



February 19, 2025

PCD File No.

**FIRE PROTECTION REPORT
RMCC Ellicott Subdivision Filing No. 1**

Owner:

Rocky Mountain Calvary Chapel, Inc.
4285 N Academy Blvd
Colorado Springs, CO 80918
(719) 597-1133
rhbeech@rmcalvary.org

Consultant:

M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO
(719) 635-5736
Attn: David R. Gorman, P.E.
daveg@mvecivil.com

Site Description and Access:

The proposed subdivision to be known as “RMCC Ellicott Subdivision Filing No. 1” is located within the southeast quarter of the northeast quarter of Section 1, Township 14 south, Range 63 west of the 6th Principal Meridian, El Paso county, Colorado. The property is currently an unplatted tract of land having El Paso County Tax Schedule No. 3400000207. The address of the site is 2150 North Ellicott Highway, Calhan, Colorado 80808. The site is situated on the west side of existing North Ellicott Highway, approximately a mile and a half North of State Highway 94 in El Paso County. Existing North Ellicott Highway, a paved public roadway, is adjacent to the eastern edge of the site. Lot 1, Cordero Minor Subdivision, zoned A-35 and containing one agricultural residence, borders the site on the north side. Lot 2, Cordero Minor Subdivision, zoned A-35 and containing one agricultural residence borders the site on the west and south sides. An unplatted parcel, zone A-35 is located on the east side of existing North Ellicott Highway opposite the site and contains two (2) mobile homes and one (1) shed. Lot 2, Replat of Lot 1 MUHE Subdivision, zoned A-5 with no existing structures, is also located on the east side of North Ellicott Highway opposite the site. Lot 2, MUHE Subdivision, zoned A-5 and containing one single family residence, is also located on the east side of North Ellicott Highway opposite the site. A Vicinity Map is included in the Appendix.

The tract currently contains one (1) single-story building housing the Ellicott Campus of Rocky Mountain Calvary Chapel, a gravel parking lot, children's playground and utilities. The remainder of the site contains natural grass and a few sparse trees. The area of the site is 2.639± acres and it is zoned A-5 (Agricultural 5 Acre).

The proposed subdivision will create one (1) lot intended for the continued use of the church at this location and to allow for a proposed building addition, which will be a new multi-purpose youth ministry building, and site improvements.

Legal access to the site is from adjacent Ellicott Highway. Physical access to the proposed parking lot is from the adjacent driveway located along the north side of the site.

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com

Ellicott Fire Protection District

RMCC Ellicott Subdivision Filing No. 1 is located within the Ellicott Fire Protection District. The fire district already serves the property at 2150 N. Ellicott Highway. The site is subject to the codes and policies adopted by the said District regarding fire protection. Water mains and fire hydrants are not located near the project site. A 30,000 gallon fire cistern supplying stored water to a new fire sprinkler system will be installed on the site as part of this project.

The closest EFPD station to RMCC Ellicott Subdivision Filing No. 1 is the Ellicott Fire Station, located at 75 N Ellicott Hwy, Calhan, which is approximately 2.0 miles from the site via established public roads. Response times are difficult to predict due to traffic conditions, weather conditions and other factors. However, in favorable conditions, response time to the site is estimated to be 3 minutes.

The site of RMCC Ellicott Subdivision Filing No. 1 is not located in a heavily forested area, with very few sparse trees on the property. The necessary fire mitigation measures according to the EFPD will be carried out with the development of the addition. The requirements for Fire Protection and Wildfire Mitigation as contained in Section 6.3.3 of the El Paso County Land Development Code are addressed with this development.

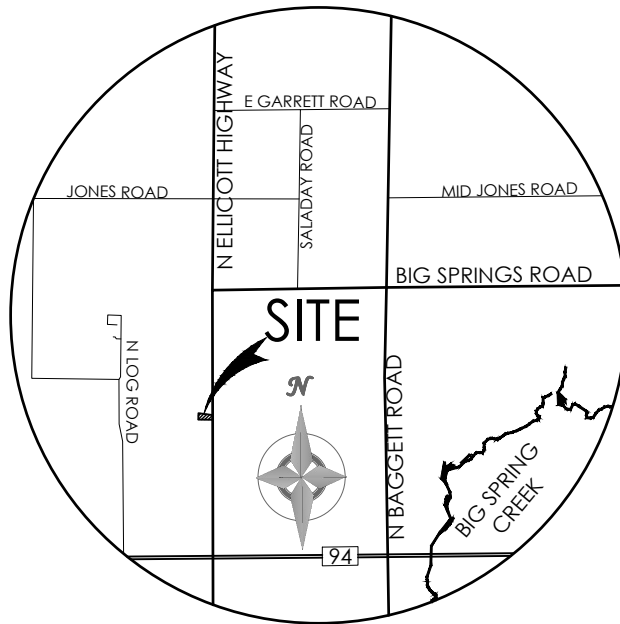
Wildfire Rating (Low)

This site is not presently rated by EFPD, however related sites with similar characteristics are classified with a moderate to high wildfire rating. Factors that contribute to the protected wildfire rating include low fuel sources, road access to subject property and overall gentle slope of subject subdivision.

