

**SKYE VISTA SUBDIVISION  
FIRE PROTECTION REPORT  
FINAL PLAT**

**December 5, 2024**



**PREPARED FOR:**  
Skye Vista LLC  
13144 Thumbprint CT  
Colorado Springs, CO 80921

**PREPARED BY:**  
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**Tax Schedule No:** 6100000485

**Acreage:** 36.38AC

**Site Location, Size, Zoning:**

Skye Vista Subdivision is proposing 13 large lot single family detached units on 36.38AC. Each lot will have a minimum lot size of 2.5AC as permitted by the existing zoning. The project is located north of Hodgen Road, immediately east and south of the Settlers Ranch Subdivision Filing 2B and 2C and adjacent to the southern boundary of Settlers Ranch Road. Settlers Ranch Subdivision Fil. 3, a proposed 24 lot residential subdivision will bound the western and northeastern boundaries of Skye Vista.

Each lot will be on well and septic and developed by an individual home builder. Primary access to the site is provided by Settlers Ranch Road. This road currently connects from Timber Meadow Drive and Hodgen Road to the proposed subdivision and ends at the Settlers Ranch Subdivision. Secondary access to Skye Vista will be provided by the extension of Settlers Ranch Road to Albert Ranch Drive. Future connections to Stepler Road will be constructed with the Settlers Ranch Subdivision Fil. 3 (currently under final review). This subdivision will construct Settlers Ranch Road to Stepler Road which will provide secondary access to Skye Vista, Abert Ranch Subdivision and Settlers Ranch Subdivisions.

Skye Vista Subdivision is located within Zone X, area of minimal flood hazard as shown on FEMA Floodmap panel number: 08041C0305G effective 12/7/2018.

**Fire Protection:**

The Monument Fire Protection District will provide fire protection services for the proposed subdivision. The department currently has five stations with Station 2 approximately 5.2 miles away, and an approximate 11 minute drive time. The district serves the community through fire protection, emergency services/rescue, good intent, service calls, fire alarm(s), hazardous conditions, severe weather and other related calls. In 2023, the district responded to a total of 3,809 calls. As of June 2021, the Fire protection district has

an ISO rating of 2. All properties within 5 miles of a fire station and further than 1,000 feet from a fire hydrant are a Class 2.

Service area boundaries for the fire protection district are the Rampart Range/Palmer Lake to the West, Northgate Boulevard to the South, Black Forest Road to the East, and County Line Road to the North. Additionally, the district provides mutual aid to the United States Forest Service in the extreme western part of this district in the Mount Herman area.

On a daily basis the Monument Fire District operates a fleet of:

- 3 engines
- 1 tower ladder
- 3 ambulances
- 3 brush trucks
- 2 water tenders

Several command vehicles, including:

- 1 snowcat, and
- 1 ATV

The operations division is the largest division in the Monument Fire District. It is comprised of highly-trained and educated fire service professionals. Operations personnel work a 48-hours on / 96-hours off work schedule. The Operations Division is responsible for the day-to-day operations of the district and responds to emergency and non-emergency calls from five fire stations located in the district. Operations personnel are on duty and ready to answer the call 24 hours a day. The Operations Division is also responsible for the Training and EMS Divisions. The current makeup of the Operations Division is as follows:

- Fire Chief and Executive Battalion Chief
- 4 Battalion Chiefs (3 Shift Battalions, 1 Training & EMS)
- 15 Lieutenants (5 Lieutenant Paramedics)
- 15 Engineers (1 Engineer Paramedic)
- 16 Firefighter/Paramedic
- 2 Single-Function Paramedics
- 14 Firefighters

Specialized services provided by the Monument Fire District includes an all-hazards response organization that is prepared and trained to mitigate emergency incidents such as:

- Emergency Medical Services (Advance Life Support response and transport)
- Motor Vehicle Accidents/Extrication
- Physical Entrapments
- Fire Suppression
- Wildland Fire
- Odor Investigations
- Gas Leaks
- Hazardous Materials
- Technical Rescue
  - Water Rescue (Surface)
  - Trench
  - Collapse
  - Confined Space
  - Low Angle (Rope)

Vegetation within this area is primarily composed of grassland, shrubland and scattered stands of Ponderosa Pine. There is little to no canopy cover present. Based on the existing vegetation and topography, overall fire risk for the area is moderate to low with a moderate burn probability. A fire cistern and hydrant is provided within the development and will be maintained by the HOA in accordance with NFPA standards. The proposed cistern is located within a track at the entrance of the Skye Vista Subdivision. Sufficient space for fire truck turn around is provided within the development. The HOA will be responsible for the maintenance of the tract for the cistern.