLANNING AND COMMUNITY DEVELOPMENT ON THIS ___ DAY OF ___, 2018, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON. LOTS 1-3 DANCING WOLF ESTATES AND LOTS 1-2 DANCING WOLF ESTATES III ARE AMENDED FOR THE AREAS DESCRIBED 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. 9T004101, RECEPTION NO. 981T0425, AND RECEPTION NO. 202119884.

DIRECTOR, COUNTY PLANNING AND COMMUNITY DEVELOPMENT DATE

No landscaping plan has been submitted

Add BoCC signature block as well. This is for the PUD, not the Plat. Revise to add all PUD notes/signature

RECORDING:

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 ___, 2018, AND IS DULY RECORDED AT RECEPTION NO. ___ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN
BY: COUNTY CLERK AND RECORDER

FEE:
SURCHARGE:

FOR AND ON BEHALF OF POLARIS SURVEYING, INC. I, RANDALL D. HENRY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE OF THE SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE. I ATTEST THE ABOVE ON THIS ___ DAY OF ___, 2017.

RANDALL D. HENRY DATE
COLORADO REGISTERED PLS #27605

add PCD # PUD-18-002

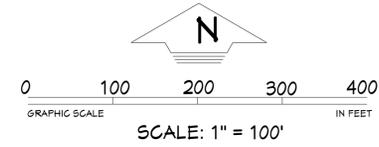
DANCING WOLF ESTATES SUBDIVISION IV

A REPLAT OF LOTS 1-3 DANCING WOLF ESTATES AND LOTS 1-2 DANCING WOLF ESTATES III
 BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF
 OF THE SOUTHEAST QUARTER OF SECTION 22, T. 11 S., R. 66 W., 6th PM
 EL PASO COUNTY, COLORADO

SHEET INDEX:

SHEET 2 of 4 - AS PLATTED

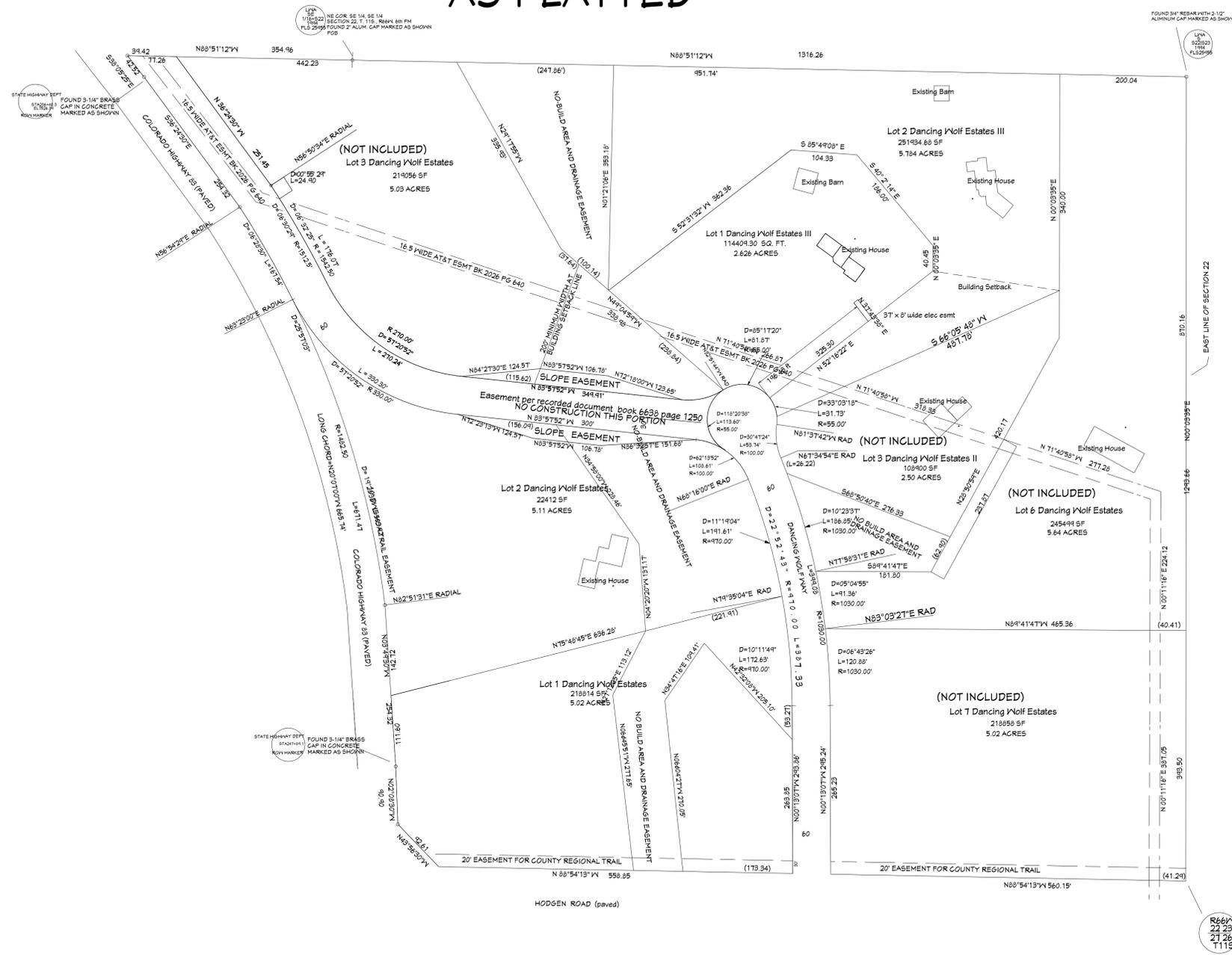
Legal
 Lots 1-2 Dancing Wolf Estates
 Lots 1-2 Dancing Wolf Estates III



