

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 08041C0285G, 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 Reception #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 land 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. Irrigation 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 for more information regarding covenants, review and approval by the architectural control committee. Revised Covenants for Dancing Wolf Estates recorded at Reception # _____.

Reports:

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

1. Geology and Soils Report (prepared by Entech Engineering 9/19/19)
2. Drainage Report (prepared by Red River Civil Engineering 11/8/20)
3. Preples mouse (PMJM) no concern letter and Army Corp Environmental Requirements letter
4. Updated Traffic memo

General Notes:

1. Lots will be serviced by individual on-site wells and individual on-site septic systems
2. Natural Gas service provided by Black Hills and Electricity serviced by MVEA
3. 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.
4. 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.
5. The address' exhibited on this amendment are for informational purposes only. They are not the legal description and are subject to change.
6. All driveways require a permit by El Paso County Planning and Community Development.
7. All property owners are responsible for maintaining proper storm water drainage in and through their property
8. No-build areas 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:

NOTARIAL: STATE OF COLORADO)
COUNTY OF EL PASO) ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED

DAVID MCELHOES ALYCE MCELHOES

BEFORE ME THIS ____ DAY OF ____ 2021 MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

NOTARIAL: STATE OF COLORADO)
COUNTY OF EL PASO) ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED

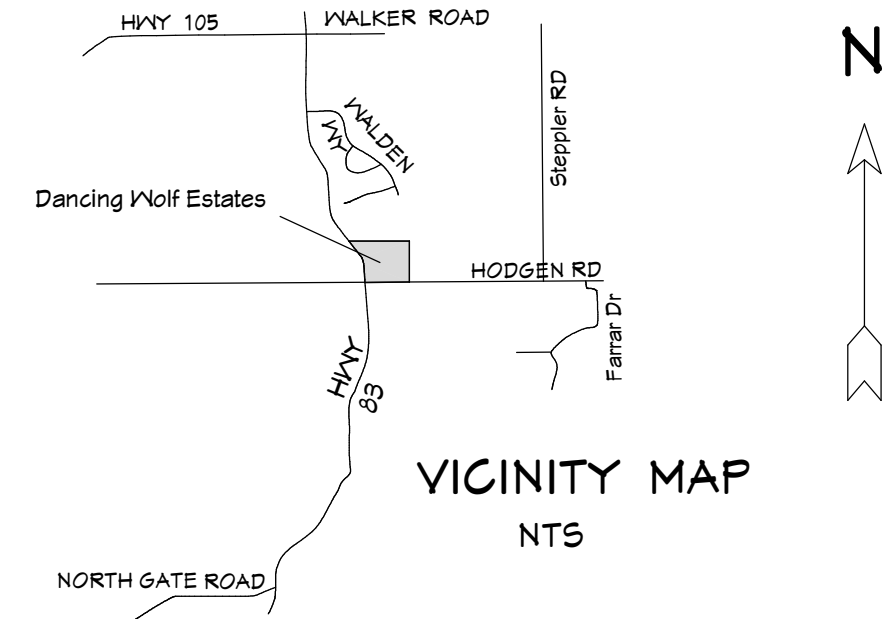
JOSHUA FUSON RUTH ANNE FUSON

BEFORE ME THIS ____ DAY OF ____ 2021 MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

NOTARIAL: STATE OF COLORADO)
COUNTY OF EL PASO) ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED

ROBERTO TELLO JR

BEFORE ME THIS ____ DAY OF ____ 2021 MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____



VICINITY MAP
NTS

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SHEET 2 - CURRENT PUD
SHEET 3 - AMENDED PUD

Owners:

