



June 3, 2026

El Paso County Planning

RE: Willow Springs Estates Filing No. 2

WILDLAND FIRE RISK AND HAZARD SEVERITY ANALYSIS

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

Jurisdiction: Falcon Fire Protection District
Assessment Date: June 2026

Executive Summary

Based on available property data, regional wildfire characteristics, vegetation type, and publicly available wildfire risk models, 18050 Quarterhorse Lane has a Moderate Wildfire Hazard Severity Rating, with the primary threat being wind-driven grassland fire rather than timber or crown fire. The parcel's 10-acre size provides significant opportunity for defensible space, which is a major risk-reduction advantage. constructed in 1998. Public listings describe the parcel as open, with extensive views and relatively limited tree cover. Recent drought conditions across Colorado continue to elevate wildfire potential. forested western WUI areas.

Increased risk during wind events.
Grass-fire-dominated fire behavior. wind-driven grass fires and ember intrusion during severe fire weather events.

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

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