

**High View Estates**  
**Fire Protection Report**

**December 2021**

**SITE LOCATION:** 6665 Walker Road, Colorado Springs, CO 80908

**OWNERS:**

Collin Brones  
954 Pinenut Court  
Colorado Springs, CO 80921  
(719) 660-2601  
&  
Paul Smith  
8205 E Palmer Divide  
Larkspur, CO 80118  
(719) 660-3351

Add the following:  
-Proposed land use, number of dwelling units  
-Address fire marshals comment: "What is the plan for Firefighting water as there will be 5 lots planned?"

**APPLICANT & PREPARER:** TERRA NOVA ENGINEERING, INC.  
721 S. 23RD STREET  
Colorado Springs, CO 80904  
(719) 635-6422

**SIZE:** 40 Acres

**ZONING:** RR-5

**TAX SCHEDULE NUMBER:** 5100000421

**INTRODUCTION:** The owners intend to subdivide an unplatted lot into 5 rural residential lots. The minimum lot size will be 5 acres as required by the existing zoning. Lot 1 will be 11.56 acres. Lot 2 will be 6.09 acres. Lot 3 will be 6.82 acres. Lot 4 will be 6.05 acres. Lot 5 will be 8.15 acres. There is an existing residence and accessory buildings on the east side of the parcel in what will be the proposed Lot 1. New wells and septic systems would be constructed as required for the proposed lots.

**ACCESS:** No roads are proposed with this final plat. An access easement is provided for an access drive that will serve all five proposed lots and will be built at a later time. This access will be designed to accommodate emergency vehicles.

**Wildland Fire & Hazard Mitigation:** A Wildland Fire & Hazard Mitigation plan has been submitted for this development.

**Fire Code Compliance:** The owners will adhere to the current approved version of the El Paso County Land Development Code, Section 6.3.3 subsections C(1) Water Supply, C(2)(3) Roads, C(4) Gates and section D, Construction in Wildland Fire Areas, in their entirety.

**REPORT:** High View Estates is located in the Black Forest Fire Rescue Protection District (BFFRPD) service area. The district also participates in mutual aid response to El Paso County Fire Departments.

BFFRPD has two fire stations. The closest station to High View Estates is Black Forest Fire Rescue Station 2, located at 16465 Ridge Run Drive, which is approximately 2.2 miles away from the proposed subdivision.

BFFRPD has three fire engines, one ambulance, two tender trucks, one brush truck, one ambulance, and command vehicles. BFFRPD staffing includes 22 career firefighters, part-time firefighter paramedics, an administrative officer, and a volunteer EMS program with 6 personnel.

Black Forest is currently an ISO 5 in areas without hydrants.

BFFRPD has stated that the response time for this subdivision is less than 5 minutes.

# STAGE II BURN BAN IS NOW IN EFFECT for the Black Forest Fire Rescue Protection District as of 1200 pm Today Setember 13th, 2021

[Dismiss](#)

Effective September 13th, 2021 Black Forest Fire Rescue has instituted a stage II burn ban until further notice. Please go to the Fire Marshal page for more information and links to valuable information or click on this bar for information regarding stage II ban.

[\(/stage-ii-burn-ban-now-in-effect\)](/stage-ii-burn-ban-now-in-effect)



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## Demographics

Black Forest Fire/Rescue Protection District covers approximately 50 square miles and provides service to approximately 10,000 friends and neighbors. The district is mostly a residential community with some small businesses and light commercial. The district protects approximately 5,000 structures with an assessed value of approximately \$1.4 billion.

Black Forest Fire/Rescue is a combination Department comprised of 22 career Firefighters, part-time firefighter paramedics, an Administrative Officer, and a Volunteer EMS program with 6 personnel. The District provides Advanced Life Support emergency transport for both in-district residents/visitors and as a mutual aid partner to El Paso County Fire Departments.

Black Forest Fire Rescue is also a strong community partner providing fire mitigation assessments, public education and awareness which include CPR and First Aid classes. We started the high-visibility address post program to assist homeowners in addressing their residence to make it easier to locate them in an

emergency.

[Click here for Black Forest Fire's District Map. \(https://streamline.imgix.net/95d8d585-fd66-442c-8605-89d81d27a380/of25de0f-a3fe-4cb2-ac9d-bcf90d609989/District%20Map%20of%20BFFR%205-20.pdf?ixlib=rb-1.1.0&w=200&h=200&fit=fillmax&fill=solid&bg=%23dfe2e2&or=180&s=deb2d0bdb1afc62cfa9e7e01fbefe2a1\)](https://streamline.imgix.net/95d8d585-fd66-442c-8605-89d81d27a380/of25de0f-a3fe-4cb2-ac9d-bcf90d609989/District%20Map%20of%20BFFR%205-20.pdf?ixlib=rb-1.1.0&w=200&h=200&fit=fillmax&fill=solid&bg=%23dfe2e2&or=180&s=deb2d0bdb1afc62cfa9e7e01fbefe2a1)