Home Builder Responsibilities

1. All roofing material shall be noncombustible, or fire resistive class A, B, or C rated.
2. All under eave vents shall be located near the roof line rather than near the wall. All eaves shall be boxed, and minimum overhangs shall be encouraged.
3. All windows and patio doors are recommended to be made of tempered safety glass or double pane glass. Exterior fire-resistive shutters and interior fire resistant drapes or blinds are encouraged.
4. Masonry patios and/or one hours fire rated decks shall be encouraged to create a setback safety zone.

The implementation of the recommendations of this report along with any additional recommendations by EFPD will significantly reduce the demands from the public for relief and protection of structures and facilities from this property. It should be noted however, that the implementation will not completely eliminate wildfire danger or consequences.



VICINITY MAP

NOT TO SCALE

- Best
- 3 min
- 46 min
- 46 min
- 11 min
-

Ellicott Fire Station, 75 N Ellicott Hwy, Cal

2150 N Ellicott Hwy, Calhan, CO 80808

Add destination

Leave now

Options

Send directions to iPhone

Copy link

via N Ellicott Hwy **3 min**
Fastest route, the usual traffic 2.0 miles

Details

via N Ellicott Hwy **46 min**
2.0 miles

Explore nearby 2150 N Ellicott Hwy

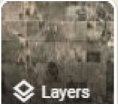
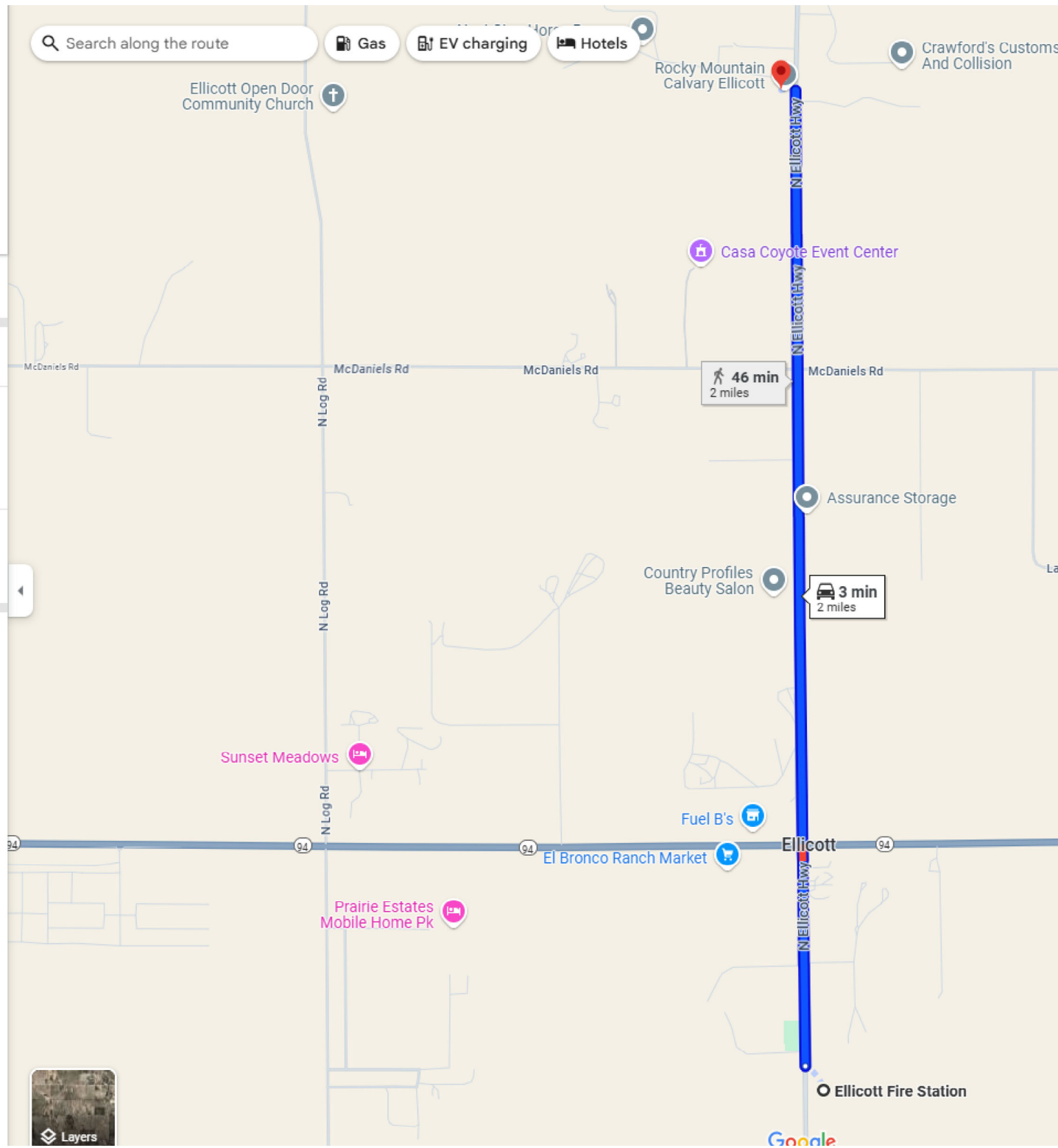
- Restaurants
- Hotels
- Gas stations
- Parking Lots
- More

