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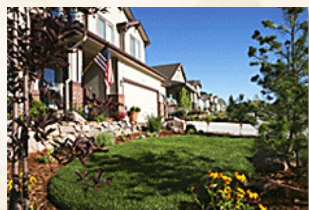
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[The Master Plan](#) | [Homeowners Association](#) | [Metropolitan District](#)

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Welcome to The Master Plan Creating A Quality Community



The community master plan preserves and enhances the area's natural resources and terrain, from spectacular views of Pikes Peak to the wetlands.

The **Wolf Ranch** Community Charter sets forth structure and standards for development, expansion, administration, maintenance and preservation for the entire community.

The [Wolf Ranch Owners Association](#) will provide the governance for the community, including architectural review. The management company is Warren Management Group.

Wolf Ranch is in the Upper Cottonwood Creek Metropolitan District, which operates with the Old Ranch Metropolitan District pursuant to an intergovernmental agreement between the Districts. The purpose of the Districts is to assist in the financing of major infrastructure in and adjacent to Wolf Ranch. The Districts will also be responsible for operation and maintenance of the Wolf Ranch Recreation Centers, the lake, the Briargate and Research entry parks and landscaping, and the Wolf Ranch trail system.

The District mill levy is 40 mills and will be included in property tax statements. There are 1,982 acres including 100 acres for schools; 27 acres of commercial use; 39 acres of mixed-use development; 1,438 acres of residential development; more than 300 acres for parks and open space; and over 10 miles of trails in Wolf Ranch.

PROPERTY TAXES

Property tax structure is approximately 118 mills, including the 40 mills referenced above under "Metropolitan Districts."

[To learn more about the Old Ranch Metropolitan District, visit \[www.OldRanchMetroDistrict.org\]\(http://www.OldRanchMetroDistrict.org\)](#)

SERVICES

- Utilities – City of Colorado Springs Utilities
- Trash is managed through the HOA – Bestway Disposal
- Telephone – Century Link
- Hi-speed Internet/Cable/HDTV – Comcast

SPEED LIMITS

Per Colorado Springs city code 10.5.102: Where speed limits are not posted, and where no special hazard exists, the following speed shall be lawful: twenty five (25) miles per hour on streets and highways and fifteen (15) miles per hour in alleys.

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Wolf Ranch is located at Powers Boulevard and Research Parkway in Colorado Springs

719.597.WOLF (597.9653)

ANOTHER QUALITY COMMUNITY BY
Nor'wood Development Group
111 South Tejon St., Suite 222
Colorado Springs, CO 80903
719.593.2600