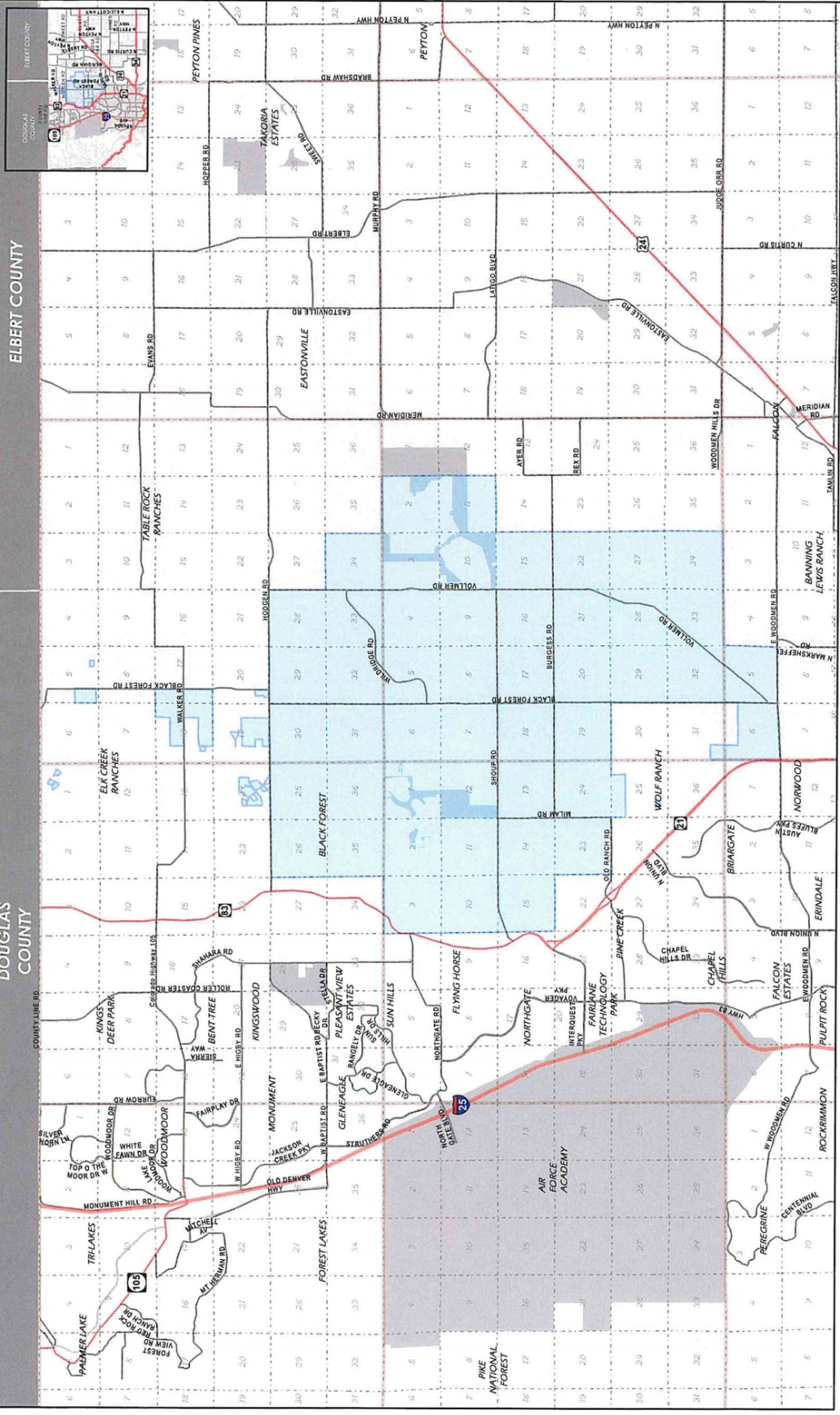
**BLACK FOREST FPD**

Tax Boundary

1 inch = 7,860.43 feet

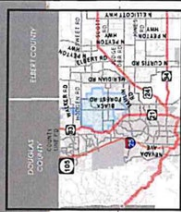
07/19/2019 EPC Assessor's Office  
NAD\_1983\_StatePlane\_Colorado\_Central\_FIPS\_6502\_Feet  
Projection: Lambert\_Conformal\_Conic

Map created by the Elbert County Assessor's Office. The map is for informational purposes only and does not constitute a warranty of accuracy. The map is subject to change without notice. The map is not to be used for legal purposes. The map is not to be used for zoning purposes. The map is not to be used for tax purposes. The map is not to be used for any other purpose.



**DOUGLAS COUNTY**

**ELBERT COUNTY**



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11445 TEACHOUT ROAD, COLORADO SPRINGS CO 80908  
TELEPHONE (719) 495-4300

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## Stations/Apparatus

STATION 1 11445 Teachout Road CSC 80908

Station 1 houses our administrative offices.

The station was opened in 2003.

Apparatus at Station 1 include:

- Engine 711 (Type 1)
- Engine 741 (Type 6)
- Tender 761
- Command vehicles



*BFFR Fire Engine*



STATION 2 16465 Ridge Run Drive CSC 80908

The station was opened in 2009.

Apparatus at Station 2 include:

- Engine 712 (Type 1)
- Brush Truck 742 (Type 6)
- Reserve Tender
- Ambulance 782 (Advanced Life Support)



*BFFR Fire Engine*

The District also has a small reserve fleet consisting of an engine, a tender, and an ambulance.

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