David + Alyce McElhoes
1809 Dancing Wolf Pkwy
Colorado Springs, CO 80908

Joshua and Ruth Anne Fuson
1815 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. 68 W. 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 138.26 TO THE
NORTHEAST CORNER OF SAID SE
1/4 OF THE SE 1/4, THENCE
S00°07'35" ON THE EAST LINE OF
SAID SE 1/4 OF THE SE 1/4 A
DISTANCE OF 120.66 TO A POINT
ON THE NORTH RIGHT OF
HWY LINE OF HODGEN ROAD, A
COUNTY ROAD, THENCE
N88°41'15" ON SAID NORTH RIGHT
OF HWY LINE A DISTANCE OF
114.52 TO A POINT ON THE
EASTERLY RIGHT OF HWY LINE OF
COLORADO STATE HIGHWAY No. 83,
THE FOLLOWING SIX COURSES:
1) N48°03'07" 139.00; 2)
N26°03'07" R 20; 3) N03°45'07"
254.32; 4) THENCE ON A CURVE TO
THE LEFT HAVING A RADIUS
OF 1452.50 THROUGH A CENTRAL
ANGLE OF 256°07'03", AN ARC
DISTANCE OF 811.47; THE LONG
CHORD OF WHICH BEARS
N26°07'07" 685.74; 5) THENCE
N86°42'07" A DISTANCE OF
284.32; 6) THENCE N88°07'35" A
DISTANCE OF 42.52 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 354.96
TO THE POINT OF BEGINNING,
CONTAINING 40.273 ACRES MORE
OR LESS.

Preparer and Petitioner:

David + Alyce McElhoes
1809 Dancing Wolf Pkwy
C.S., CO 80908
719-331-8124
Alyce@customcoloradomes.com

OWNERS:

David + Alyce McElhoes: Lots 1 & 2 DWE; Lot 2 DWE III
Joshua & Ruth Anne Fuson: Lot 1 DWE III
Roberto Tello Jr: Lot 3 DWE

SURVEYOR:

Polaris Surveying Inc.
1403 Lelaray Street, Suite 102
Colorado Springs, CO 80908
(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 AMENDMENT FOR "DANCING WOLF ESTATES PUD AMENDMENT" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE ____ DAY OF _____, 2021, 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.

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 ____ DAY OF _____, 2021, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

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 _____, 2021, 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 \$860
School Fees \$300 per each added lot. Total \$616
Drainage Fees: None
Bridge Fees: None

DATE:

