

Silverado Ranch Filing 2 Final Plat Fire Protection Report

Owner/Applicants: Silverado Ranch Inc. (Stan Searle and Gary Lake)

Telephone: (719) 649-9590; email: stansearle@gmail.com

Consultant: Peter Patten, Patten Associates, Inc. (970)846-9111; ppatten@pattenassociates.com

Property Address: No address

Parcel Number: 351600001

Current Zoning and Acreage: PUD/48.9 acres in SRF2

Background: Silverado Ranch is a rural equestrian-oriented PUD of 64 2.5-acre minimum lots southeast of Schriever AFB, bordered on the north by Drennan Road and on the west by Peyton Highway. The PUD zoning and Preliminary Plan were approved in 2008. The Final Plat for Filing No.1 (10 lots) was approved in 2018 and is approximately 50 % built out.

Silverado Ranch SRF2 (SRF2) will add 15 lots to the east of the 10 lots in Filing 1. Silverado Hill View, the existing main subdivision road, will be extended to the east to provide access to the 15 new lots.

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.

