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**MERIDIAN RANCH: SANCTUARY**

**PUD DEVELOPMENT /PRELIMINARY PLAN**

***FIRE PROTECTION REPORT***

**APRIL 2022**

**PROPERTY OWNER:**

Meridian Ranch Investments Inc.  
PO BOX 80036,  
San Diego, CA 92138

**DEVELOPER:**

GTL Development, Inc.  
3575 Kenyon Street,  
San Diego, CA 92110

**CONSULTANT:**

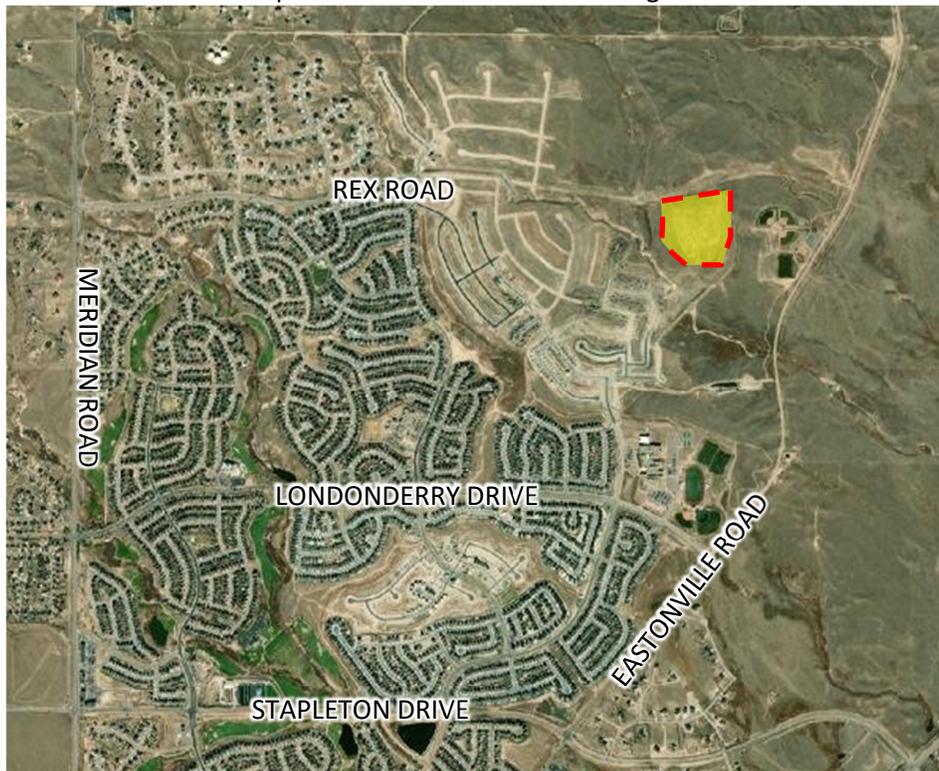
N.E.S. Inc.  
619 North Cascade Avenue,  
Colorado Springs, CO 80903

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**LOCATION**

The Sanctuary at Meridian Ranch is located southeast of the intersection of Rex Road and Rolling Ranch Drive, Peyton, Colorado. The site comprises of approximately 74 acres and is zoned PUD.

The Sanctuary subdivision is within the Falcon Fire Protection District service area. The 113-square-mile fire district extends from Peyton Highway on the east to County Line Road on the north to Black Forest Road on the west and one mile north of Colorado Highway 94 on the south. The District serves more than 66,300 citizens, and protects almost 16,000 structures. Eighty two percent of the structures within the District are residential and two percent are commercial buildings.



The following stations and equipment are maintained by the District:

**Station 1:** This is the primary staffed station for District 1an is the largest station. This station provides reduced response times to the most populated areas that also generate the highest call volumes.

Apparatus at Station 1 include:

- An engine
- A water tender (water truck)
- A brush truck
- An ambulance
- A utility truck
- Battalion Chief Command vehicle

**Station 2:** Apparatus at Station 2 include:

- A 4-wheel drive engine
- A water tender
- A brush truck

**Station 3/Headquarters/Training Facility:** With the opening of Station 1, the Falcon Fire Department's building on Old Meridian Road becomes a true headquarters facility that includes **administration** functions such as human relations and payroll. It will continue to host monthly Falcon Fire Protection District Board meetings, and serve as the Department's primary classroom and training facility for emergency medical services, fire, hazardous materials and technical rescue disciplines. It also serves as the fleet maintenance and repair facility for minor work on apparatus and equipment. Apparatus at Station 3 include:

- An engine
- A tender
- A utility truck
- A brush truck

**Station 4:** Station 4 is the primary response station for areas along the Marksheffel corridor that are in the jurisdiction of the Falcon Fire Protection District. The station houses one engine company and one ambulance crew.

- An engine
- A reserve engine
- A tender
- An ambulance
- A brush truck

**Station 6 (formally Station 3):** Apparatus at Station 6 include:

- A water tender
- A brush truck

## RESPONSE TIMES

Below is an extract from the Fire District's Annual Report, which provides details of incidents and response times. Meridian Ranch is within District 1 where the average response time is 6 minutes 38 seconds.

