

Blue Springs Meadow

Fire Protection Report

August 2026

SITE LOCATION: 19225 Ellicott View, Peyton, CO 80831

OWNER:

2 Brothers Properties LLC
Adam & Baruch Rhea
5625 E Pikes Peak Avenue
Colorado Springs, CO 80916

OWNER REPRESENTATIVE:

Signature Homes
Michael Andon
655 Southpointe Court, Suite 20
Colorado Springs, CO 80906

APPLICANT & PREPARER:

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

PCD Filing #: TBD

SIZE: 38.77 Acres

ZONING: RR-5

TAX SCHEDULE NUMBER: 3208000002

PROPOSED LAND USE: Single family residential, 7 dwelling units

INTRODUCTION: The owners intend to subdivide a single parcel into 7 rural residential lots. The minimum lot size will be 5 acres as required by the existing zoning. The site is approximately 25 miles east of downtown Colorado Springs, ½ mile south of Peyton, Colorado. The parcel is approximately 1,250 feet east of Peyton Highway on Ellicott View. It is bordered on all sides by single family residential homes A-35 or RR-5 multiacre sites with existing homes and outbuildings (loafing shed/ stable), driveways, and barns. The site is currently vacant, but contains 3 existing stock ponds, native stands of well-established vegetation, and perimeter fencing. Commitment letters have been obtained for all necessary utilities.

ACCESS: A private road is associated with this project. Access will be achieved through private drives that will connect to this private road.

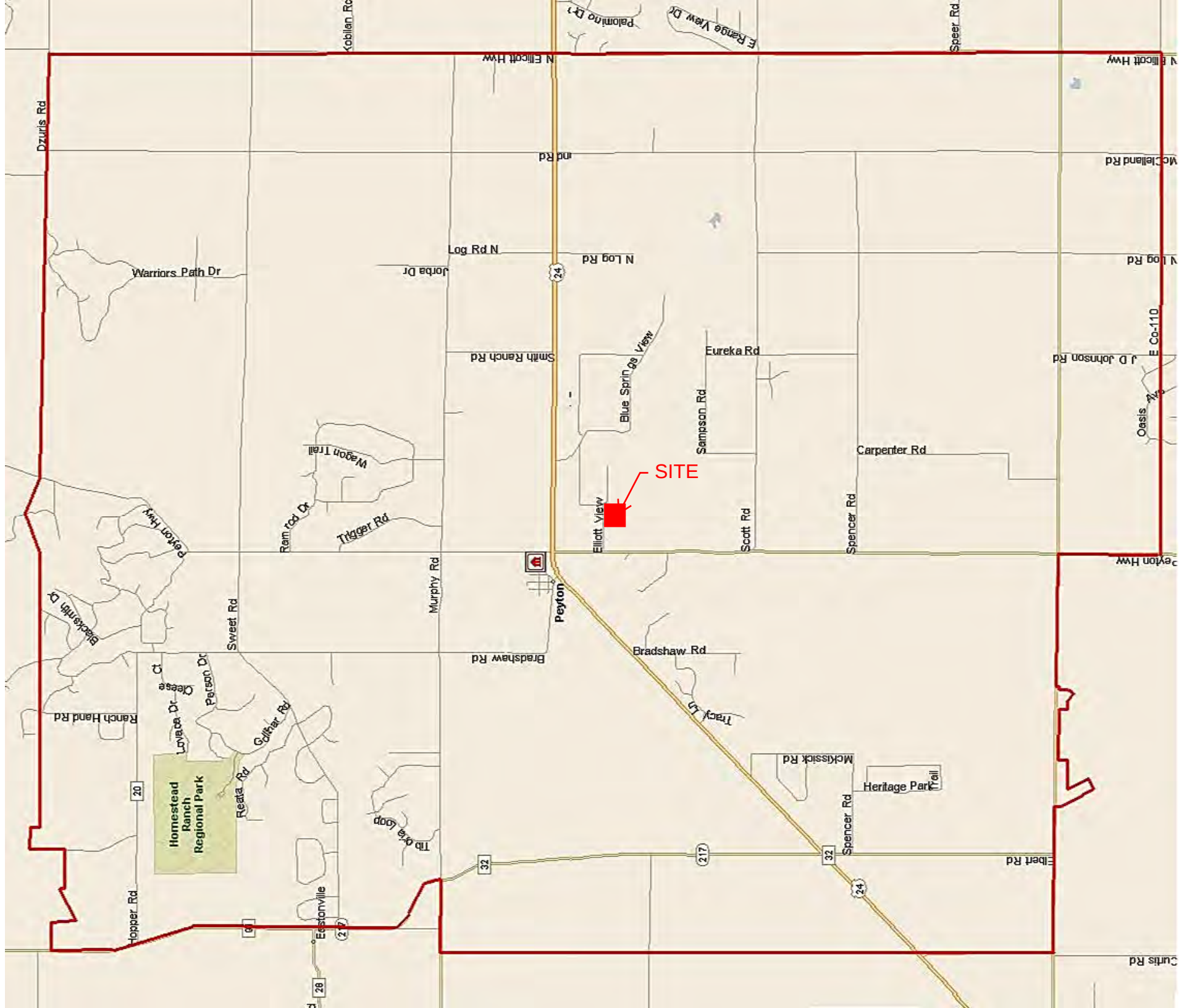
Fire Code Compliance: The owners will adhere to the current approved version of the El Paso County Land Development Code, Section 6.3.3 subsections C(1) Water Supply, C(2)(3) Roads, C(4) Gates and section D, Construction in Wildland Fire Areas, in their entirety.

