



October 12, 2023

El Paso County
Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910
Attn: Ms. Ashlyn Mathy, Planner I

Attn: MS227 Space Village Rd Minor Subdivision

Re: Fire Resources Report

Dear Ashlyn:

In review of the County requirements for the Fire Resources report with Cimarron Fire District, their stance is that since there are no buildings/structures there is nothing that would generate Code review or fire demands, there is no analysis that can or needs to be done.

The developer has asked that we provide two fire hydrants on site even though they are not required. This is beyond any requirements and not related to any codes but a provision just in case there was a need in the future. This is acknowledged by the District in the emails and commitment included with this submittal.

On behalf of our client, Hampton Yards, we request that the submitted materials are sufficient to permit the project to move forward. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

FARNSWORTH GROUP, INC.

A handwritten signature in blue ink, appearing to read "Jon Spencer", written over a light blue horizontal line.

Jon Spencer, PLA
Sr. Landscape Architectural Manager



CIMARRON HILLS FIRE DEPARTMENT

1835 Tuskegee Place Colorado Springs, CO 80915 719.591.0960 Fax 719.591.0996

Fire and Life Safety Division Commitment Letter

March 20, 2023

RE: 0 Space Village Drive-Outside storage
Colorado Springs, CO 80915

The Cimarron Hills Fire Protection District (CHFPD) has reviewed the initial rezone and site development. The property will be located in the Fire District at the corner of Peterson Road and Constitution Ave. We acknowledge that the intended and anticipated use of the property is an outside storage facility.

We will provide emergency services from our full-time staffed facilities, the closest is located at 1885 Peterson Road. This is approximately 4 miles away with a response time of 5 minutes. We currently run an Engine or Ladder Truck and a Light Rescue to all alarms. As of July 1, 2022 we will be a Class 2 Public Protection Classification from ISO.

Our services will include emergency and non-emergency response, public education, code compliance and plan review. We sincerely look forward to providing our services to this new facility.

If you have any questions or need any other information, please don't hesitate to contact the Cimarron Hills Fire and Life Safety Division.

Sincerely,

John (J.T.) McLeod
Division Chief of Fire and Life Safety
Fire Inspector III-Plans Examiner
719-591-0960
jmcleod@cimarronhillsfire.org

Spencer, Jon

From: jmcleod@cimarronhillsfire.org
Sent: Monday, March 20, 2023 9:41 AM
To: Jon Spencer
Subject: RE: Request for Fire Commitment Letter/Fire Protection report for 0 Space Village Ave.

Follow Up Flag: Follow up
Flag Status: Flagged

Jon,

Apologies for misunderstanding. I thought the commitment letter was in question. The only guidelines I can give you is the ones we already spoke to. I would like to see the hydrants placed so we can have water supply in the two lots. This protects our people and the property being stored there. Your diagram reflects this and I am good with that. Water supply for the hydrants would be the same if this was a new installation anywhere. There would not be a specific flow requirement however, because of the fact there is no building or fire protection system requiring a certain flow. I hope this answers your questions and if I need to put this info into a memo, let me know. Thanks and have a good day.

Thank You,



John (J.T.) McLeod
Division Chief Fire and Life Safety
Fire Inspector III-Plans Examiner
Cimarron Hills Fire Department
Desk: 719-591-0960
Cell: 719-437-0744
Email: jmcleod@cimarronhillsfire.org



A Community Centered FAMILY Department

From: Jon Spencer <jon@Sterlingdesignassociates.com>
Sent: Monday, March 20, 2023 8:41 AM
To: jmcleod@cimarronhillsfire.org
Subject: RE: Request for Fire Commitment Letter/Fire Protection report for 0 Space Village Ave.

Chief McLeod,
Yes, you had sent the commitment letter. Thank you for sending an updated one.

My question was related to the comments from El Paso County Planning Department related to the analysis of Fire Code and water supply requirements for hydrants. No section in the IFC discusses outdoor contractor storage. This

would not be for materials either so high pile type storage is not applicable either. Based on the fact there are no structures or materials type storage it would seem a hydrant or multiple hydrants would not technically be required. Do you have any guidance on this? I need help with some interpretation so I can give the County a response.

