

HANNAH RIDGE AT FEATHERGRASS FILING NO. 3
FIRE PROTECTION REPORT

July 25, 2017

Proposed Hannah Ridge at Feathergrass Filing No. 3 is located in two Fire Districts, which are Falcon Fire Protection District (FFPD) and Cimarron Hills Fire Protection District (CHFPD). Both districts have agreed to serve the property and have facilities in the area. The district boundary falls north-south through the subdivision, as indicated on the attached exhibit. Upon final plat recording, the new lots will be divided among the two districts according to the existing district boundary line with interaction between the County Assessor's office and the fire districts. Existing standard procedures will be followed such that no single lot will be contained within both districts, rather a determination will be made concerning which district each lot will be placed according to the relationship to the existing district boundary.

FFPD

FFPD has four fire stations throughout the district with a fifth under construction less than one mile from the proposed subdivision site. The next closest station is at Meridian and Hwy 24 (7.5 miles away). The current average response time to the proposed subdivision area is 6:46 seconds. This time will significantly decrease upon completion of the new fire station in 2018. The District has the following equipment:

- Three Fire Engines (A fourth engine is due to be acquired April 2017)
- Four Water Tenders
- Two Utility Trucks
- Four Brush Trucks
- One Command Vehicle
- One AMR Ambulance

The District is staffed with 7 full time Firefighters/EMT, 5 Firefighter/Driver Operator/EMT, 1 Firefighter/Paramedic, 6 Lieutenants and 5 Administrative officers, including the Chief. The District has 24 trained Volunteer Reserves available. The District also participates in mutual aid response with surrounding fire districts and fire departments.

The district carries an ISO Rating of Class 3/10. The rating is 3 for areas within 5 miles of a fire station and 10 for areas farther than 5 miles. Proposed Hannah Ridge at Feathergrass Filing No. 3 will be constructed with water mains and fire hydrants in accordance the District's requirements and review criteria.

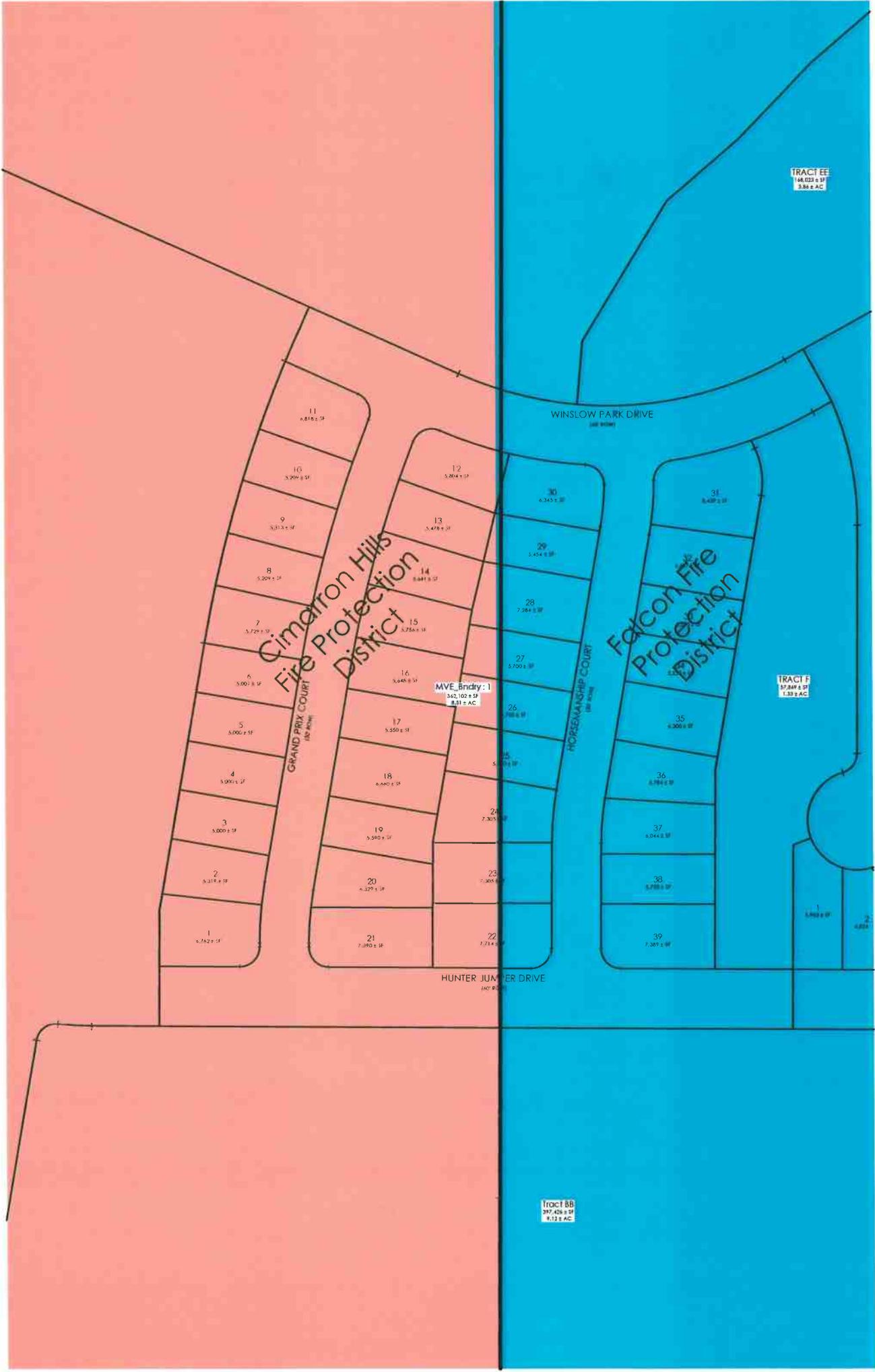
CHFPD

CHFPD has two fire stations in the district. The fire station is less than 2.5 from the proposed subdivision site. The average response time for the last 12 month period is 4:38 throughout the district area.

- One Ladder Company
- One Engine Company
- One Squad and Brush Company
- Four Brush Trucks
- One Command Vehicle
- One AMR Ambulance

The District is full time staffed with 22 Firefighters, 4 Driver/Engineers, 3 Lieutenants, and 6 Administrative officers, including the Chief. The District has 24 trained Volunteer Reserves available. The District also participates in mutual aid response with surrounding fire districts and fire departments.

Proposed Hannah Ridge at Feathergrass Filing No. 3 will be constructed with water mains and fire hydrants in accordance the District's requirements and review criteria.



