



CIMARRON HILLS FIRE DEPARTMENT

1835 Tuskegee Place

Colorado Springs, CO 80915

719.591.0960

Fax 719.591.0996

April 25, 2024

Georgianne Willard
Consultant
M&S Civil Consultants, Inc.

Subject: Temporary Turn Around El Paso County File No. VR233

The Cimarron Hills Fire Department (CHFD) has reviewed the Clairmont Business Park 2 Fil. No. 2 project and approves the EPC County team and the developer's request that the private internal street will now end at the site's southern border instead of connecting to Gary Watson through the south commercial subdivision.

Revision 1:

Involves the addition of a barricade at the southern boundary within El Jefe Heights. Furthermore, the connection from the property's southern boundary to Gary Watson Point shall not be constructed at this time. Instead, it has been identified as a potential future connection that may be built if El Paso County deems necessary.

Additionally, in coordination with the County Engineering staff, a 24-ft wide curb opening will be installed at the termination of the road into the vacant Lot 3. It is understood this will provide a relatively level temporary turnaround location, which will remain vacant until the site is developed. At that time, the future development design will provide a drive aisle through the Lot 3 site for a permitted route to egress.

Respectfully,

Thomas P. Joyce
Division Chief of Fire and Life Safety
Fire Inspector III / Plans Examiner
tjoyce@cimarronhillsfire.org
719-591-0961