SHEET __ 1 __ OF __ 3 __

Dancing Wolf Estates
PUD AMENDMENT - 18-002

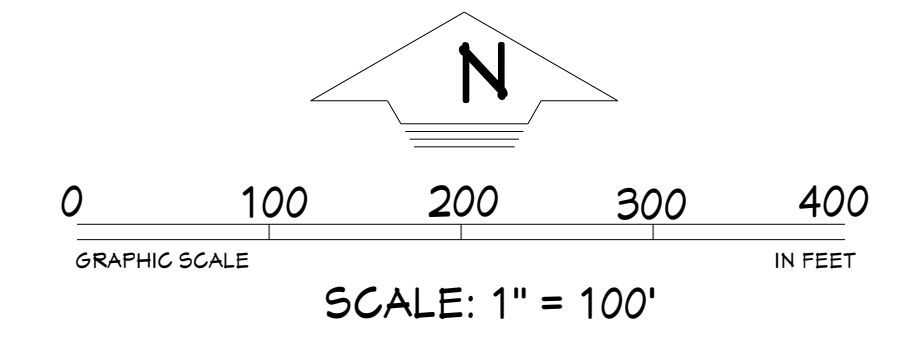
DANCING WOLF ESTATES

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

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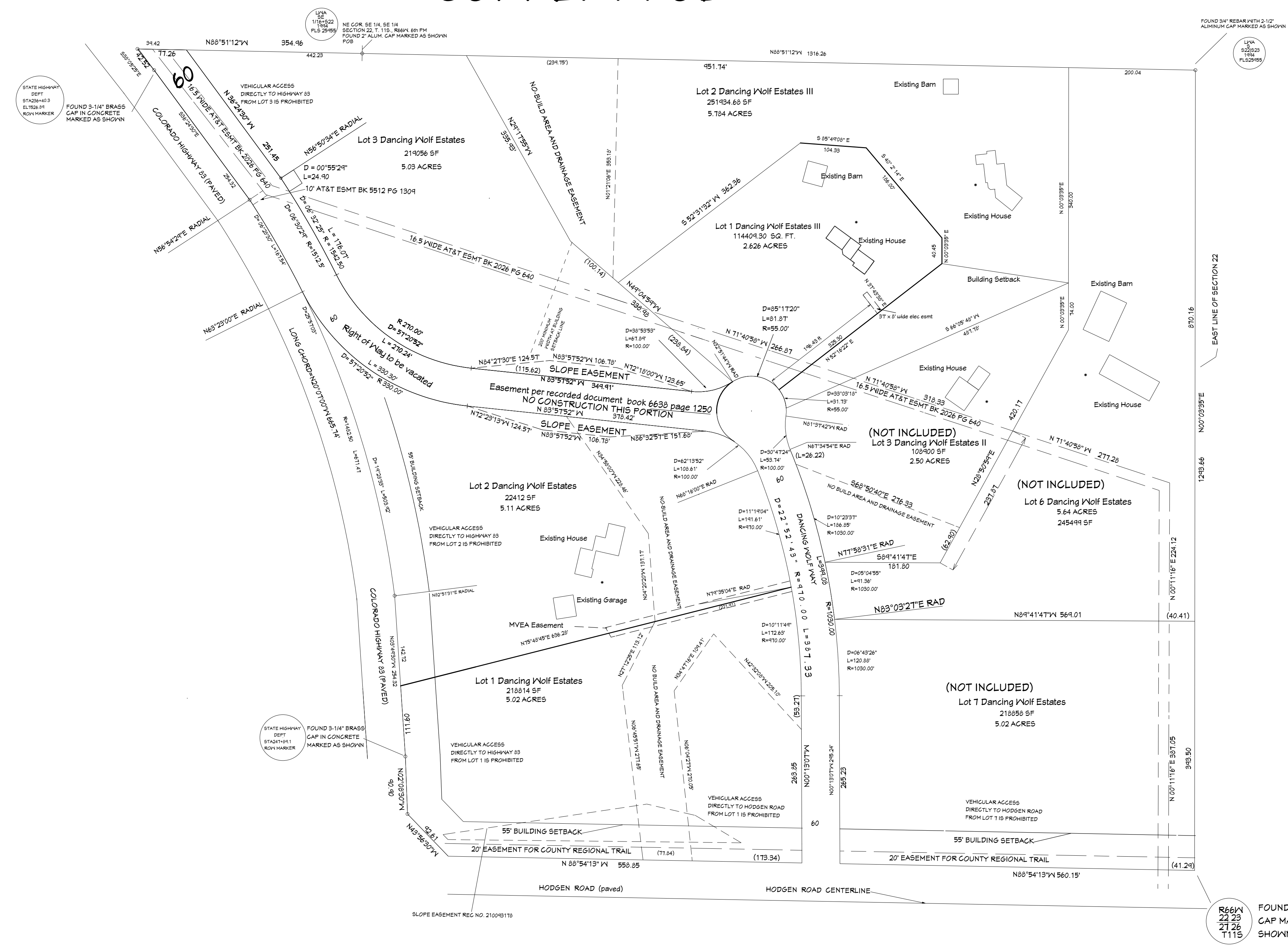
Owners:
 David + Alyce McElhoes
 1605 Dancing Wolf Way
 Colorado Springs, CO 80905
 Joshua and Ruth Anna Fuson
 1615 Dancing Wolf Way
 Colorado Springs, CO 80905
 Roberto Tello Jr.
 860 Dayton Ct.
 Colorado Springs, CO 80916