Cimarron Hills
Fire Protection
District

Falcon Fire
Protection
District

WINSLOW PARK DRIVE
(107' R/W)

GRAND PRIX COURT
(107' R/W)

HOREMANSHIP COURT
(107' R/W)

HUNTER JUNIPER DRIVE
(107' R/W)

MVE Bndry: 1
362,102 ± SF
8.31 ± AC

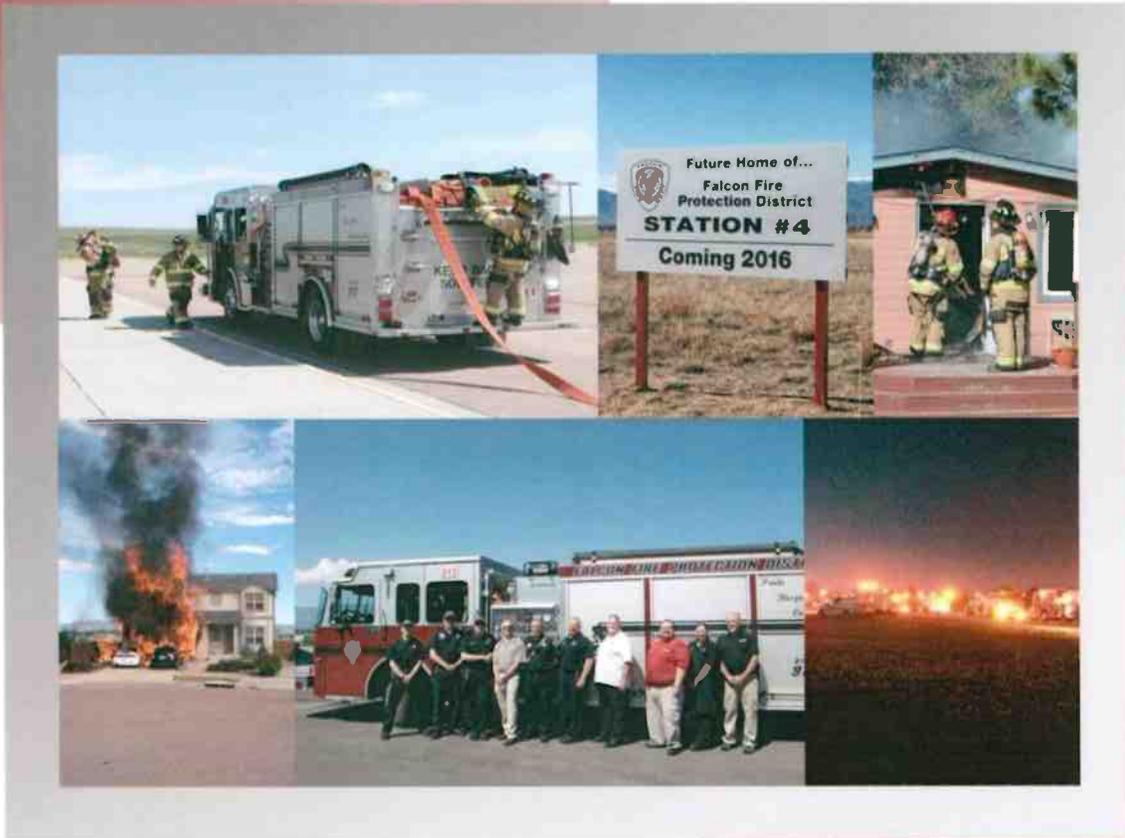
TRACT EE
164,022 ± SF
3.80 ± AC

TRACT F
57,849 ± SF
1.33 ± AC

TRACT BB
397,426 ± SF
9.13 ± AC

- 11 6,818 ± SF
- 10 5,206 ± SF
- 9 5,313 ± SF
- 8 5,209 ± SF
- 7 5,729 ± SF
- 6 5,000 ± SF
- 5 5,000 ± SF
- 4 5,000 ± SF
- 3 5,000 ± SF
- 2 5,319 ± SF
- 1 5,742 ± SF
- 12 5,804 ± SF
- 13 5,478 ± SF
- 14 8,881 ± SF
- 15 5,756 ± SF
- 16 5,446 ± SF
- 17 5,550 ± SF
- 18 6,660 ± SF
- 19 5,580 ± SF
- 20 6,329 ± SF
- 21 7,080 ± SF
- 22 7,714 ± SF
- 23 7,305 ± SF
- 24 7,305 ± SF
- 25 5,303 ± SF
- 26 788 ± SF
- 27 5,700 ± SF
- 28 7,264 ± SF
- 29 5,454 ± SF
- 30 6,345 ± SF
- 31 8,439 ± SF
- 32 5,231 ± SF
- 33 5,231 ± SF
- 34 5,231 ± SF
- 35 6,300 ± SF
- 36 6,194 ± SF
- 37 6,044 ± SF
- 38 5,788 ± SF
- 39 7,387 ± SF
- 1 5,803 ± SF
- 2 5,803 ± SF

2016 Annual Report



Falcon Fire Protection District

Proudly Serving the Falcon
Community Since 1975



TABLE OF CONTENTS



| | |
|---|-----------|
| From the Fire Chief | 2 |
| District Overview | 3 |
| Incident Statistics | 4 |
| Major Incidents | 6 |
| Operations and Support | 7 |
| Training | 9 |
| Budget and Finance | 10 |
| Community Education and Outreach | 11 |
| Accomplishments and Goals | 12 |



FROM THE FIRE CHIEF

As the Fire Chief of the Falcon Fire Protection District, I am honored to present to you the 2016 Annual Report, which illustrates our commitment to the citizens of our community. Our District continues to accept the challenges presented by the economy, and balance that with increasing demands for service. We constantly evaluate our operational platform to ensure it provides efficient services to the community and make necessary changes when needed. The department continues to collaborate regionally with other fire departments on training, specialized response, prevention services, and of course mutual and automatic aid. It is our members, uniformed and civilian, committed to service and dedicated to improvement, who advance our department into the future.