LEGEND:

• - WELLS

AS PLATTED



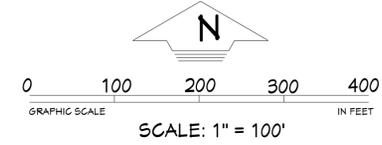
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 not the plat

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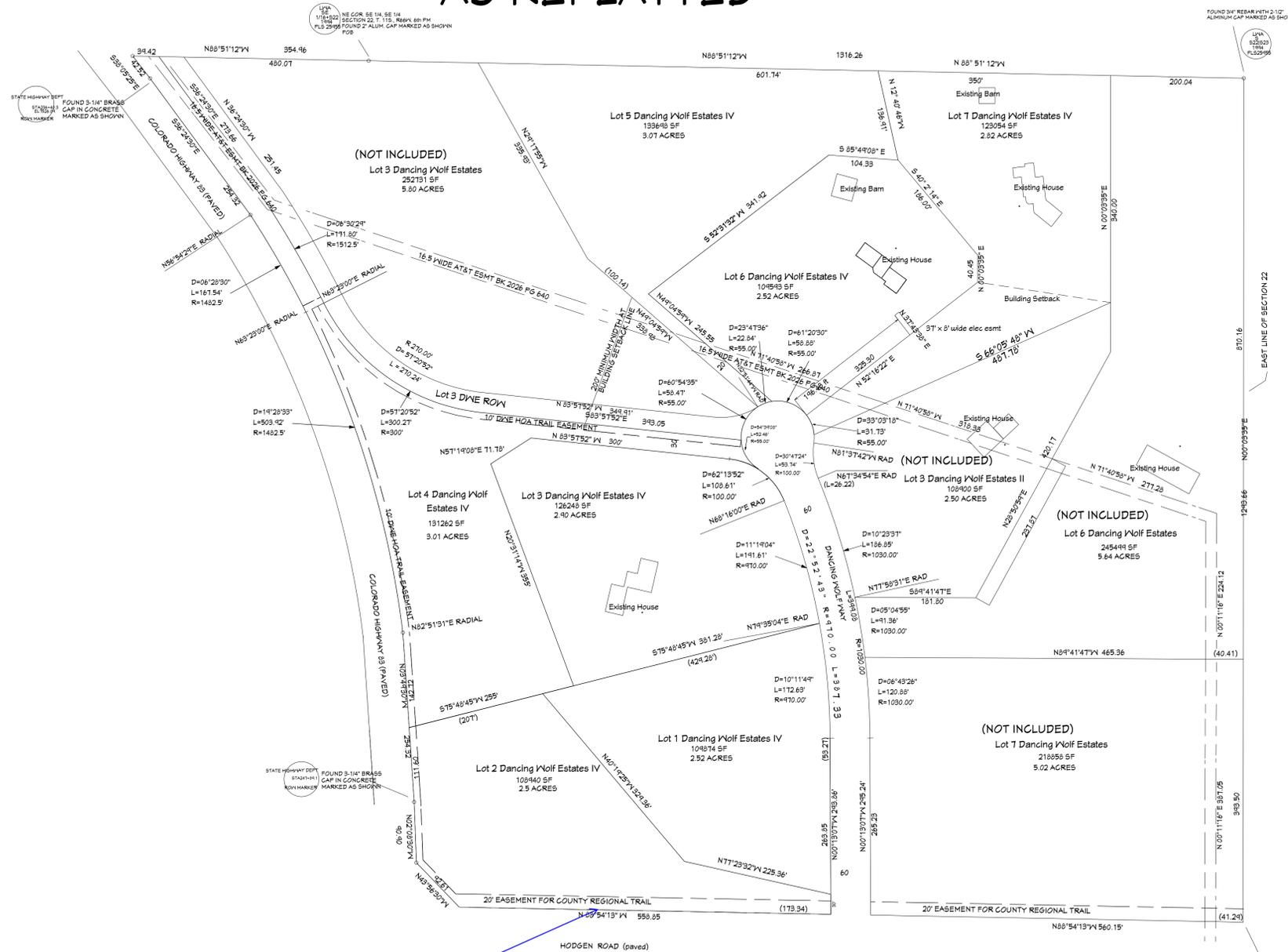
SHEET INDEX:
 SHEET 3 of 4 - AS REPLATTED