Tracts 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. 68 W. of the 6th PM Lying East of the East 1/2 Right of Way Line of Colorado State Highway No. 53, 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°11'22" 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°03'35" ON THE EAST LINE OF SAID SE 1/4 OF THE SE 1/4 A DISTANCE OF 1143.52' TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HODGEN ROAD, A COUNTY ROAD; THENCE N58°41'13" ON SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1143.52' TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 53; THE FOLLOWING SIX COURSES:
 1) N48°46'30" W 138.00'; 2) N26°03'00" W 40.00'; 3) N03°44'50" W 254.32'; 4) THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1423.50' THROUGH A CENTRAL ANGLE OF 25°03'00", AN ARC DISTANCE OF 811.41'; THENCE N26°03'00" W A DISTANCE OF 284.32'; 5) THENCE N58°41'13" 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°11'22" ON SAID NORTH LINE OF THE SW 1/4 OF THE SE 1/4 A DISTANCE OF 384.40' TO THE POINT OF BEGINNING CONTAINING 40.2123 ACRES MORE OR LESS.

Preparer and Petitioner:
 David + Alyce McElhoes
 1605 Dancing Wolf Way
 C.S. CO 80905
 119-931-8124
 Alyce@customhomedesign.com

DATE:
 SHEET 2 OF 3

Dancing Wolf Estates
 PUD AMENDMENT - 18-002



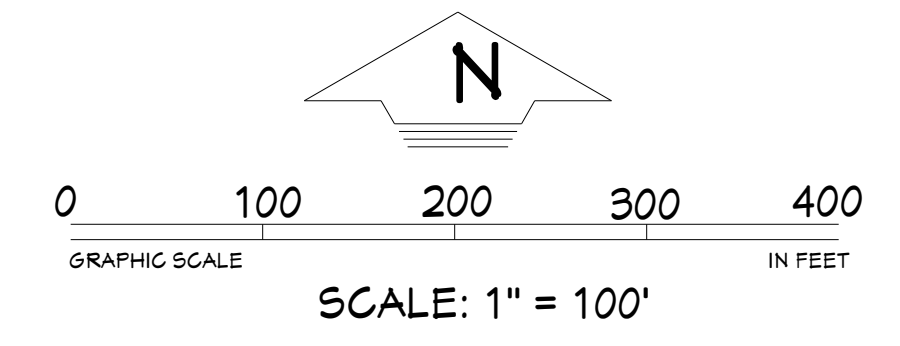
DANCING WOLF ESTATES

Planned Unit Development Partial Amendment of

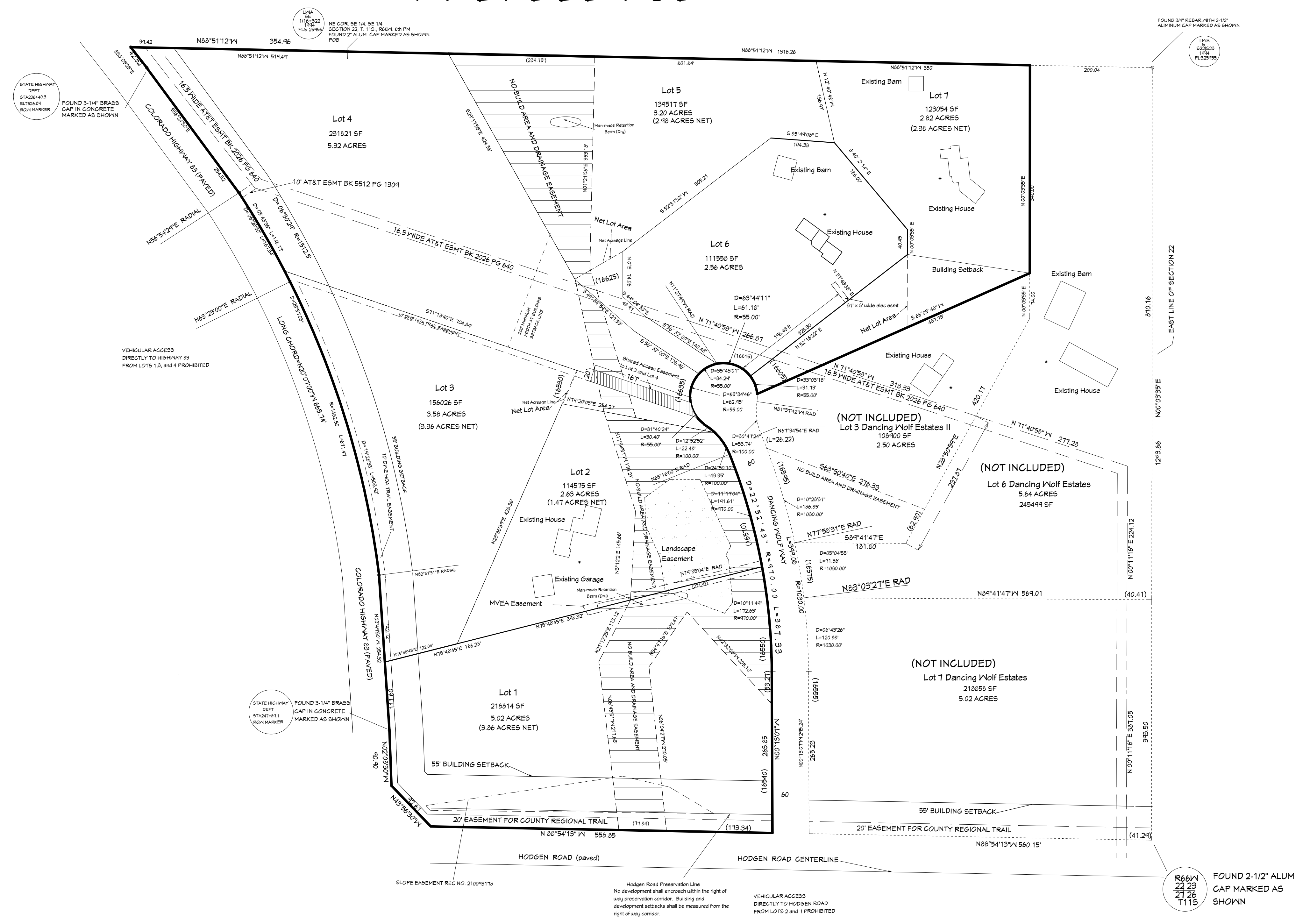
