
CLOVERLEAF

FIRE PROTECTION REPORT

MAY 2020

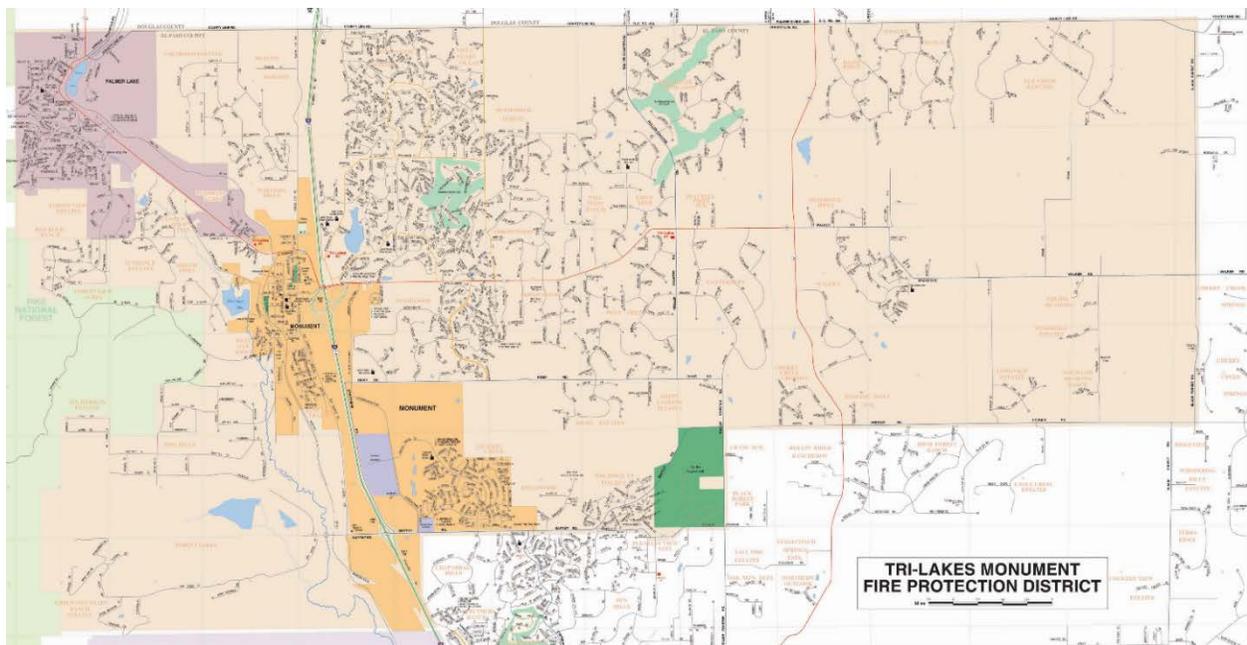
APPLICANT AND PROPERTY OWNER

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

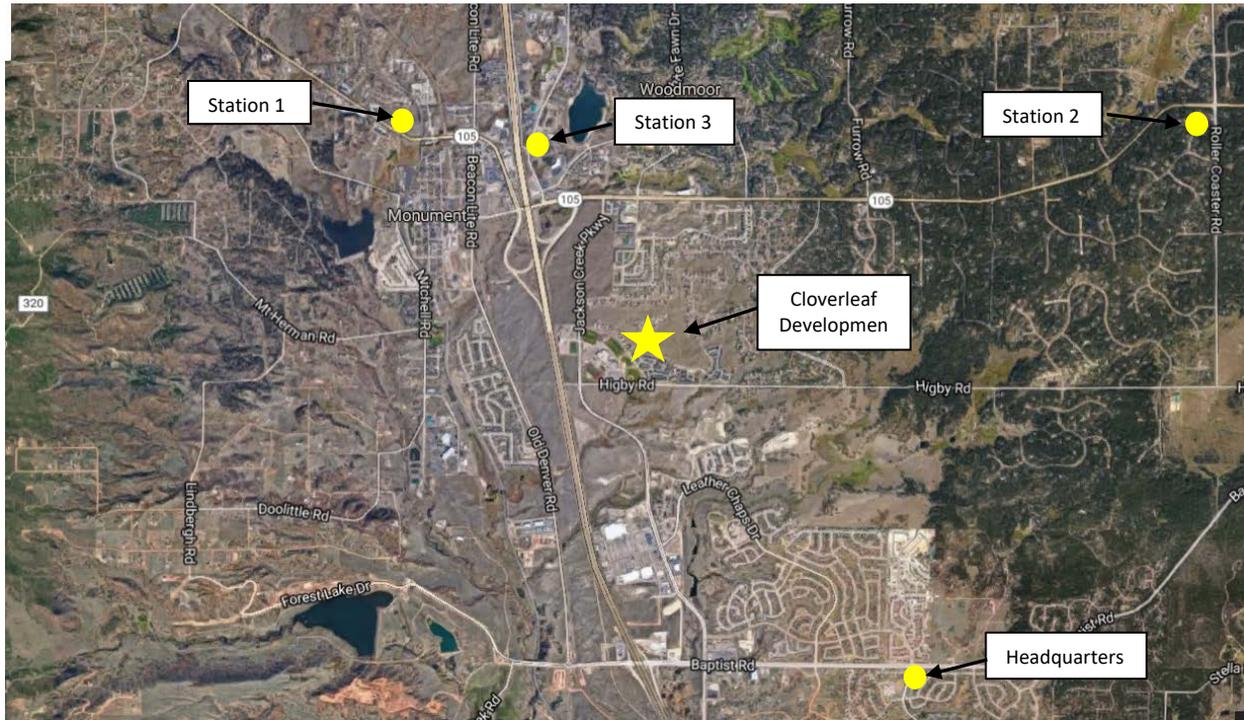
CONSULTANT:

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

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.



The TLMFPD is a mostly career department and has approximately 50 full-time firefighters, EMTs, and Paramedics in three fire stations with service provided 24 hours a day, 7 days a week. Tri-Lakes/Monument is a member of a mutual-aid group that has been established for Northern El Paso County, called the North Group. This allows Tri-Lakes to request resources from neighboring fire districts and vice-versa.

FACILITIES

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.