Search along the route

Gas

EV charging

Hotels



Ellicott Station 1

Station 1 - Ellicott



MICHAEL BLOCK PHOTO ©

Fire Station 2 is located at 75 N. Ellicott Hwy. Former Station 2.

CHIEF 3300



CHARLES BROSHOUS PHOTO ©

Chevy Suburban 4x4. Former Peyton Fire Protection District (Colorado) Command 3600.

ENGINE 3310



WESTON HEISER PHOTO ©

Freightliner FL80 / American LaFrance / Becker.

ENGINE 3312



WESTON HEISER PHOTO ©

1985 Ford C8000 / Pierce (E-3748) 1000 GPM pump and 750 gallon water tank. Former Engine 3355.
Former Larkspur Fire Protection District (Colorado) Engine 161.

ENGINE 3314

(No Picture At This Time)

MEDIC 3380

(No Picture At This Time)

MEDIC 3381

(No Picture At This Time)

MEDIC 3382

(No Picture At This Time)

Chevy C4500 4x4.

RESCUE 3370

(No Picture At This Time)

RESCUE 3371

(No Picture At This Time)

RESCUE 3377

(No Picture At This Time)

BRUSH 3340

(No Picture At This Time)

BRUSH 3341



PHOTO COURTESY OF ELLICOTT FIRE PROTECTION DISTRICT

Chevy 4x4.

BRUSH 3345

(No Picture At This Time)

BRUSH 3346

(No Picture At This Time)

TENDER 3320



RICK LUEBKE PHOTO ©

International. Moved from Station 3.



RICK LUEBKE PHOTO ©



WESTON HEISER PHOTO ©

TENDER 3321

(No Picture At This Time)

TENDER 3360

(No Picture At This Time)

TENDER 3361



PHOTO COURTESY OF ELLICOTT FIRE PROTECTION DISTRICT

International.

TENDER 3364



WESTON HEISER PHOTO ©

Ford L8000 2400 gallon water tank. Former Tri-Lakes Monument Fire Protection District (Colorado) Tender 2260.

TENDER 3366



CHARLES BROSHOUS PHOTO ©

Ford F-750 4x4 Super-Duty.



CHARLES BROSHOUS PHOTO ©

Station 1 Historical Photos

Station 1



MICHAEL BLOCK PHOTO ©

Fire Station 1 shown here at the current located on 23650 Hwy. 94.



WESTON HEISER PHOTO ©

AMBULANCE 3381



RICK LUEBKE PHOTO ©

Ford Econoline.



RICK LUEBKE PHOTO ©

TENDER 3361



PHOTO COURTESY OF ELLICOTT FIRE PROTECTION DISTRICT

International, moved from Station 2.

TENDER 3363



PHOTO COURTESY OF ELLICOTT FIRE PROTECTION DISTRICT

Chevy 4x4, moved to [Station 3](#).

Q Search

Recent Incidents

[Denver Brighton Blvd Warehouse 2nd Alarm Fire](#)

[Loveland Sylvan Dale Ranch Horse Rescue](#)

[Castle Rock Fourth Street 2nd Alarm House Fire](#)

[Thornton East 119th Place Attic Fire](#)

[Aurora Ice Rescue Training 2025](#)

FEBRUARY 2025

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<u>16</u>	<u>17</u>	<u>18</u>	19	20	21	22
23	24	25	26	27	28	

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