Legal
 Lots 1-2 Dancing Wolf Estates
 Lots 1-2 Dancing Wolf Estates III



LEGEND:
 • - WELLS

AS REPLATTED



Hodgen Rd is identified in the Major Transportation Corridor Preservation Plan as a 4-lane Minor Arterial. Show a line measured 90' from the existing Hodgen Road centerline and identify as a preservation line

This should be the PUD, not the plat

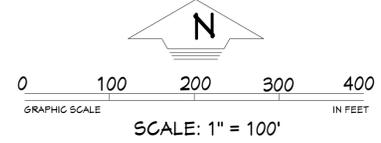
FOUND 2-1/2" ALUM CAP MARKED AS SHOWN

DANCING WOLF ESTATES SUBDIVISION IV

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EL PASO COUNTY, COLORADO

SHEET INDEX:
SHEET 4 of 4 - DRAINAGE

Legal
Lots 1-2 Dancing Wolf Estates
Lots 1-2 Dancing Wolf Estates III



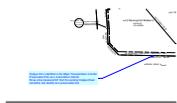
REVISED NOBUILD DRAINAGE AREAS



This should be the PUD,
not the plat

Markup Summary

dsdlaforce (1)



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Author: dsdlaforce

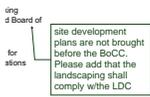
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dsdruiz (29)



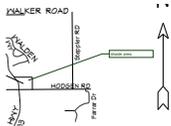
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Author: dsdruiz

reword based upon comments in phasing.



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Author: dsdruiz

site development plans are not brought before the BoCC. Please add that the landscaping shall comply w/the LDC



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Author: dsdruiz

shade area



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No landscaping plan has been submitted

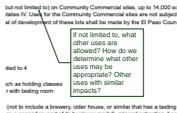
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if not limited to, what other uses are allowed? How do we determine what other uses may be appropriate? Other uses with similar impacts?

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as allowed in the LDC?

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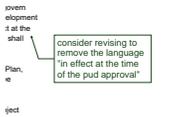
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on all lots or just residential? primary use, or accessory use?



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planning and community development department or...



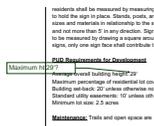
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consider revising to remove the language "in effect at the time of the pud approval"



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please remove, we do not enforce HOA rules.



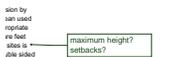
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Maximum ht 29'?



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Please include the architectural standards here so that we do not have to review a separate recorded document. We do not enforce covenants.



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Author: dsdruiz

maximum height? setbacks?



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we do not enforce HOA regulations. Please remove.



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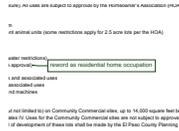
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should be Dancing Wolf Estates Planned Unit Development amendment

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ed uses
es

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reword as residential home occupation



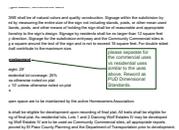
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this means you can run an auto business out of your home. Is that OK?



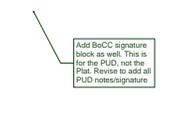
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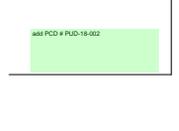
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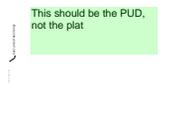
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Add BoCC signature block as well. This is for the PUD, not the Plat. Revise to add all PUD notes/signature



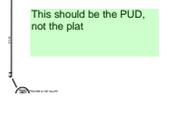
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add PCD # PUD-18-002



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Author: dsdruiz

This should be the PUD, not the plat



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Author: dsdruiz

This should be the PUD, not the plat

This should be the PUD,
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