



## CIMARRON HILLS FIRE DEPARTMENT

1835 Tuskegee Place

Colorado Springs, CO 80915

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### Fire and Life Safety Division Commitment Letter

August 20th, 2021

RE: Crossroads Mixed Use

To Whom It May Concern,

The Cimarron Hills Fire Protection District (CHFPD) has reviewed the preliminary plan and final plat for the above property. The project will be located in the Fire District at Meadowbrook Parkway and Hwy 24. We acknowledge that the intended and anticipated use of the property is Mixed Use/Commercial and an apartment site.

We will provide emergency services from our full-time staffed facilities; the closest is located at 1885 Peterson Road. This facility is approximately 2 miles away with a response time of 5 minutes.

We also accept the deviations for:

- Multi-family lot access to Meadowbrook Parkway (non-residential collector)
- Multi-family lot access to Southern Rail Point (modified residential urban collector)
- Commercial lot access onto Southern Rail Point and Pacific Rail Point (modified residential urban collectors)
- Modified residential urban collector cross section with: 50' tract instead of 60' ROW, 5' private access utility easement outside tract on both sides, 200' minimum centerline radius, lowered 25 mph design and posted speed
- Typical cross section intersection spacing is 660' or 330' when intersecting local roadways. The layout of all of the commercial lots is not known at this time. Therefore, a deviation for the future applications will be necessary. Access spacing will also need to be considered (Table 2-35, ECM)

Our services will include emergency and non-emergency response, public education, code compliance, and plan review. We sincerely look forward to providing our services to this new property.

Sincerely,

John (J.T.) McLeod  
Division Chief of Fire and Life Safety  
Fire Inspector III-Plans Examiner  
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