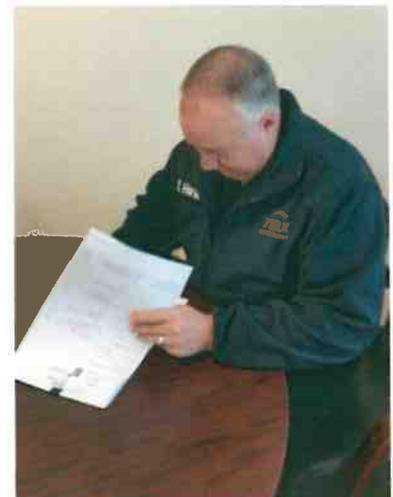
2016 has been a great year for this advancement. The Falcon Fire Protection District began construction on our fifth fire station that will be completed in April 2017. This will be the District's third full-time staffed station and will help improve our response times district wide. We responded to 2,074 calls for emergency service during 2016, which exceeds the 2,008 calls that we responded to in 2015. Of the 2,074 incidents, 1,186 were for emergency medical services (EMS) (excluding traffic accidents), which represents 57% of our total response for emergency service.

As we look forward to 2017, our aim is to exceed your expectations. We will strive to build on our accomplishments and exemplify the honor, pride, and long-standing history of providing quality and caring service. We will uphold the traditions that are the foundation of the FFPD. I would like to thank all our personnel for their continued commitment to going "above and beyond" and making the Falcon Fire Protection District truly an exemplary organization.

Respectfully submitted,

Trenton L. Harwig

Fire Chief
Falcon Fire Protection District



Chief Harwig signing the closing documents for Station 4 property.

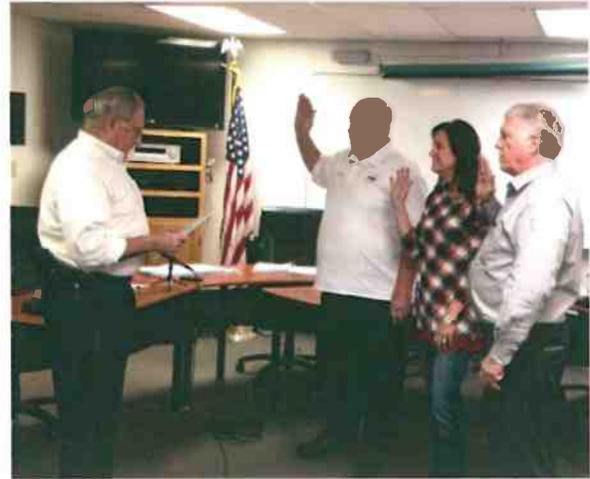




BOARD OF DIRECTORS

The Falcon Fire Protection District is governed by a five-member, publicly-elected Board of Directors who serve four-year terms.

Three board seats were up for re-election in 2016. The only applications received were from incumbents Dan Kupferer, Joan Hathcock, and Michael Collins. No election was held, and all three were sworn in at the May 18, 2016 regular board meeting.



(Left to right) Attorney Richard Shearer, legal counsel for the District administers the oath of office to Director Mike Collins, Director Joan Hathcock, and Director Dan Kupferer.

Board members:

- Daniel L. Kupferer – Board President
- Joan Hathcock – Board Vice President
- Cory A. Galicia – Treasurer
- Thomas Kerby – Secretary
- Mike Collins – Board Assistant Secretary

Full board member biographies are available online at www.falconfirepd.org.

FFPD AT A GLANCE

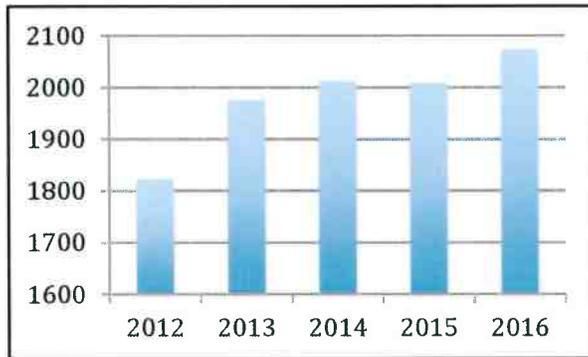
| | |
|--|----------------------------|
| Area Served | 113 square miles |
| District Population (estimated) | 30,000 |
| Calls for Service in 2016 | 2,074 |
| 2016 Operating Budget | \$2.85 million |
| Mill Levy | 8.612 mills |
| Number of Fire Stations in 2016 | 4 (2 staffed, 2 unstaffed) |

TOTAL CALLS FOR SERVICE

| | |
|-------------|-------|
| 2016 | 2,074 |
| 2015 | 2,008 |



3.3% INCREASE OVER 2015
13.8% INCREASE SINCE 2012

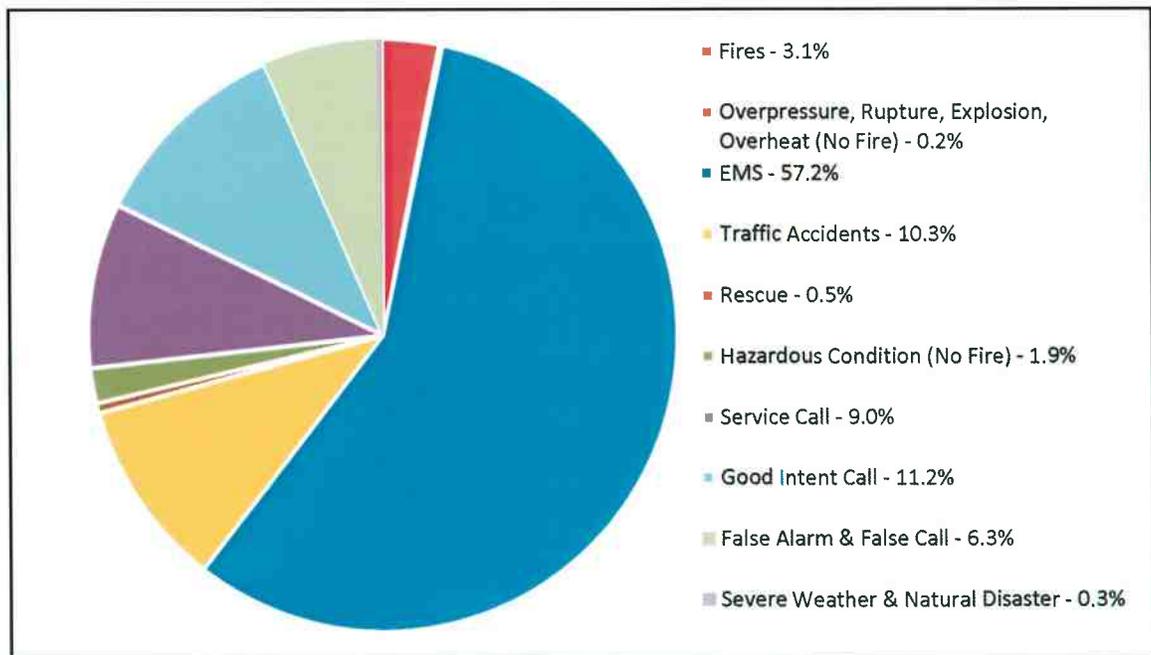


In 2016, the Falcon Fire Department responded to a record 2,074 calls for service. Call volume is expected to increase as growth continues within the Falcon fire district.



