
CLOVERLEAF FILING NO. 1 FINAL PLAT

FIRE PROTECTION REPORT

FEBRUARY 2021

APPLICANT AND PROPERTY OWNER

PT Cloverleaf, LLC
1864 Woodmoor Drive, Suite 100
Monument, Colorado 80132

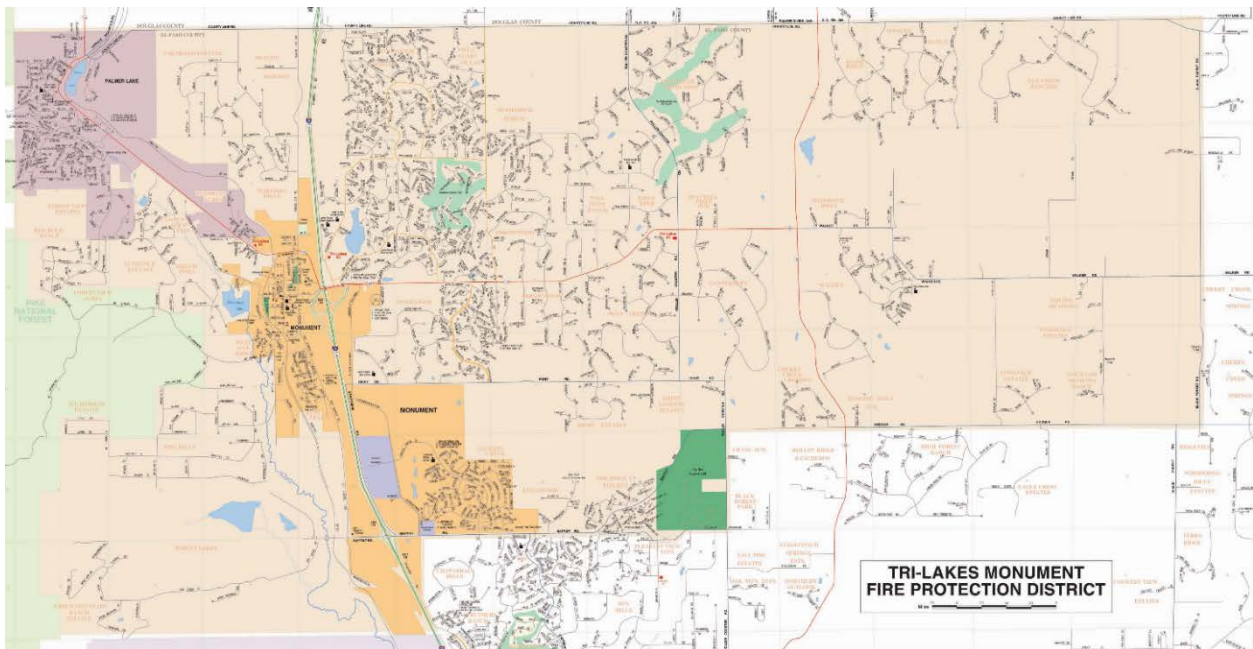
CONSULTANT:

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

Cloverleaf Filing No 1 is within the Tri-Lakes Monument Fire Protection District (TLMFPD). The TLMFPD provided a commitment letter confirming that the District currently provides fire and emergency services to the area of the project and will continue to provide these services. The properties are 2.7 miles from fire station 3 with an average response time of 4 to 4.5 minutes depending on weather and road conditions.