Thanks,
Jon

Jonathan Spencer, PLA
President

303.794.4727 ext 205 | 303.505.3655 cell

From: jmcleod@cimarronhillsfire.org <jmcleod@cimarronhillsfire.org>

Sent: Monday, March 20, 2023 7:11 AM

To: Jon Spencer <jon@sterlingdesignassociates.com>

Subject: RE: Request for Fire Commitment Letter/Fire Protection report for 0 Space Village Ave.

Good morning,

My apologies I thought I had sent a commitment letter along with the fire protection report. I had submitted one last year so I corrected the date, even with the information being the same. I have attached it to this email. If you have any other questions or need further information, please don't hesitate to reach out. Have a good day.

From: Jon Spencer <jon@sterlingdesignassociates.com>

Sent: Friday, March 17, 2023 1:10 PM

To: jmcleod@cimarronhillsfire.org

Subject: RE: Request for Fire Commitment Letter/Fire Protection report for 0 Space Village Ave.

Chief Mcleod,

We finally received comments back from the County. I have attached their comment.

You provided a commitment letter which appear to describe some of this. Not sure what all else they typically ask for you to provide. On that note however I wanted to share the "site plan" which may help answer some questions.

There will be 2 access points, one for each property. Neither property will have any buildings/structures. They are simply for outdoor contractor storage yard. I cannot speak to exactly what all that will be since there are no definitive users yet but my understanding from our client is for equipment and not stockpiles of materials. That being said, there is no formal layout for how this will be divided up. And since there is no clear section in the IFC for this the client has proposed that we provide a water loop as shown in the attached sketch with a hydrant for each property.

I'd like to get your thoughts/comments on this when you are able. Happy to discuss on a call as well.

Thank you,
Jon

Jonathan Spencer, PLA
President

303.794.4727 ext 205 | 303.505.3655 cell

From: jmcleod@cimarronhillsfire.org <jmcleod@cimarronhillsfire.org>

Sent: Thursday, June 23, 2022 1:49 PM

To: Jon Spencer <jon@sterlingdesignassociates.com>

Subject: RE: Request for Fire Commitment Letter/Fire Protection report for 0 Space Village Ave.

Good afternoon,

I apologize this took so long to get for you. It has been a crazy week. Attached you will find a commitment letter and our fire protection report. I believe it should have all the information you will need to file with the county. If you have any questions or need further information, please don't hesitate to contact me. Have a good day.

Thank You,



John (J.T.) McLeod
Division Chief Fire and Life Safety
Fire Inspector III-Plans Examiner
Cimarron Hills Fire Department
Desk: 719-591-0960
Cell: 719-437-0744
Email: jmcleod@cimarronhillsfire.org



A Community Centered FAMILY Department

From: Jon Spencer <jon@sterlingdesignassociates.com>
Sent: Tuesday, June 21, 2022 4:21 PM
To: jmcleod@cimarronhillsfire.org
Subject: RE: Request for Fire Commitment Letter/Fire Protection report for 0 Space Village Ave.

Chief McLeod,
I wanted to follow up on the request below. In order for the County to accept our submittal we need a will serve letter from Cimarron Hills Fire. Can you please provide? An email would be sufficient if a formal letter is not typical. Let me know if any questions.

Thank you,
Jon

Jonathan Spencer, PLA
President
303.794.4727 ext 205 | 303.505.3655 cell

From: Jon Spencer
Sent: Wednesday, June 8, 2022 12:38 PM
To: jmcleod@cimarronhillsfire.org
Subject: Request for Fire Commitment Letter/Fire Protection report for 0 Space Village Ave.

Chief McLeod,

We spoke on the phone a few months ago about a proposed outdoor storage project at 0 Space Village Ave. The attached site plan is about all we have at the moment. Our client intends to subdivide into two separate parcels and lease out space to contractors for storage of their equipment. No buildings or structures are proposed.

We tried to submit to El Paso County and were told we need both a commitment letter from the District as well as a Fire Protection Report. I would imagine the commitment letter is pretty easy, not sure what all they are looking for with the report. Is this something you can provide for us?

Thank you,
Jon

Jonathan Spencer, PLA
President

303.794.4727 ext 205 | 303.505.3655 cell



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