INCIDENT TYPES BY CATEGORY (Includes Mutual Aid)

As with most fire departments across the country, Emergency Medical Services (EMS) incidents comprise the largest percentage of calls for service for the Falcon Fire Department.



INCIDENT STATISTICS

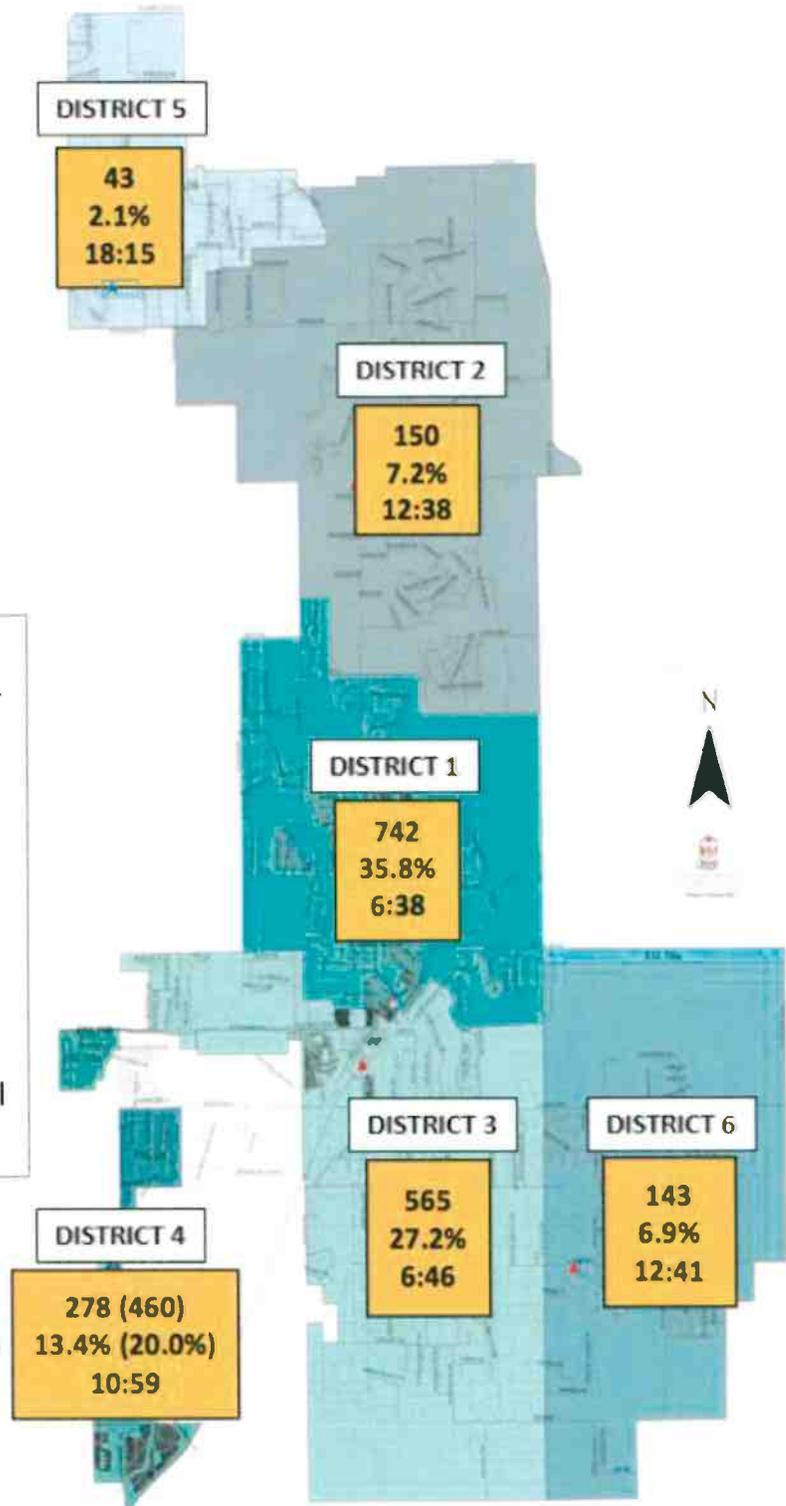


INCIDENTS AND RESPONSE TIMES BY RESPONSE ZONE

The Falcon Fire Protection District is divided into six response zones, which are also called "districts." In order, the numbers in the orange boxes represent: the number of incidents in each district; the percentage of the fire district's total call volume; and the average response time for the first Falcon F.D. unit to arrive on scene. Response times include only emergent responses (lights and sirens).

Numbers shown in parentheses for District 4 represent additional incidents covered by the Colorado Springs Fire Department under a Memorandum of Understanding.

These incident responses will be absorbed by Falcon F.D. once Station 4 on Capital Drive opens in 2017.



MAJOR INCIDENTS



STRUCTURE FIRES

July 20 – 2000 block of Teepost Lane. Six people and multiple small pets were displaced after fire severely damaged a home. No injuries were reported.



October 24 – 12600 block of N. Condor Road. A large outbuilding was destroyed. No injuries reported.

December 5 – 15300 block of Buckland Court. A home was heavily damaged and two occupants displaced, but no one was injured.



RESCUE

August 15 – 11400 Texarkanna Road. A shed fell off of a moving forklift, trapping a person beneath it. Colorado Springs F.D.'s Heavy Rescue unit assisted with stabilizing the shed and removing the person, who suffered non-life-threatening injuries.



WILDLAND FIRE

February 26 – A grass fire scorched 34 acres in the Latigo Trails subdivision. The cause of the fire was ruled accidental. Multiple agencies assisted with this incident.



SEVERE WEATHER

March 23 – Blizzard conditions stranded hundreds of drivers and shut down major roads in the area. The El Paso County Emergency Operations Center was activated as responders attempted to reach stranded motorists in the Falcon area.



April 16-17– Another severe winter storm forced road closures and prompted the opening of a Red Cross Shelter at the Patriot Learning Center in Falcon.



ISO RATING DECREASE

An audit conducted by the Insurance Services Office (ISO) in August 2016 resulted in a reduced rating, which translates to a decrease in residential property insurance premiums for many district residents.

