

# FALCON FIRE PROTECTION DISTRICT

Administration Office  
7030 Old Meridian Road  
Falcon, Colorado 80831  
Business Number: 719-495-4050 Business Fax: 719-495-3112



## Lieutenant/Fire Inspector Curtis L. Kauffman

Email: [ckauffman@falconfirepd.org](mailto:ckauffman@falconfirepd.org) Cell #: 719-641-2139

Date: June 8, 2023

To: M.V.E., Inc.  
C/O: James Oakden, E.I.T.  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO. 80909

**RE: Conditional Commitment to Provide Emergency Services**  
**Property: 14710 Tanner Trail, Elbert, CO. 80106**  
**Tax Schedule Number: 4132-000-010.**

International Fire Code (IFC) - 2009 Edition

**Amendments to the International Fire Code (IFC) - Local Authority Having Jurisdiction (AHJ)**

National Fire Protection Association (NFPA) – Various Standards as noted within

NFPA 13 – Installation of Sprinkler Systems

NFPA 25 – Inspection, Testing and Maintenance of Water-Based Fire Protection Systems

NFPA 72 – National Fire Alarm Code

James,

Based upon the information you have provided, the above-referenced real property is located within the jurisdiction and boundaries of the Falcon Fire Protection District ("Fire Department"). By this letter, the Fire Department confirms its commitment to provide fire suppression, fire prevention, emergency rescue, ambulance, hazardous materials and emergency medical services (collectively, "Emergency Services") to the property, subject to the following conditions:

All new construction, renovations or developments within the Fire Department's

jurisdiction must comply with the applicable fire code and nationally recognized life-safety standards adopted by the El Paso County Board of County Commissioners and the Fire Department's Board of Directors, as amended from time to time;

All development, water and commercial construction plans must be reviewed and

approved by the Fire Department for compliance with the applicable fire code and nationally recognized life-safety standards prior to final plat or construction permit being issued; and,

All development or construction projects shall meet the fire code and nationally

recognized standards' pertaining to fire protection water.

\*\*\* Please note, we are moving to the 2021 Edition of the International Fire Code (IFC) and Amendments to the International Fire Code (IFC) – Local Authority Having Jurisdiction (AHJ) most likely in the next four months.

Please feel free to contact me if you have any questions.

Sincerely,

*Curtis L. Kauffman*

Curtis L. Kauffman  
Lieutenant/Fire Inspector

## **Fire Protection Report**

Graupner Subdivision

**Owner/Applicant:**

Garrett Graupner  
14710 Tanner Trail  
Elbert, CO

**Consultant:**

M.V.E., Inc.  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO  
(719) 635-5736  
Charles Crum, P.E.  
[chuckc@mvecivil.com](mailto:chuckc@mvecivil.com)

**Site Description and Access:**

The proposed subdivision to be known as "Graupner Subdivision" is located in a portion of the South ½ of Section 32, Township 11 South, Range 64 West, of the 6<sup>th</sup> Principal Meridian in Colorado Springs, Colorado. The site is situated west of Eastonville Road and north of Murphy Road. The site is made up of a single unplatted parcel having El Paso County Tax Assessor's Schedule Number: 41320-00-010. The current address is 14710 Tanner Trail within Elbert, Colorado.

The Graupner Subdivision site encompasses 41.016 ± acres of land zoned currently zoned RR-5 (Rural Residential 5 acres). The owners intend to divide the parcel into one 25.9 acre lot for the existing buildings and three additional lots of 5 acres minimum which will remain zoned as Rural Residential-5 Acres (RR-5).

**Falcon Fire Protection District**

The Graupner Subdivision containing four RR-5 lots is located within the Falcon Fire Protection District (FFPD) service area. The district currently serves the existing unplatted parcel and has committed to serve the proposed subdivision. The District also participates in mutual aid response with surrounding fire districts and fire departments.

Falcon Fire Protection District has three full-time manned fire stations with two additional unmanned stations. The unmanned stations are currently used for vehicle maintenance and storage of reserve vehicles. The Graupner Subdivision is located within FFPD's District 2 which will be serviced by Station 1, located at 12072 Royal County Down Road, which is approximately 8.9 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 16 minutes according to Google Maps.