LOTS 1-3 DANCING WOLF ESTATES AND LOTS 1-2 DANCING WOLF ESTATES III

El Paso County, Colorado

AMENDED PUD



LEGEND:
 * = WELLS



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Owners:
 David + Alge 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 LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY No. 33, 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 1316.26' TO THE NORTH-EAST CORNER OF SAID SE 1/4 OF THE SE 1/4; THENCE S00°03'35"W ON THE EAST LINE OF SAID SE 1/4 OF THE SE 1/4 A DISTANCE OF 1203.64' TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HODGEN ROAD, A COUNTY ROAD; THENCE N88°54'13"W ON SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1141.92' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY No. 33; THE FOLLOWING SIX COURSES: (1) N43°46'30"W L=138.00'; (2) N03°00'30"W L=107.33'; (3) N03°44'57"W L=254.32'; (4) THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1425.50' THROUGH A CENTRAL ANGLE OF 25°49'03"; AN ARC DISTANCE OF 611.41'; THE LONG CHORD OF WHICH BEARS N26°42'30"W L=585.14'; (5) THENCE N84°24'30"W A DISTANCE OF 284.32'; (6) THENCE N58°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°51'12" ON SAID NORTH LINE OF THE SW 1/4 OF THE SE 1/4 A DISTANCE OF 358.40' TO THE POINT OF BEGINNING, CONTAINING 40.2723 ACRES MORE OR LESS.

Preparer and Petitioner:
 David + Alge McElhoes
 16609 Dancing Wolf Pkwy
 C.S. CO 80908
 114-831-8124
 Alge@customcoloradapromes.com

DATE:

SHEET 3 OF 3