Effective February 1, 2017, FFPD's ISO rating is a Class 3/10. Class 3 applies to residential properties within five road miles of an FFPD fire station or the fire station of a neighboring Automatic Aid department, regardless of the existence of fire hydrants in the area. Class 10 applies to residential properties that are more than five miles of an FFPD or Automatic Aid department's fire station.

FACILITIES AND EQUIPMENT

Station 4: Construction began on FFPD's newest station, located at 2710 Capital Drive (northeast of Constitution Avenue and Marksheffel Road). Hammers Construction, Inc. is the general contractor for the project. Groundbreaking happened on June 15 with completion expected in April 2017.

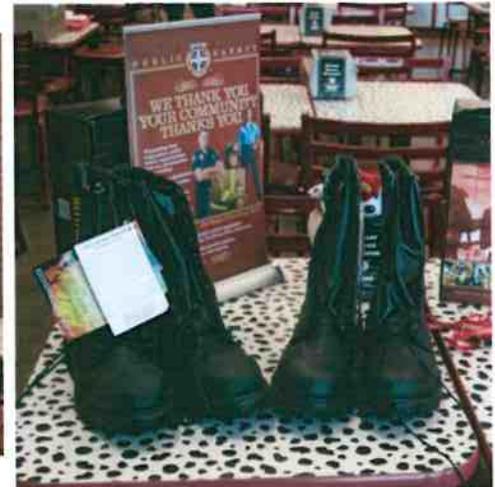
New Engine: Rosenbauer America began construction on the District's newest engine, which is scheduled for delivery in April 2017.



GRANTS

Firehouse Subs Public Safety Foundation (\$10,998) for 47 pairs of wildland firefighting boots for FFPD firefighters.

Plains to Peaks Emergency Medical and Trauma Service Region (RETAC) (\$6,543.60) and Farmer's State Bank (\$6,543.60) for the purchase of a LUCAS™ Chest Compression System for Station 4 apparatus.



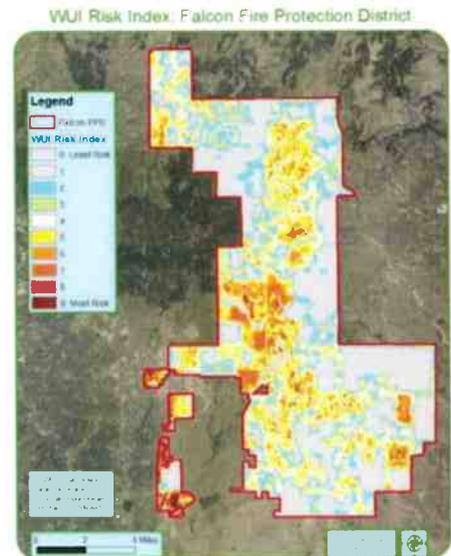
CWPP

Community Wildfire Prevention Plan (CWPP): The FFPD Community Wildfire Prevention Plan received final approval from the El Paso County Board of County Commissioners. The final CWPP is posted on the FFPD website (www.falconfirepd.org).

RESERVE PERSONNEL

FFPD relies on reserve (volunteer) personnel to augment staffing. Reservists from the 2015 training academy began pulling shifts in February.

In 2016, reservists logged 9,788 standby hours, which was a drastic increase over the 769 standby hours recorded for 2015.



TRAINING HOURS

Firefighting and Emergency Medical Services require constant training to keep skills sharp and increase knowledge. In addition to formal classes, FFPD officers and crews are encouraged to develop their own drills and training scenarios.

In 2016, FFPD personnel logged training hours in a wide variety of subjects, including:

- Firefighting skills (structural, wildland, vehicle)
- Hazardous materials
- Extrication
- Commanding emergency incidents
- Apparatus operations
- Water supply operations
- Emergency medical topics



RESERVISTS

The 2016 reservist training academy provided more than 300 contact hours of training to new reserve personnel. Successful candidates obtained certifications including:

- Firefighter I
- Hazardous Materials Operations
- S130/S190 Wildland Firefighting
- Incident Command System (100, 200, 700, 800)
- Driver Operator Utility

Each reservist is required to work a minimum of 36 hours per month and attend required department training, all while completing a comprehensive task book.





The Falcon Fire Protection District is funded primarily through property and special ownership taxes. The current mill levy is 8.612 mills. FFPD believes in fiscal responsibility and sustainability, and relies on forward-thinking planning to ensure the most efficient use of taxpayer dollars.

In 2015, FFPD established a separate Capital Projects Fund. Each year, the District transfers funds from the General Fund to the Capital Projects Fund as a way to set aside money for large expenses such as construction of new facilities, apparatus replacement, etc.

Complete current and prior year budgets are available to the public on the District website at www.falconfirepd.org.

GENERAL FUND

| | 2014 (Actual) | 2015 (Actual) | 2016 (Estimated) |
|---|--------------------|--------------------|---------------------|
| AVAILABLE RESOURCES | | | |
| Beginning General Fund Balance | \$1,658,819 | \$1,758,540 | \$1,863,645 |
| Total Operating Revenue | \$152,372 | \$54,909 | \$26,237 |
| Total Non-Operating Revenue | \$2,681,179 | \$2,824,410 | \$3,098,467 |
| Total Available Resources | \$4,492,370 | \$4,637,859 | \$4,988,349 |
| EXPENDITURES | | | |
| Expenses/Expenditures | \$2,733,833 | \$2,113,214 | \$2,214,319 |
| Transfer to Capital Improvement Fund | \$0 | \$661,000 | \$635,000 |
| Total Expenses/Expenditures | \$2,733,833 | \$2,774,214 | \$2,849,319 |
| Ending General Fund Balance | \$1,758,537 | \$1,863,645 | \$2,139,030 |
| 3-Month Operations & Maintenance Reserve | \$537,099 | \$493,528 | \$529,465 |

CAPITAL PROJECTS FUND

Note: 2016 revenue includes funds received from the lease purchase loan for Station 4. Expenses for Station 4 construction are paid from this fund.

| | 2014 (Actual) | 2015 (Actual) | 2016 (Estimated) |
|--|------------------|------------------|---------------------|
| AVAILABLE RESOURCES | | | |
| Beginning Capital Projects Fund Balance | \$0 | \$0 | \$308,068 |
| Total Operating Revenue | | \$5,914 | \$6,544 |
| Total Non-Operating Revenue | | \$661,704 | \$2,416,476 |
| Total Available Resources | \$0 | \$667,618 | \$2,731,088 |
| EXPENDITURES | | | |
| Total Expenses/Expenditures | \$0 | \$359,550 | \$1,161,270 |
| Ending Capital Projects Fund Balance | \$0 | \$308,068 | \$1,569,818 |



SECOND GRADE SAFETY PROGRAM

FFPD continued its annual safety program for second graders at Meridian Ranch Elementary, Falcon Elementary, and Woodmen Hills Elementary schools. Falcon firefighters visit second grade classes to teach children about a variety of safety topics and wrap up the program in May with a bicycle safety rodeo.



