

Fire Protection Report
Deim Subdivision
Minor Subdivision – Final Plat

February 4, 2025

Owner:	Connie & Josh Deim 348 Galaxy Drive Castle Rock, CO 80104 803-316-8077
Applicant/Consultant:	Vertex Consulting Services 5825 Delmonico Drive, Suite 320 Colorado Springs, CO 80919 719-433-2018
Tax Schedule No.	5100000509

Request:

Minor Subdivision/Final Plat for 4 lots for single-family residential land use. All lots will be a minimum of 5 acres in size. All lots are accessed by the existing private roadway. There are no Colorado Department of Transportation roadways involved in the project.

This report defines Fire Protection by describing the Fire Authority's capabilities including existing and proposed equipment, facilities, services, and response time to provide fire protection for the subdivision.

Site Description:

The property is approximately 35.05 acres in size. The owner is proposing to subdivide the property into four residential lots with an overall density of one dwelling unit per 8.76 acres.

Adjacent Land Use and Zoning:

5100000501, RR-5, Agricultural

5100000503, RR-5, Agricultural

5130000006, PUD, Agricultural

5119001010, RR-5, Residential

5100000505, RR-5, Agricultural

The Site is currently zoned RR-5.

Proposed Development Description:

The subdivision is approximately 35.05 acres and is to include 4 rural residential single-family lots of 5-acre minimum size per lot. The existing private road, Sundance Ranch Lane, is gravel and is well maintained by the Property Owners Association. At the request of the El Paso County Department of Public Works a 60' public right-of-way will be dedicated to El Paso County, however, El Paso County will not accept the roadway until and unless additional right-of-way is dedicated to connect to Hodgen Road and until the roadway is brought up to County standards.

Fire Protection:

Fire protection is to be provided for this subdivision by the Black Forest Fire Protection District. The Black Forest Fire Protection District is located at 11445 Teachout Road which is approximately 6.5 miles from the property by roadways.

The Land Development Code requirement to be able to be served by the Black Forest Fire Protection District is accessibility, a sufficient surface section, a sufficient firetruck turnaround, and meeting design standards for water supply for fire protection. These code requirements are met with the existing private gravel road. The existing private road is fully accessible by an emergency vehicle. There are no planned emergency access roads separate from the right-of-way dedication. Pursuant to BoCC resolution 13-503 minor subdivisions are exempt from the IFC and requirement to provide cisterns.

The subject property and surrounding properties are agricultural grazing land. There is exterior agricultural fencing for the neighborhood, however, there is not fencing separating each 35+ acre parcel so that the cattle may graze freely. For this reason, there is an electric gate at the Hodgen Road entrance. The Gate meets all Fire requirements and the Fire department may access the property through the gate.

The Black Forest Fire Protection District has provided a letter confirming that services can and will be provided to this subdivision. The letter is provided to all developers within their jurisdiction. The Fire Protection District will review the final plat to determine if fire protection infrastructure is required for this Filing. No infrastructure is proposed at this time. The subject property is not treed and is not considered to be in a high risk wildland fire area.

There have been no additional items as required by the PCD Director deemed necessary to address the applicable review criteria at this time.