According to FFPD , the fire district currently carries Class 3/10 ISO rating. ISO rating 3 is applied to properties that are located "within five road miles of any Falcon Fire Station or any of our neighboring automatic aid fire district stations". Mutual aid from Black Forest Fire & Rescue Station 2 is equidistant to FFPD's Station 1, therefore the ISO rating for Graupner subdivision is Class 10.

The subdivision will regulate development, buildings, and structures so as to minimize the hazard to public health, safety, and welfare. It is also recommended that all new construction consist of fire resistant materials and engineering as much as is practical. It is also recommended that owners explore fire safe construction options, which may include, but are not limited to, metal, tile, or other

non-flammable materials for roofs, sprinkler systems in or around structures, and fire retardant exteriors, including stucco, brick, metal, and fire resistant siding. It is recommended that all decks at ground level be sealed off, in an effort to prevent flammable debris from getting underneath. Hardscape materials such as, but not limited to: concrete, sand, rock/gravel, and pavers are recommended for 0 to 5 feet outside of the building envelope. This will reduce the probability of any embers igniting any flammable materials within the immediate building envelope. Building permits for each structure shall be in accordance with the requirements of the Fire District as administered by the Pikes Peak Regional Building Department.

The current owner and future lot owners plan to implement wildfire hazard reduction in the development. As topography of the proposed development cannot be readily modified to any significant degree, the placement of the structures becomes important. Location of structures should be placed outside of drainage's, saddles, and other topographic risks. Actual placement of structures is subject to change within that envelope due to other factors such as bed rock, views, accesses, and utilities. Occasionally, it will also be necessary for a structure to be located in a topographically more susceptible area. In this instances, it is recommended that more intense fuel modification be performed.

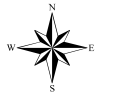
The site does not contain significant wooded areas or thick brush. Instead, the prevalent natural grasses is the major fire risk for this site. It is suggested that the reduction of most ignitable fuel (including the natural grasses) be done in areas that are within fifty feet of the building envelope for all residential structures. Maintain an irrigated greenbelt immediately around the home by regularly mowing dry grasses and weeds to a height of 2 inches or less and keep well-watered within the 50-foot defensible space, especially during periods of high fire danger. Remove any branches within 15 feet of a chimney and regularly clean roof and gutters of debris to eliminate a fuel source for blown embers. This will reduce the amount of small, flash fuel in close proximity. It will also slow the spread of fire toward adjacent properties and provide suppression forces additional time to contain a fire. Prune branches from trees within the defensible space to a minimum of 6-10 feet above the ground. Also remove shrubs, small trees or other potential "ladder fuels" from beneath large trees. Left in place, these can carry a brush fire into the tree crowns. Small patches of brush or shrubs may be left if they are separated by at least 10 feet of irrigated grass or noncombustible material. Remove dead limbs, leaves, and other ground litter within the defensible space and store firewood uphill at least 15 feet from the home. Reduce the density of the surrounding grassland at least 100 feet out from your home. It is preferable to thin the entire lot. Thin tree crowns so they do not touch each other.

It is demonstrated that adequate fire protection is available for the development. Graupner Subdivision is located in the Falcon Fire Protection District service area. The District currently serves the existing residence on the property and has committed to serve the proposed subdivision. The District also participates in mutual aid response with surrounding fire districts and fire departments.

Water supply for the site is by individual wells on each lot. The number of residences on the 41 acres is four (4). Installation of Fire Hydrants is not feasible for this site. Fire Cisterns are not normally required for subdivisions of this size. The Fire District will determine if residential fire sprinkler systems or other measures may be required at the time of building permit. The construction of residences within the subdivision will be compliant with the applicable building codes as required by the Fire District.