FIRE PREVENTION & SAFETY

Falcon firefighters provide fire safety and general safety information to residents of all ages during visits to local schools and preschools, fire station tours, and walk-throughs of businesses. FFPD also displayed a wrecked car at Falcon High School to illustrate the hazards of texting while driving.

COMMUNITY EVENTS

Every year, Falcon firefighters connect with hundreds of community members by participating in local events ranging from local business expos to the annual Fourth of July fireworks at Meridian Ranch. They also host an annual Easter Egg hunt at Station 1.



SOCIAL MEDIA

Falcon Fire Protection District maintains Facebook and Twitter accounts to stay connected with residents as well as disseminate critical information during natural disasters and other community emergencies.

During 2016, the number of Facebook page "likes" increased nearly 40%, while Twitter followers more than doubled, increasing by 117%.





2016 ACCOMPLISHMENTS

- Acquired land and began construction of Station 4.
- Completed the fiscal year approximately \$275,000 under budget.
- Insurance Services Office (ISO) audit resulted in a reduced rating for the district, which reduces homeowner's insurance premiums for many residents beginning in February 2017.
- Received county approval of the Community Wildfire Protection Plan (CWPP).
- Received grants for the purchase of wildland firefighting boots and a mechanical CPR device (LUCAS).

2017 GOALS

- Open Station 4 as the District's third staffed station.
- Reduce area response times as a result of opening Station 4.
- Increase career and reserve staffing.

PERSONNEL AWARDS & RECOGNITION

Administrative Assistant Gretchen Tetzlaff was recognized in 2016 for five years of service to the District.



ACKNOWLEDGEMENTS

The following Falcon Fire Protection District personnel contributed to the 2016 Annual Report:

Fire Chief Trent Harwig

Deputy Chief Jeff Petersma

Training Captain Toby Saben

Data Analyst Robin Widmar



Falcon Fire Protection District
7030 Old Meridian Road
Peyton, CO 80831
www.falconfirepd.org
719-495-4050 (phone)
719-495-3112 (fax)





SERVICE ASSESSMENT

April 12, 2013

— LATEST DATA AVAILABLE —

CIMARRON HILLS

FIRE PROTECTION DISTRICT

Prepared for:
Feathergrass Investments
David R. Gorman, P.E. M.V.E. Inc

We hope you find the below and attached information to be of benefit in your assessment of the Cimarron Hills Fire Protection District. Please do not hesitate to let us know if further information is needed. We look forward to working with you.

In our assessment, the identified area of requested protection is located **1.44 miles** from the closest Cimarron Hills Fire Protection District facility (**CHFPD Station 1- 1885 Peterson Road**).

As of **April 12, 2013**, the emergency incident response this location would receive includes:

All Cimarron Hills Fire Protection District emergency response capabilities, no limitations.

This response consists of all types of emergency incidents to include, but not limited to, structure, building, grass, brush, wildland, vehicle and property fire response, emergency medical response, vehicle incident response, hazardous materials and specialty rescue response.

The closest Cimarron Hills Fire Protection facility to this location (**based on Constitution Avenue & Akers Drive**) has the capability of responding:

One CHFD Ladder Company
One CHFD Engine Company
One CHFD Squad & Brush Company

Additional Cimarron Hills Fire Protection District facilities and specific response agreements to facilitate an Effective Firefighting Force to your location include:

CHFD Chief Officer
Peterson AFB FD Engine Company
Peterson AFB FD Chief Officer

Other services this area would receive:

All Cimarron Hills Fire Protection District non-emergency services, no limitations.

These services encompass all public safety and prevention services to include, but not limited to, public education, fire safety inspection, commercial facility rapid entry system support, code compliance, community risk reduction, permitting, and general community safety services.

