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**CLOVERLEAF**

***FIRE PROTECTION REPORT***

**MAY 2020**

**APPLICANT AND PROPERTY OWNER**

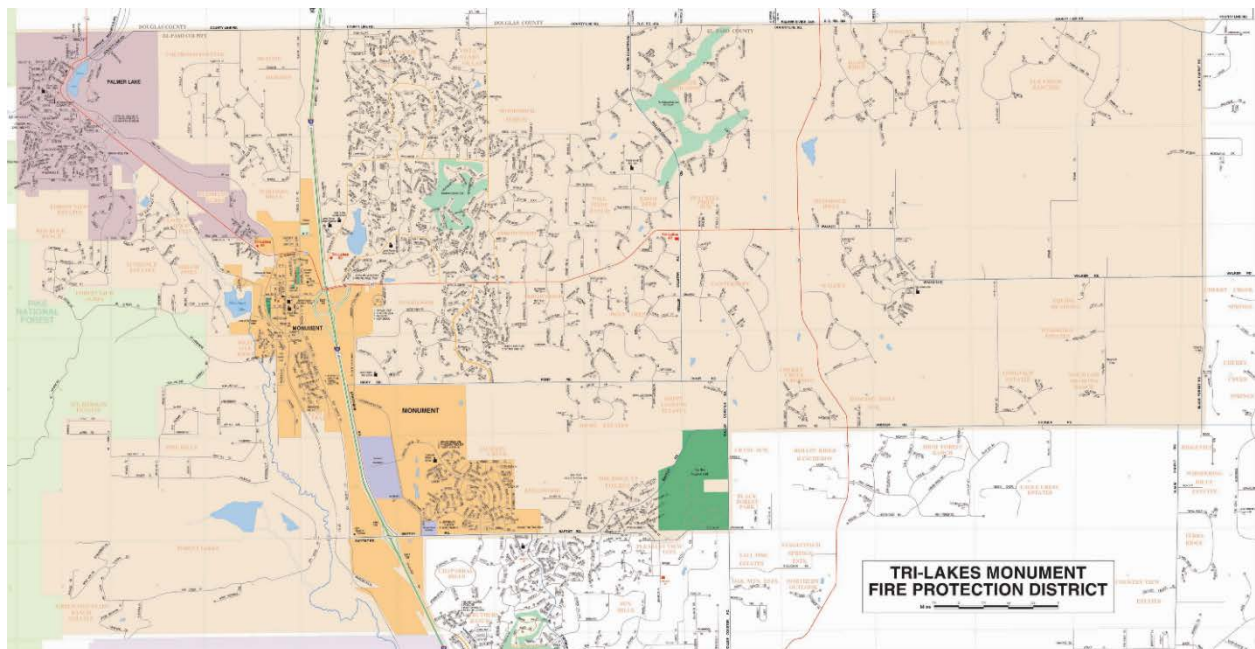
PT Cloverleaf, LLC  
1864 Woodmoor Drive, Suite 100  
Monument, Colorado 80132

**CONSULTANT:**

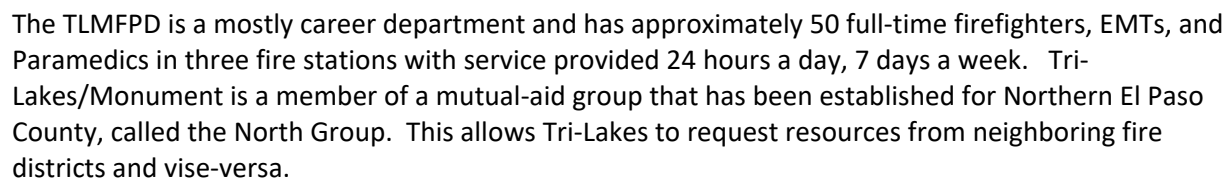
N.E.S. Inc.  
619 North Cascade Avenue  
Colorado Springs, CO 80903

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The proposed Cloverleaf development is within the Tri-Lakes Monument Fire Protection District (TLMFPD). The TLMFPD is located in North-Western El-Paso County. The boundaries are Baptist Road to the South, Black Forest Road to the East, and County Line Road to the North. The fire district includes roughly 68 square miles and a mean elevation of 7100 feet above sea level, and serves approximately 30,000 residents.

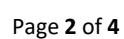


The fire stations are located on Highway 105, just west of the Burlington Northern railroad tracks, on Woodmoor Drive, just north of Highway 105, and on the southwest corner of Highway 105 and Roller Coaster Road. The administrative offices for the district are located at 15455 Gleneagle Drive, Suite 230, Colorado Springs, CO 80921.



**Headquarters:** 15455 Gleneagle Dr, Ste 230

**Station 1:** 18650 Highway 105, Monument, CO 80132





**Station 2:** 18460 Roller Coaster Road, Monument, CO  
80132



**Station 3:** 1855 Woodmoor Drive, Monument, CO 80132



## EQUIPMENT

The District operates 3 engines, 1 tower ladder, 3 ambulances, 3 brush trucks, 4 command vehicles, 1 Snowcat and 1 ATV.



## **PROPOSED DEVELOPMENT**

TLMFPD noted in their commitment letter, provided separately, that the property is 2.7 miles from fire station 3 with an average response time of 4 to 4.5 minutes depending on weather and road conditions.