

THE VILLAS AT CLAREMONT RANCH

FINAL PLAT

FIRE PROTECTION REPORT

JULY 2022

Phone numbers
have been
added.

Include phone numbers and
emails for contacts.

OWNER:

Phi Real Estate Services, LLC
200 W. City Center Dr. Ste. 200
Pueblo, CO 81003

APPLICANT:

Premier Homes
200 W. City Center Drive, Ste 200
Pueblo, CO. 81003

CONSULTANT:

N.E.S. Inc.
619 N. Cascade Avenue
Colorado Springs, Co. 80903

The Villas at Claremont Ranch is located northeast of the intersection of Marksheffel Road and Meadowbrook Parkway. The property is currently vacant, undeveloped land comprising approximately 10.7 acres.

Include 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.



The Final Plat is for 83 single family lots, 5 tracts and right-of-way and is in substantial conformance with the approved PUD Preliminary Plan from June 2022.

The proposed subdivision lies within the Falcon Fire Protection District service area. The 133-square-mile fire district extends from Peyton Highway on the east to County Line Road on the north to Black Forest Road on the west and one mile north of Colorado Highway 94 on the south. The District serves more than 23,400 citizens, and protects almost 10,000 structures. Ninety-four percent of the structures within the District are residential and 6 percent are commercial buildings.

The following stations and equipment are maintained by the District:

Station 1: This is the primary staffed station for District 1. The new station provides reduced response times to the most populated areas that also generate the highest call volumes. Apparatus at Station 1 include:

- An engine
- A water tender (water truck)
- A brush truck
- An AMR ambulance
- A utility truck
- Battalion Chief Command vehicle

Include an analysis of compliance with the applicable fire code.

All structures will be built to fire code. This development is within 1.4 miles of a fire station, is identified as a low wildfire risk area by the Colorado State Forest. HOA maintenance of exteriors, landscape and roadways will reduce wildfire risk by ensuring maintained emergency access, no landscape overgrowth and proper irrigation.

Station 2: Apparatus at Station 2 include:

- A 4-wheel drive engine
- A water tender
- A brush truck

Station 3/Headquarters/Training Facility: With the opening of Station 1, the Falcon Fire Department's building on Old Meridian Road becomes a true headquarters facility that includes administration functions such as human relations and payroll. It will continue to host monthly Falcon Fire Protection District Board meetings, and serve as the Department's primary classroom and training facility for emergency medical services, fire, hazardous materials and technical rescue disciplines. It also serves as the fleet maintenance and repair facility for minor work on apparatus and equipment. Apparatus at Station 3 include:

- An engine
- A tender
- A utility truck
- A brush truck

Station 6 (formally Station 3): Apparatus at Station 6 include:

- A water tender
- A brush truck

Analysis of LDC code has been provided. This area is designated as Very low fire risk by the Colorado State Forest. Fire hydrants are provided and connected to private water lines. Water is provided by the Cherokee metro district. No gates are proposed with this development. Fire has approved private roads with deviation request as part of the PUD Preliminary Plan

Include 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.