A Community Centered People Department



CIMARRON HILLS FIRE PROTECTION DISTRICT

FOR FURTHER INFORMATION PLEASE CONTACT US
OR VISIT US ON THE WEB

WWW.CIMARRONHILLSFIRE.ORG

CIMARRON HILLS FIRE PROTECTION DISTRICT
HEADQUARTERS AND TRAINING FACILITY

1835 TUSKEGEE PLACE
COLORADO SPRINGS, COLORADO 80915

719-591-0960

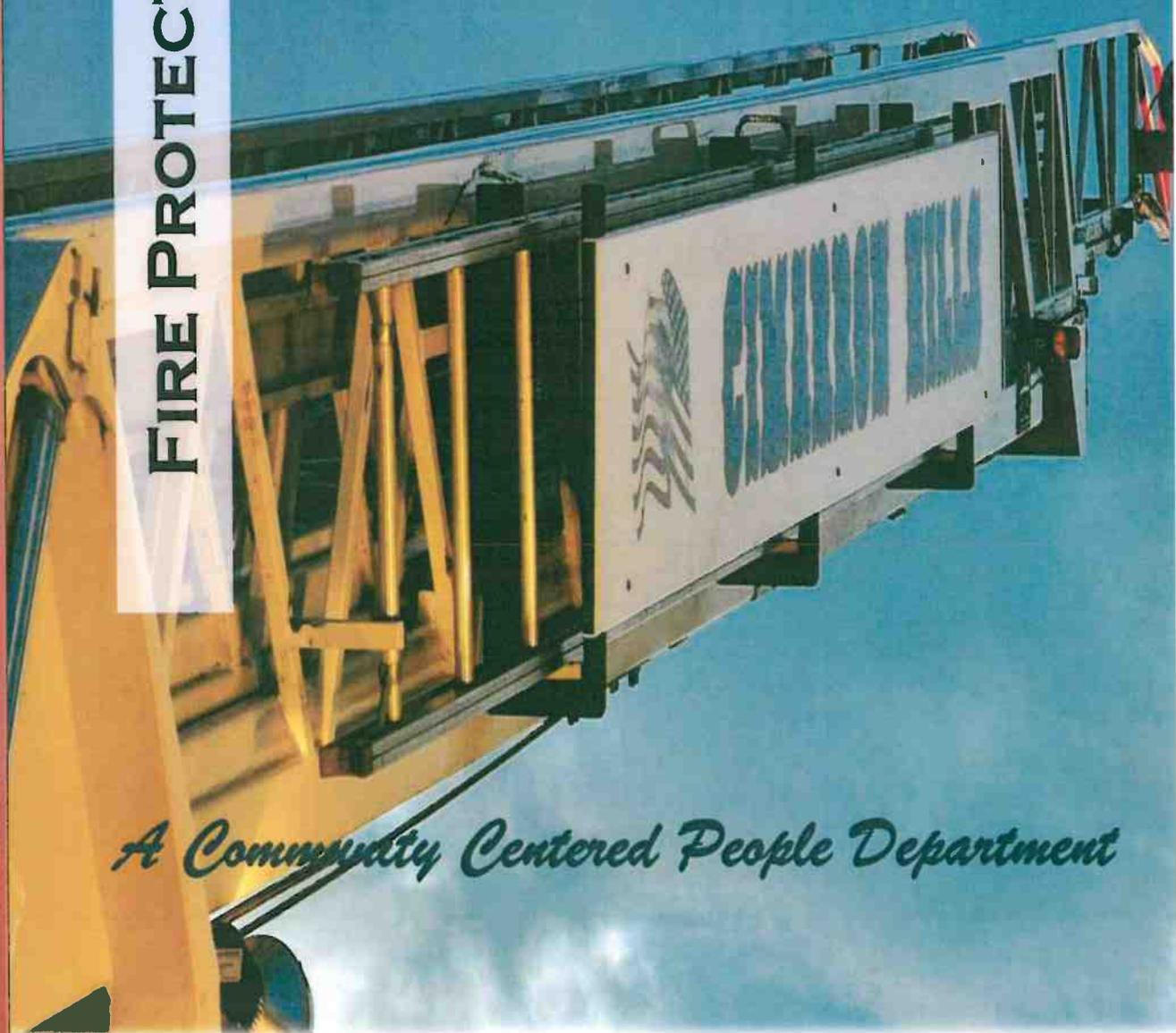


CIMARRON HILLS

FIRE PROTECTION DISTRICT

ORGANIZATION PROFILE

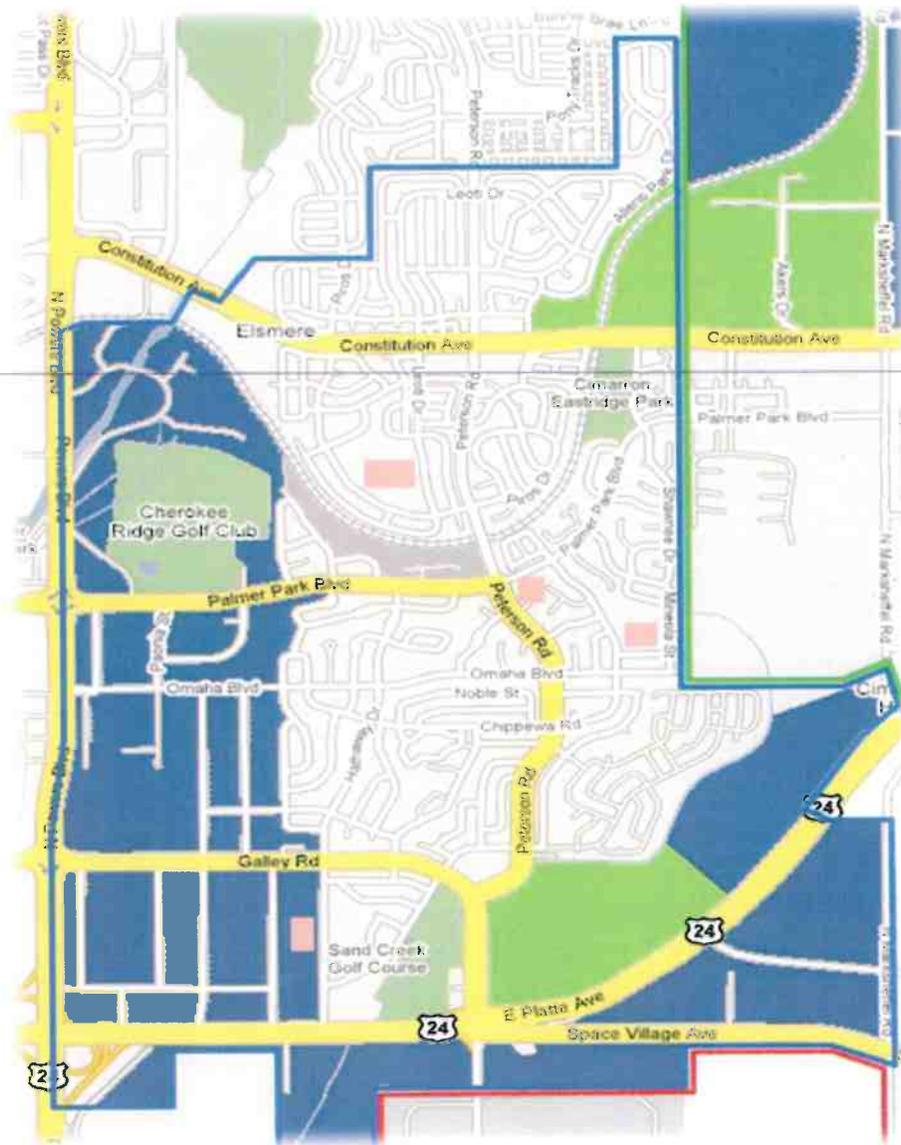
A Community Centered People Department





Cimarron Hills Fire Protection District

The Cimarron Hills Fire Protection District is a progressive emergency services organization dedicated to providing quality response to the community it proudly protects. The organization provides both emergency and non-emergency services to community members, business owners, and visitors of our neighborhoods. The area protected by the Cimarron Hills Fire Protection District encompasses a densely populated and diverse community to include single-family homes, large apartment complexes, a variety of businesses, and a light-industrial warehouse and manufacturing district.