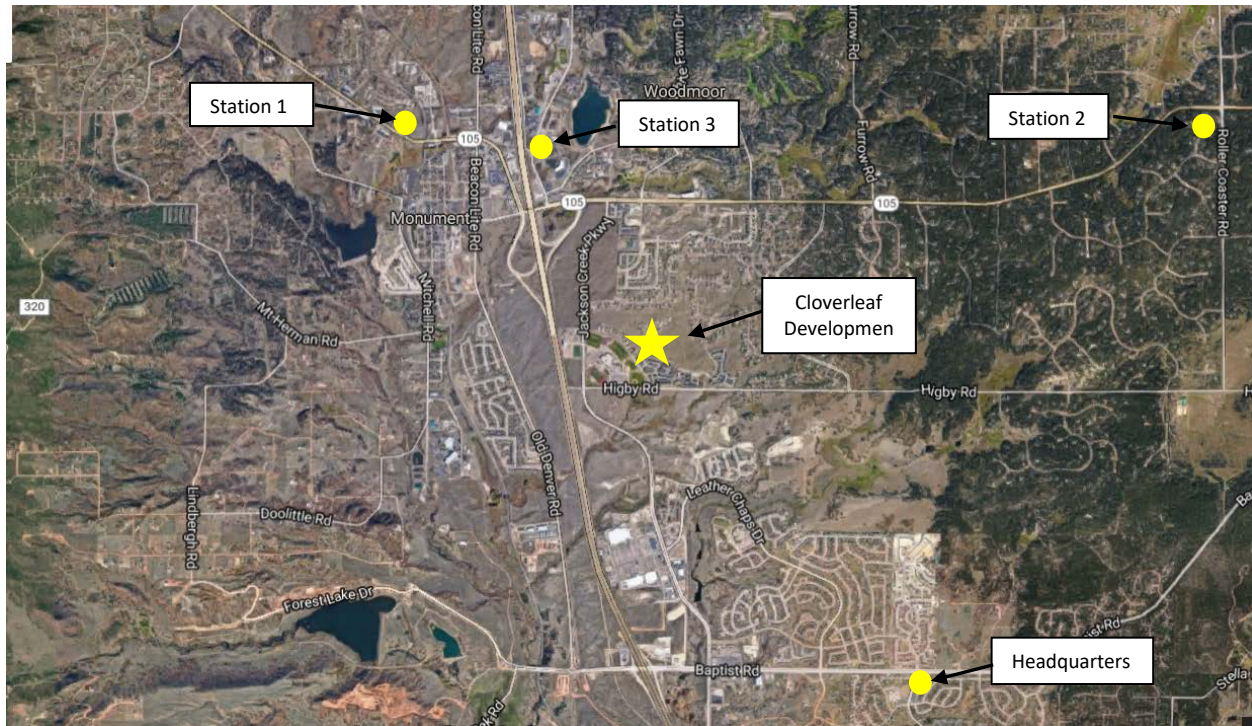
FIRE DISTRICT SERVICE AREA

The TLMFPD is located in North-Western El-Paso County. The boundaries are Baptist Road to the South, Black Forest Road to the East, and County Line Road to the North. The fire district includes roughly 68 square miles and a mean elevation of 7100 feet above sea level, and serves approximately 30,000 residents.



DEPARTMENT FACILITIES AND EQUIPMENT

The fire stations are located on Highway 105, just west of the Burlington Northern railroad tracks, on Woodmoor Drive, just north of Highway 105, and on the southwest corner of Highway 105 and Roller Coaster Road. The administrative offices for the district are located at 15455 Gleneagle Drive, Suite 230, Colorado Springs, CO 80921.



The TLMFPD is a mostly career department and has approximately 50 full-time firefighters, EMTs, and Paramedics in three fire stations with service provided 24 hours a day, 7 days a week. Tri-Lakes/Monument is a member of a mutual-aid group that has been established for Northern El Paso County, called the North Group. This allows Tri-Lakes to request resources from neighboring fire districts and vice-versa.

Facilities

Headquarters: 15455 Gleneagle Dr, Ste 230

Station 1: 18650 Highway 105, Monument, CO 80132



Station 2: 18460 Roller Coaster Road, Monument, CO 80132



Station 3: 1855 Woodmoor Drive, Monument, CO 80132



EQUIPMENT

The District operates 3 engines, 1 tower ladder, 3 ambulances, 3 brush trucks, 4 command vehicles, 1 Snowcat and 1 ATV.



CODE COMPLIANCE

In accordance with Section 6.3.3, Fire Protection and Wildfire Mitigation, of the El Paso County Land Use Development Code (LDC), an analysis of compliance with this section of the LDC and applicable fire codes shall be provided. The intent of this section of the LDC is *“to ensure that proposed development is reviewed in consideration of the wildfire risks and need to provide adequate fire protection in order to:*

- *Regulate development, buildings, and structures so as to minimize the hazard to public health, safety, and welfare;*
- *Ensure that adequate fire protection is available for new development;*
- *Implement wildfire hazard reduction in new development;*
- *Encourage voluntary efforts to reduce wildfire hazards; and*
- *Reduce the demands from the public for relief and protection of structures and facilities.”*

These three lots are part of a larger Cloverleaf Subdivision. In accordance with the Colorado State Forest Service’s (CSFS) online Wildfire Risk Assessment Portal, the wildfire risk for the Cloverleaf Subdivision is identified as “Lowest Risk”, thus the burn probability for the entire site is “low” to “very low”. The TLMFPD has provided a commitment letter for fire and emergency projection. The TLMFPD utilizes the 2009 International Fire Code With Local Amendments their inspections and plan review.