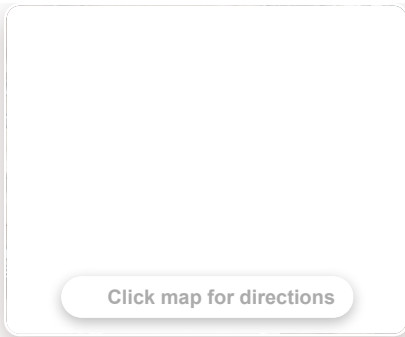
WATER SUPPLY: Fire suppression water supply will be addressed at the time of home building permits.

REPORT: Blue Springs Meadow is located in the Peyton Fire Protection District service area.

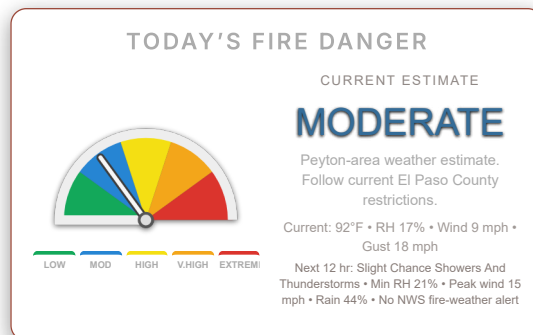
The District has one fire station which serves as the headquarters and primary response facility for the District. It is located at 13665 Railroad Street which is approximately 0.8 miles away from the proposed subdivision. This station “serves as the base of operations for fire suppression, emergency medical response, rescue services, wildland fire response, training, and community risk reduction activities” per the District’s website peytonfd.org.

The Peyton Fire Protection District has emergency apparatus, emergency medical response vehicles, equipment, an administrative office, training resources, and a firefighter living quarters. The existing resources and facilities are able to “maintain emergency response capabilities throughout the service area.” Specifically, the District’s current fleet inventory includes 2 fire engines, 2 water tenders, 3 brush trucks, 2 ambulances, and 3 utility & support vehicles. The staff currently consists of 30 paid and volunteer employees.





Peyton Fire Department



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Emergency Call
911

Peyton Fire Station

Peyton Fire Protection District has one station, it serves as the headquarters and primary response facility for the District. Located in the heart of the Peyton community, the station houses emergency apparatus, emergency medical response vehicles, equipment, administrative office, training resources, and firefighter living quarters.

Unlike many modern fire stations that are purpose-built for emergency services operations, the District's current facility consists of buildings that were originally constructed for other uses and later adapted to support fire department operations. Over the years, the District has modified and repurposed these structures to meet the growing needs of emergency response, training, equipment storage, and firefighter accommodations.

As the Peyton community has continued to grow, so have the demands placed upon the District's facilities. While the current station continues to serve the community, portions of the facility were not originally

designed to support modern fire apparatus, emergency medical services, firefighter living quarters, training functions, or the operational requirements of a full-service emergency response agency.

Despite these challenges, District personnel have worked diligently to maximize the use of the existing facilities while maintaining emergency response capabilities throughout the service area. The station remains the operational center of the District and serves as the base of operations for fire suppression, emergency medical response, rescue services, wildland fire response, training, and community risk reduction activities.