# Fire Jurisdiction Map: FALCON

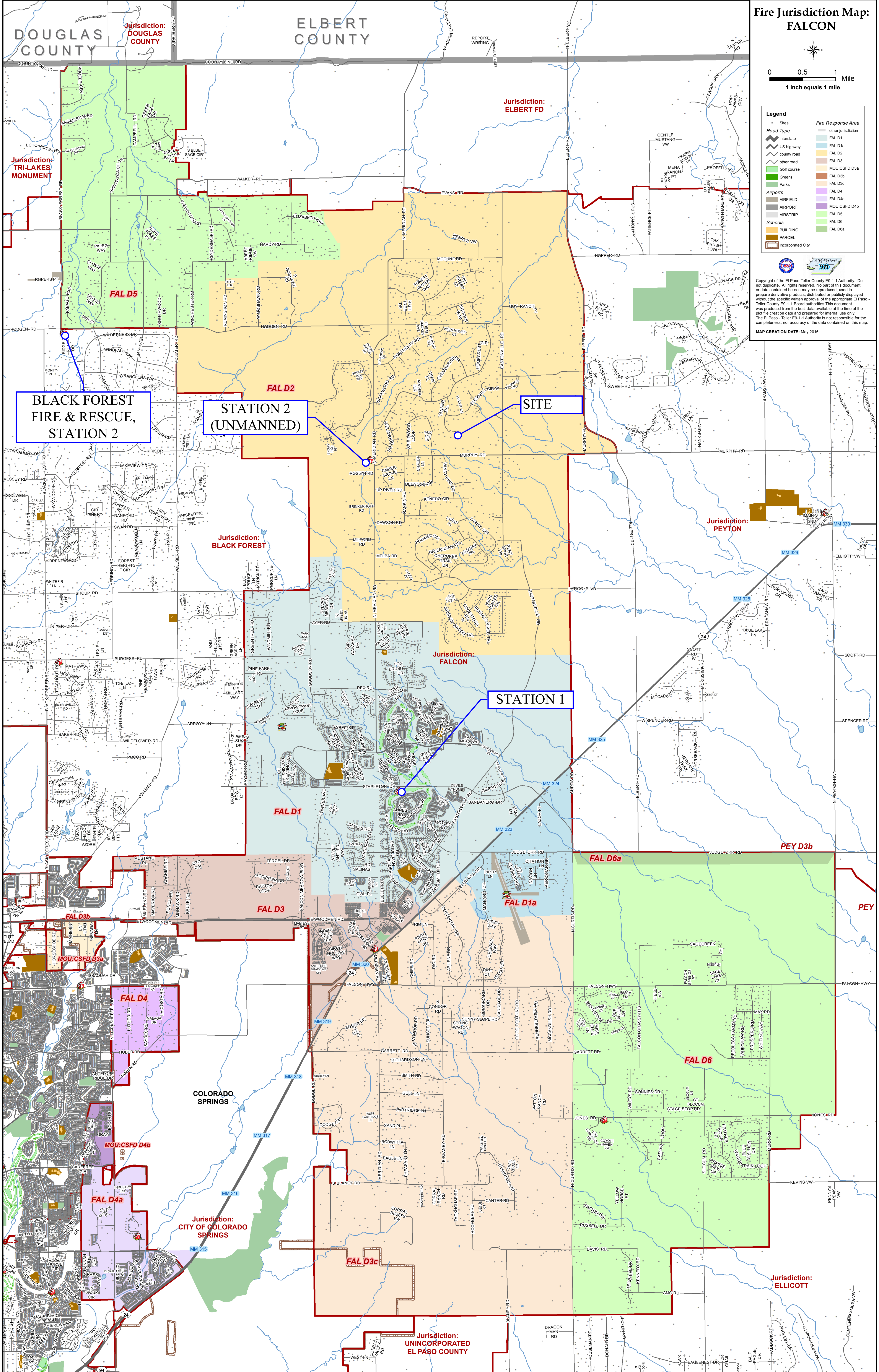


0 0.5 1 Mile  
1 inch equals 1 mile

Legend	
	Fire Response Area
	other jurisdiction
	FAL D1
	FAL D2
	FAL D3
	MOU:CSFD D3a
	FAL D3b
	FAL D3c
	FAL D4
	FAL D4a
	MOU:CSFD D4b
	FAL D5
	FAL D6
	FAL D6a

Copyright of the El Paso-Teller County E9-1-1 Authority. Do not duplicate. All rights reserved. No part of this document or data contained herein may be reproduced, used to prepare derivative products, distributed or publicly displayed without the specific written approval of the appropriate El Paso-Teller County E9-1-1 Board authorities. This document was produced from the best data available at the time of the plot's creation date and prepared for internal use only. The El Paso-Teller E9-1-1 Authority is not responsible for the completeness, nor accuracy of the data contained on this map.

