

## Silverado Ranch Filing 2 Final Plat Fire Protection Report

Update the report based on the requirements below.

Report Requirements
<input type="checkbox"/> Owner name, contact telephone number, and email for responsible party
<input type="checkbox"/> Applicant name (if not owner), contact telephone number, and email for responsible party
<input type="checkbox"/> Report preparer name, telephone number and email for responsible party
<input type="checkbox"/> A description of subdivision including acreage of each proposed land use, number of dwelling units, number of residential/commercial/industrial/institutional lots, and acreage of residential/commercial/industrial, institutional area.
<input type="checkbox"/> The Fire Authority's capabilities including existing and proposed equipment, facilities, services, response time to provide fire protection for the proposed subdivision.
<input type="checkbox"/> An analysis of compliance with the Fire Protection and Wildfire Mitigation Section of the LDC to include at a minimum:
Water Supply and if fire hydrants, cisterns, dry hydrants, or sprinklers will necessary or utilized.
Information regarding the internal and external roadways and if an emergency vehicle can utilize those roadways.
Information regarding any emergency access roads and/or gates.
A description of any wildland fire and hazard mitigation necessary.
<input type="checkbox"/> An analysis of compliance with the applicable fire code.
<input type="checkbox"/> Any other additional items as required by the PCD Director deemed necessary to address the applicable review criteria

Silverado Ranch Filing 2 is within the primary response area of the Ellicott Fire Protection District (EFPD) and a Commitment Letter was submitted to serve the subdivision when Filing 1 was approved. The EFPD was created in 1984 to provide fire protection to Ellicott and surrounding communities. EFPD has four fire stations in the area and has mutual aid with 7 other fire protection districts. EFPD is a volunteer fire department.

### Compliance with Purpose and Intent of Section 6.3.3 Fire Protection and Wildfire Mitigation

This section of the code states: *“To ensure that proposed development is reviewed in consideration of the wildfire risks and need to provide adequate fire protection in order to:”*  
(Note: applicant responses in red text).

- *Regulate development, buildings, and structures so as to minimize the hazard to public health, safety, and welfare;*
  - *Based upon the letter on the following page from the Colorado State Forest Service District Forester in 2007, the site does not fall within a wildland fire area.*



Woodland Park District  
PO Box 9024  
113 So. Boundary  
Woodland Park CO 80866

February 26, 2007

Carol Weber  
El Paso County Land Development Services  
27 East Vermijo Avenue  
Colorado Springs, CO. 80903

Re: Silverado Ranch – Preliminary Plan, SP-07-003

Dear Ms. Weber,

The primary wildland fuel type for this proposal is grassland having a low hazard potential. No special fire mitigation plans or other actions are necessary for final approval by the Colorado State Forest Service.

Respectfully,

*Larry Long*

Larry Long C.F.  
District Forester – Woodland Park  
719/687-2921  
larry.long@colostate.edu

- Additionally, all structures will meet applicable fire and building codes at the time they are constructed.
- *Ensure that adequate fire protection is available for new development;*
  - As stated above, the site falls within the EFPD primary response boundary and a fire service commitment letter has been obtained from the EFPD to serve Silverado Ranch.
- *Implement wildfire hazard reduction in new development;*
  - The Silverado Ranch PUD Guidelines contain the following:  
“Section E. Wildfire Mitigation  
Development Objective:  
The developer of the Silverado Ranch Subdivision is responsible for planning and developing the lots in a manner consistent with contemporary wildfire hazard mitigation techniques utilizing accepted Colorado State Forest Service techniques. The home builder is responsible for designing and constructing homes which are sensitive to the environmental hazards existing within their specific sites. The homeowners are ultimately responsible for the maintenance of homes, home sites, in a manner consistent with the adopted wildfire hazards mitigation plan.”
- *Encourage voluntary efforts to reduce wildfire hazards; and*
  - As noted above, the homeowners and HOA will implement voluntary efforts to reduce wildfire hazards and risks.
- *Reduce the demands from the public for relief and protection of structures and facilities*
  - This has been addressed above.

