



DONALD WESCOTT FIRE PROTECTION DISTRICT

To: Kevin Shell
From: Chief Vinny Burns
Re: land parcels 847 Struthers Ranch
Date: April 22, 2021

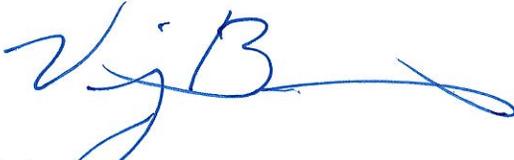
This letter is commitment of fire protection for the project known as Struthers Ranch Retail, using the current address of 847 Struthers Road. The project is located within the boundaries and jurisdiction of the Donald Wescott Fire Protection District. The district provides fire, rescue and emergency medical services from 3 fire stations, the closest of which is Wescott Station 1, located at 15415 Gleneagle Drive. This station is staffed full time 24/7. Station 2, located at 15055 Hwy 83 is also staffed full time 24/7. Station 3, located at 15000 Sun Hills drive is staffed with the on duty battalion chief. It also houses a reserve engine.

The district has recently been examined by The Insurance Service Office (ISO). The district has received an upgrade from an ISO protection class 3/3y to a protection class 2 district wide. This upgrade will be in effect starting July 1, 2021. The closest station serving this area of the district is Wescott Station 1, which is approximately 2 miles from the Struthers Ranch Retail Project, resulting in a five minute response from the time the alarm is transmitted to the station. All reported structure fires will result in all Wescott Stations to be dispatched to the alarm. The district also has an automatic dispatch agreement from the Tri-Lakes Monument Fire protection District for an addition engine , ladder and battalion chief.

The area of this proposed site has been under development and already has mixed occupancy of retail and residential structures along Struthers Road. The are is along the far west are of the district that is located to the east of I-25. The area has a few open field alongside Struthers Road that have a mix of ground grover, mostly weeds and prairie grass. With the character of this development. There does not appear to be much of a fire mitigation problem once this project is complete with paved parking surrounding it. Would recommend any decorative vegetation to be fire resistant (no juniper) vegetation. We will work with the developer when the time arrives for that.

If you need any further information or assistance, please let us know. FYI, I am retiring at the end of the month. Any communication after that should be pointed to Fire Chief Warren Jones. His email address is: wjones@wescottfire.org

Thank you,

A handwritten signature in blue ink, appearing to read 'VJB' with a long horizontal flourish extending to the right.

Vinny Burns
Chief, Wescott FD