

Jen Uhler

From: Michael Gates <gates@brofire.org>
Sent: Thursday, June 4, 2026 8:49 AM
To: Jen Uhler
Subject: Re: AL269 - 5415 Old Stage Road Yakolo Ranch

Follow Up Flag: Follow up
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I believe I have my response below that I wrote for that. It took me a little bit to find a way to retrieve it. Apologies for the delay.

The Broadmoor Fire Protection District has received the referral request for the proposed development located at 5415 Old Stage Road - Yakalo Ranch. At this time, we would like to clarify our jurisdictional authority and role relative to this parcel. The subject property is not located within the tax boundaries or legal jurisdiction of Broadmoor Fire Protection District. Our agency's involvement within portions of unincorporated El Paso County is limited to operational response under a Memorandum of Understanding (MOU) with the El Paso County Sheriff's Office for the purpose of fire suppression and emergency response only. As such, Broadmoor Fire Protection District does not have legal authority, obligation, or jurisdiction to conduct plan reviews, approve development applications, or enforce fire code requirements for this property.

Furthermore, because this parcel is located outside of our established district boundaries, Broadmoor Fire Protection District is not the primary emergency response agency for this location. Any response provided by our agency would be contingent upon resource availability and existing in-district service demands. As a result, emergency response to this address may be delayed and cannot be guaranteed, as priority must be given to incidents occurring within our taxing jurisdiction.

However, it is important to note that pursuant to Colorado Revised Statutes § 32-1-1002(1)(f), and related provisions under Colorado law, special districts, including fire protection districts, are authorized to fix and collect rates, fees, tolls, penalties, or charges for services, programs, or facilities furnished by the district. Accordingly, should Broadmoor Fire Protection District respond to an incident at this location, all associated costs for services rendered may be billed to the property owner or responsible party, as permitted by Colorado law.

Michael Gates

Broadmoor Fire Department



From: Jen Uhler <JenUhler@elpasoco.com>
Sent: Tuesday, May 26, 2026 9:48 AM
To: Michael Gates <gates@brofire.org>
Subject: RE: AL269 - 5415 Old Stage Road Yakolo Ranch

Hi Michael,

It did not, I'm still looking for any comments that were returned regarding this project. And, if you could confirm the email contact, that would be awesome!

Thanks,

Please note: Scammers are fraudulently sending EPC payment requests. I will never ask you for payment via Venmo, wire transfer, Paypal, or any means other than credit card to be paid through your EDARP account.



Jen Uhler
Planner
[El Paso County Planning &
Community Development Dept.](#)
Office: 719-520-7952

From: Michael Gates <gates@brofire.org>
Sent: Saturday, May 23, 2026 1:49 PM
To: Jen Uhler <JenUhler@elpasoco.com>
Subject: Re: AL269 - 5415 Old Stage Road Yakolo Ranch

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Jen, did this every get resolved?

Michael Gates

Broadmoor Fire Department
719-633-1069
gates@brofire.org



From: Jen Uhler <JenUhler@elpasoco.com>
Sent: Tuesday, May 12, 2026 2:35 PM
To: Michael Gates <gates@brofire.org>
Subject: FW: AL269 - 5415 Old Stage Road Yakolo Ranch

Hello! I got an undeliverable error from mgarman@brofire.org, and you are the other contact listed on our agency list. If you are not the correct person to reach out to for review comments, please let me know. Thank you!

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Jen Uhler
Planner
[El Paso County Planning & Community Development Dept.](#)
Office: 719-520-7952
Cell: 719-500-9525

From: Jen Uhler
Sent: Tuesday, May 12, 2026 1:10 PM
To: 'mgarman@brofire.org' <mgarman@brofire.org>
Subject: AL269 - 5415 Old Stage Road Yakolo Ranch

Hi there,

This project was reassigned within the County Planning Department, and it looks like we lost some records in the process. I believe your agency had uploaded comments, but they are now lost to the ether! Can you re-send me your comments, if possible?

Thank you,

Please note: Scammers are fraudulently sending EPC payment requests. I will never ask you for payment via Venmo, wire transfer, Paypal, or any means other than credit card to be paid through your EDARP account.



Jen Uhler

Planner

El Paso County Planning &
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