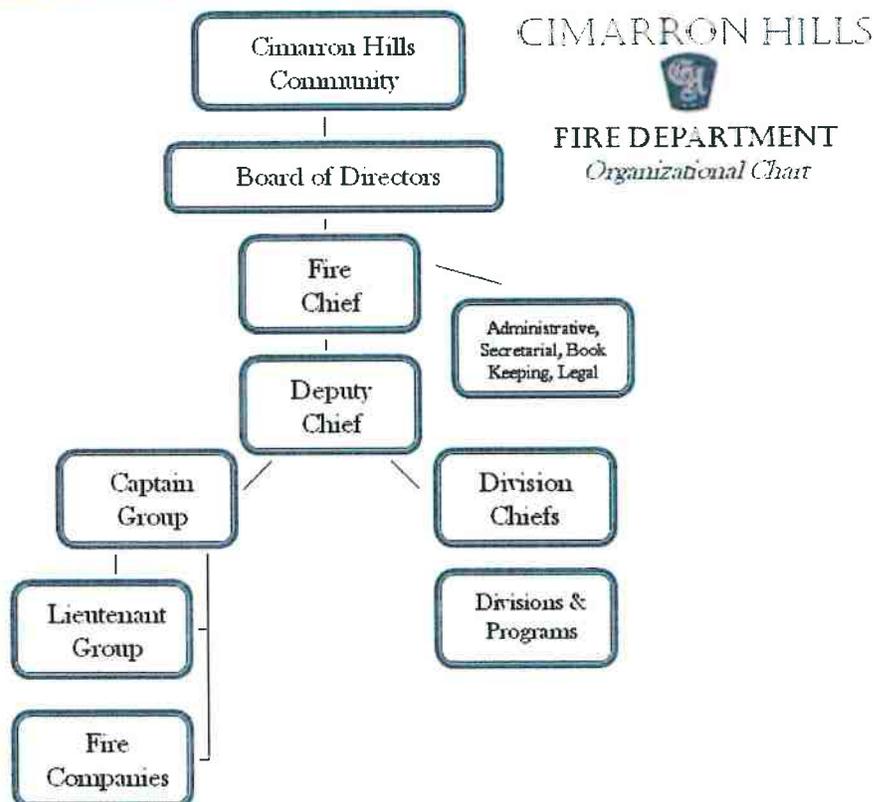
- Industrial
- Open Land/Parks
- Schools



The Cimarron Hills Fire Protection District operates under the philosophy that we serve the people of our community. This is reflected in the organization's Slogan, ***"A Community Centered People Department."*** The Mission of this great organization is to ***honorably serve family, yours and ours, with compassion and professionalism, exceeding expectations with a positive attitude before, during, and after any time of need.***

The Cimarron Hills Fire Protection District responds out of two facilities serving approximately 20,000 community members in addition to the densely populated commercial portion of the area. The organization responds twenty-four hours a day and seven days a week, through a three-platoon shift system, to a variety of fire incidents such as structure fires, wildland and brush fires, vehicle fires, and much more. In addition, the organization provides Advanced Life Support to the community, heightening the level of quick emergency medical care received. The Cimarron Hills Fire Protection District also responds to hazardous materials incidents, aircraft incidents, and a variety of emergency and non-emergency needs of our community.

Organizational Structure





CIMARRON HILLS FIRE DEPARTMENT
OFFICE OF THE FIRE CHIEF



1835 Tuskegee Place Colorado Springs, CO 80915 719.591.0960 Fax 719.591.0996

Hello and thank you for your interest in the Cimarron Hills Fire Department. We hope that this information will become a valuable resource for you to learn about our organization and the services provided to our community.

The firefighters of the Cimarron Hills Fire Department are proud to be at the center of the Cimarron Hills community's protection by providing emergency and non-emergency services daily. The Cimarron Hills Fire Department is proud to adopt the slogan, *A Community Centered People Department*. This concept is embraced by our members and leadership, as we are dedicated to providing services of all types to the great members and visitors of our community.

I invite you to stop by any of our facilities to visit and ask questions. Thank you for your time and support of this fabulous team dedicated to your protection.

Matthew R. Love
Fire Chief
Cimarron Hills Fire Department



A Community Centered People Department





Personnel

The Cimarron Hills Fire Protection District uses a variety of positions to achieve the mission of serving our community in any time of need. Below is our standard staffing compliment. This compliment includes a variety of both operational, command staff, and administrative positions. In addition, community support positions provide additional enhanced services to the Cimarron Hills Community through a wide range of programs aimed at preventing fire and other emergencies, reducing risk, and ensuring that each individual in the community is cared for in any time of need.

| | |
|-----------------------------|-----------|
| Firefighters | 22 |
| Driver Engineers | 4 |
| Lieutenants | 3 |
| Captain | 1 |
| Support Staff | 3 |
| Office Assistant | 1 |
| Division Chief Fire Marshal | 1 |
| Division Chief | 1 |
| Deputy Fire Chief | 1 |
| Fire Chief | 1 |
| Total Personnel | 38 |





Emergency Response

The Cimarron Hills Fire Protection District operates many pieces of apparatus and resource types in order to provide a variety of services to the community. The Cimarron Hills Fire Protection District is one of few county organizations that responds with a full service Ladder Truck to incidents. This includes the capability for specialty rescue equipment, enhanced vehicle extrication, and the equipment and trained personnel to service both residential and large commercial properties.

In addition, the Cimarron Hills Fire Protection District will deploy a Medical Squad or Engine Company with Advanced Life Support capabilities to medical incidents. The organization also has wildland firefighting capabilities, and incident command resources, among many others.





Divisions and Programs

The Cimarron Hills Fire Protection District is divided into a series of branches, divisions and programs to organize daily operations and administration, while confirming all functions work together in achieving the organization's operational and administrative goals. These branches include the Operations Branch, Support Branch, and the Community Services Branch.

The Operations Branch manages all operational aspects of the organization, to include Emergency Medical Services (EMS), Apparatus and Vehicles, and Equipment.

The Support Branch manages all components that support the operations of the organization, to include Training and Buildings & Grounds.

The Cimarron Hills Community Services Branch encompasses education programs to the community, community events, and the Community Assistance Officer Program, which focuses on making sure our community is taken care of after an emergency event. In addition, this branch manages the risk reduction measures in the community such as code enforcement, pre-fire planning and fire prevention property inspections.

The Administration manages everything from payroll and payables to budgeting and forecasting finances many years in advance. The Fire Chief works with the Board of Directors, administrative staff, legal counsel, bookkeepers, and fire department officers to manage administrative functions. The administration provides support to all Cimarron Hills programs and divisions through document and policy management, benefit administration, purchasing processes, and budgeting. The administration also serves as the organization's human resources department, risk management coordination, and strategic planning section, along with statistical analysis and data coordination.





CIMARRON HILLS FIRE PROTECTION DISTRICT

ORGANIZATION PROFILE

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