MAP CREATION DATE: May 2016

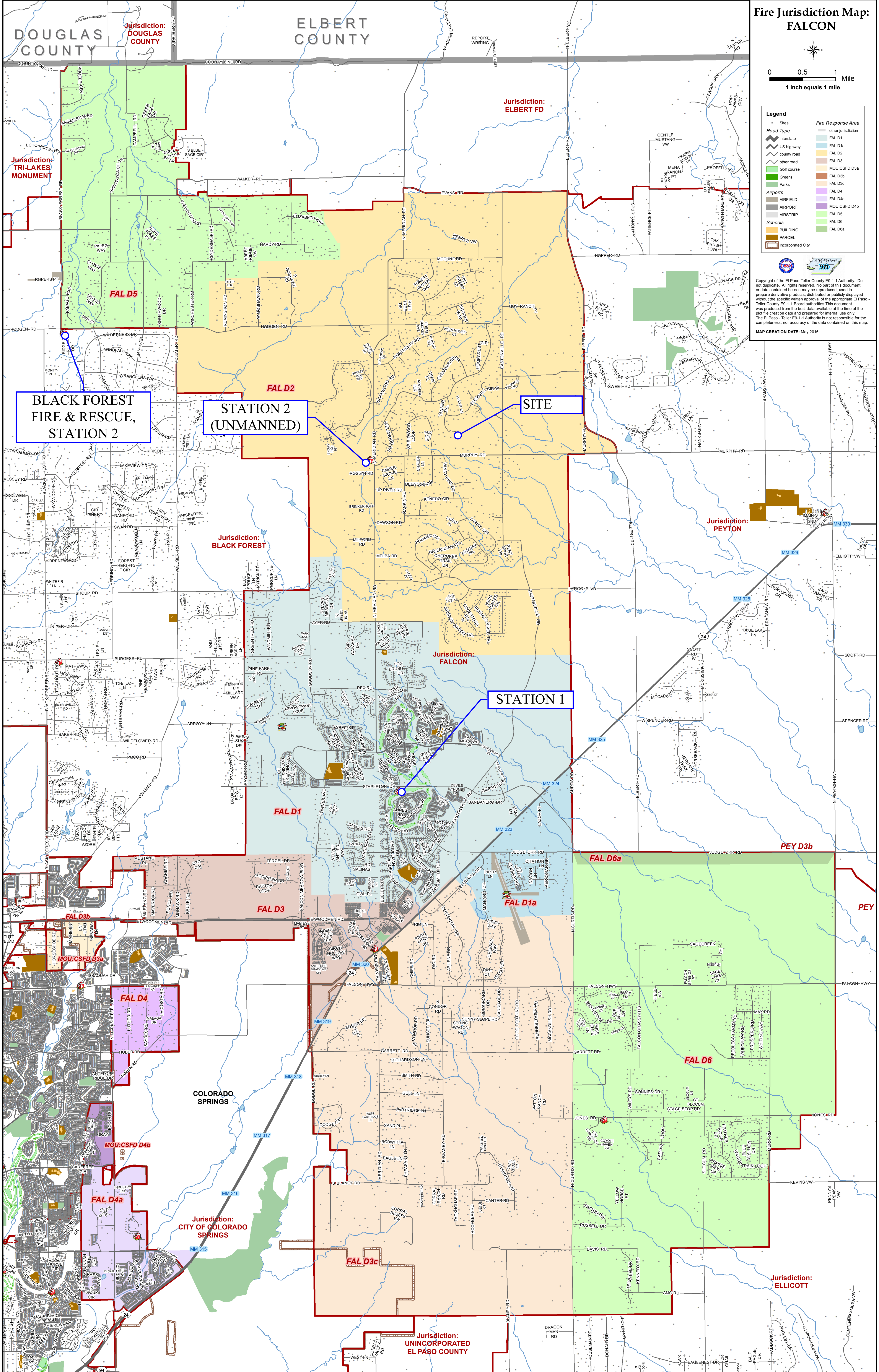


**BLACK FOREST  
FIRE & RESCUE,  
STATION 2**

**STATION 2  
(UNMANNED)**

**SITE**

**STATION 1**





## Burn Restrictions

The El Paso County Sheriff's Office no longer has any burn restrictions for Unincorporated El Paso County



# Falcon Fire Protection District

*"Pride, Respect, Community"*

(<https://www.falconfirepd.org/>)

Search...	Go!
-----------	-----

### ABOUT US

(/ABOUT-US)

EMPLOYMENT (/EMPLOYMENT)

STATIONS AND APPARATUS (/STATIONS-AND-APPARATUS)

STATION 1 (/FIRE-STATION-1)

STATION 2 (/FIRE-STATION-2)

