



June 3, 2026

El Paso County Planning

RE: Willow Springs Estates Filing No. 2

Fire Protection Report

Property Address:
18050 Quarterhorse Lane
Colorado Springs, CO 80908
El Paso County, Colorado

Fire Protection Jurisdiction:
Falcon Fire Protection District (FFPD)

Report Date:
June 2026

PROPERTY DESCRIPTION

The subject property consists of an approximately 10-acre residential parcel improved with a single-family residence constructed in 1998. The property is located within the service area of the Falcon Fire Protection District in northeastern El Paso County.

FIRE PROTECTION DISTRICT

The Falcon Fire Protection District serves approximately 113 square miles of eastern El Paso County and protects more than 16,000 structures. The district operates from multiple fire stations and provides structural fire suppression, wildland fire suppression, emergency medical services, rescue operations, and mutual aid response capabilities.

Nearest staffed response stations are expected to be located within the Falcon Fire Protection District service area, including Station 1 (Royal County Down Road) and Station 3 (Old Meridian Road), with additional support available through mutual aid agreements.

EMERGENCY ACCESS

Property access is provided via Quarterhorse Lane and connecting county roadways. The parcel's rural residential setting provides reasonable emergency vehicle access; however, response times are generally longer than those experienced in urban subdivisions with municipal street networks.

The following should be maintained:

- Minimum 12-foot driveway width
- Vertical clearance for emergency apparatus
- All-weather driveway surface
- Adequate turnaround area for fire apparatus
- Clearly visible reflective address signage

WATER SUPPLY

The property is located in a rural residential area where fire protection water supply may rely on water tender shuttle operations, private wells, cisterns, or other non-hydrant sources.

Verification of the following is recommended:

- Distance to nearest approved fire hydrant
- Availability of cistern or emergency water storage
- Water flow capability for structure protection

WILDFIRE RISK ASSESSMENT

The property is situated within the eastern El Paso County grassland interface environment. Wildfire fuels are primarily native grasses, weeds, and scattered shrubs. While forest fuel loading is limited compared to Black Forest and mountain communities, grass fires can spread rapidly during high-wind conditions.

Observed Regional Risk Factors:

- Open grassland fuel continuity
- Seasonal drought conditions
- High spring and summer winds
- Wildland-urban interface exposure
- Limited nearby municipal water infrastructure

Publicly available wildfire risk data indicates a moderate wildfire exposure level for the property area.

DEFENSIBLE SPACE EVALUATION

Recommended Defensible Space Standards:

Zone 1 (0–5 feet from structures)

- Remove combustible vegetation.
- Maintain noncombustible landscaping materials.

Zone 2 (5–30 feet)

- Mow grasses regularly.
- Remove dead vegetation.
- Separate combustible materials from structures.

Zone 3 (30–100+ feet)

- Reduce fuel continuity.
- Control noxious weeds and tall grasses.
- Maintain access routes.

STRUCTURAL FIRE RESISTANCE

Recommended fire-resistant features include:

- Class A roofing materials
- Noncombustible siding where practical
- Ember-resistant attic and crawl-space vents
- Spark arrestors on chimneys
- Screened openings
- Metal gutters free of vegetative debris

INSURANCE CONSIDERATIONS

The Falcon Fire Protection District reports that properties within five road miles of a staffed station may qualify for improved insurance protection classifications compared with more remote rural properties.

Final insurance classification should be confirmed directly with the property insurer and through a current ISO Public Protection Classification review.

FINDINGS

Strengths:

- Professional fire protection services provided by Falcon Fire Protection District.
- Large parcel size allows establishment of effective defensible space.
- Grassland fuel environment generally presents lower crown-fire potential than heavily forested areas.
- Good visibility and access typical of rural residential development.

Areas for Continued Management:

- Annual mowing and vegetation control.
- Noxious weed management.
- Maintenance of emergency access routes.
- Verification of available firefighting water supply.
- Ongoing wildfire mitigation around all structures.

CONCLUSION

Based upon available public information, 18050 Quarterhorse Lane benefits from fire protection services provided by the Falcon Fire Protection District and is considered to have moderate wildfire exposure typical of rural grassland properties in eastern El Paso County. The property's risk can be substantially reduced through continued vegetation management, defensible space maintenance, emergency access improvements, and adherence to local wildfire mitigation recommendations.

Respectfully Submitted by: Joseph Alessi, on behalf of Alessi and Associates

Date: June 3, 2026