



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 Ranch Retail, using the current address of 847 Struthers Ranch located within the boundaries and jurisdiction of the Donald Wescott Fire Protection District. The district provides fire, rescue and emergency services from five fire stations, the closest of which is Wescott Station 1, located at 15000 S. Struthers Drive. This station is staffed full time 24/7. Station 2, located at 15000 S. Struthers Drive, is also staffed full time 24/7. Station 3, located at 15000 S. Struthers Drive, is staffed with the on duty battalion chief. It also houses a reserve

The district has recently been examined by The Insurance Institute for Business and the State of Colorado. The district has received an upgrade from an ISO protection class 2 district wide. This upgrade will be in effect starting in 2022. The closest station serving this area of the district is Wescott Station 1, located approximately 2 miles from the Struthers Ranch Retail Project. The district's response from the time the alarm is transmitted to the station until the fire is extinguished will result in all Wescott Stations to be dispatched to the project. The district also has an automatic dispatch agreement from the Tri-Lakes Monument Fire Protection District for an additional 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 area is located along the far west end of the district that is located to the east of I-25. The area has a few open fields alongside Struthers Road that have a mix of ground cover, 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. We would recommend any decorative vegetation to be fire resistant (no juniper) vegetation. We will work with the developer when the time arrives for that.

[REPEAT COMMENT]:

Please revise the fire protection report per the newly revised Land Development Code standards on fire protection reports, which was amended in early 2021.

Please refer to PDF page 10 and onward for the Fire Protection and Wildfire Mitigation Section 6.3.3, and provide an analysis of the applicable fire code.

Link:

<https://assets-planningdevelopment.elpaso.co.com/wp-content/uploads/LDC-Resolution/Resolution-21-36.pdf>

Please note that the fire protection district is not required to prepare/revise the report; the applicant/consultants can prepare the report with information obtained from the fire district.

For examples, here are two links to two current projects which have submitted acceptable fire protection reports:

<https://epcdevplanreview.com/Public/ProjectDetails/168033>

<https://epcdevplanreview.com/Public/ProjectDetails/166661>

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' followed by a long horizontal flourish.

Vinny Burns
Chief, Wescott FD