STATION 3 (/FIRE-STATION-3)

STATION 4 (/FIRE-STATION-4)

STATION 6 (/FIRE-STATION-6)

ADMINISTRATION (/ADMINISTRATION)

DISTRICT MAP (/2016-DISTRICT-MAP)

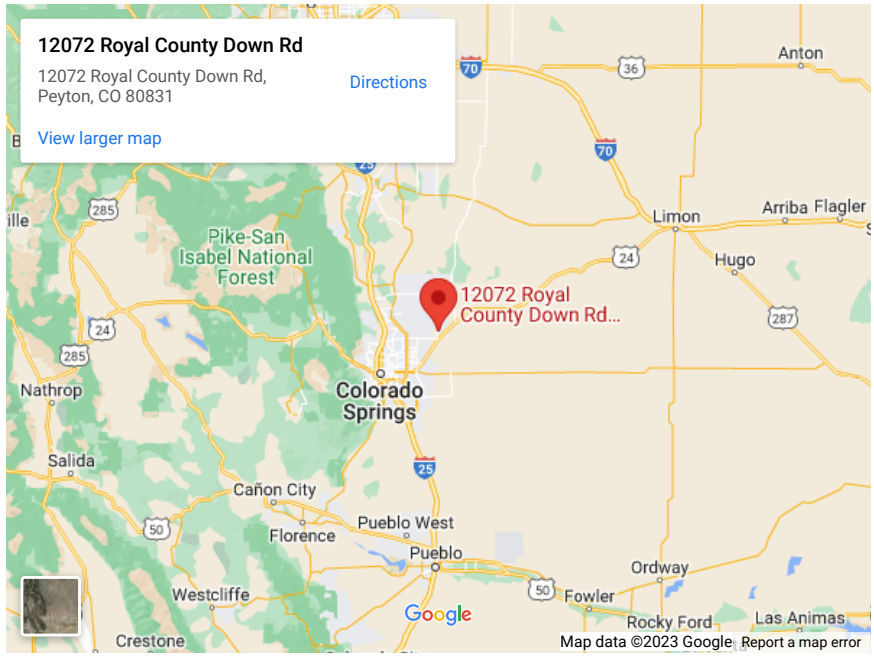
STAFF (/STAFF)

FAQS (/FAQS)

## Fire Station 1



Located at 12072 Royal County Down Road, Station 1 was built in 2010 after continued district expansion required a station to serve the northern and central parts of suburban and rural Falcon. Station 1 crews respond primarily to Districts 1, 2, and 5. The station itself is Falcon's largest station, with eight total garage bays and extra sleeping quarters. Currently, one engine company, one ambulance crew, and the battalion chief are housed here.



### Apparatus



Brush 341 | 2005 Ford F350 | 50 GPM Pump | 300 Gallons



### CONTACT US

7030 Old Meridian Road Peyton, CO 80831 falconfire@falconfirepd.org 719-495-4050

[READ MORE »](#)

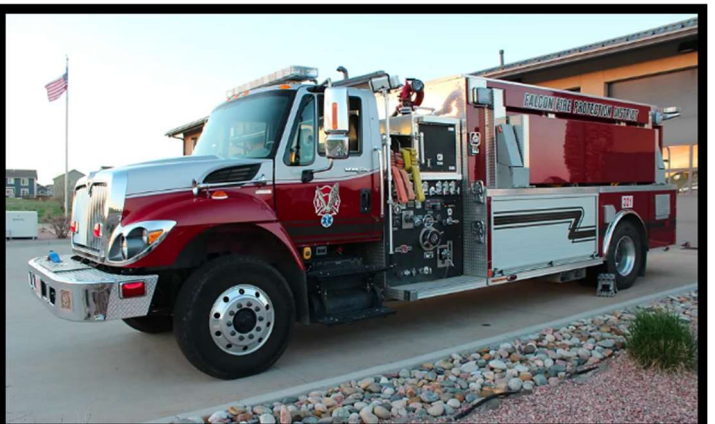
[\(/contact-us\)](/contact-us)



# Falcon Fire Protection District's Station 1 Apparatus



Brush 341 | 2005 Ford F350 | 50 GPM Pump | 300 Gallons



Pumper/Tender 321 | 2010 International | 1250 GPM Pump | 2000 Gallons



Tender 361 | 2001 Kenworth | 500 GPM Pump | 2000 Gallons



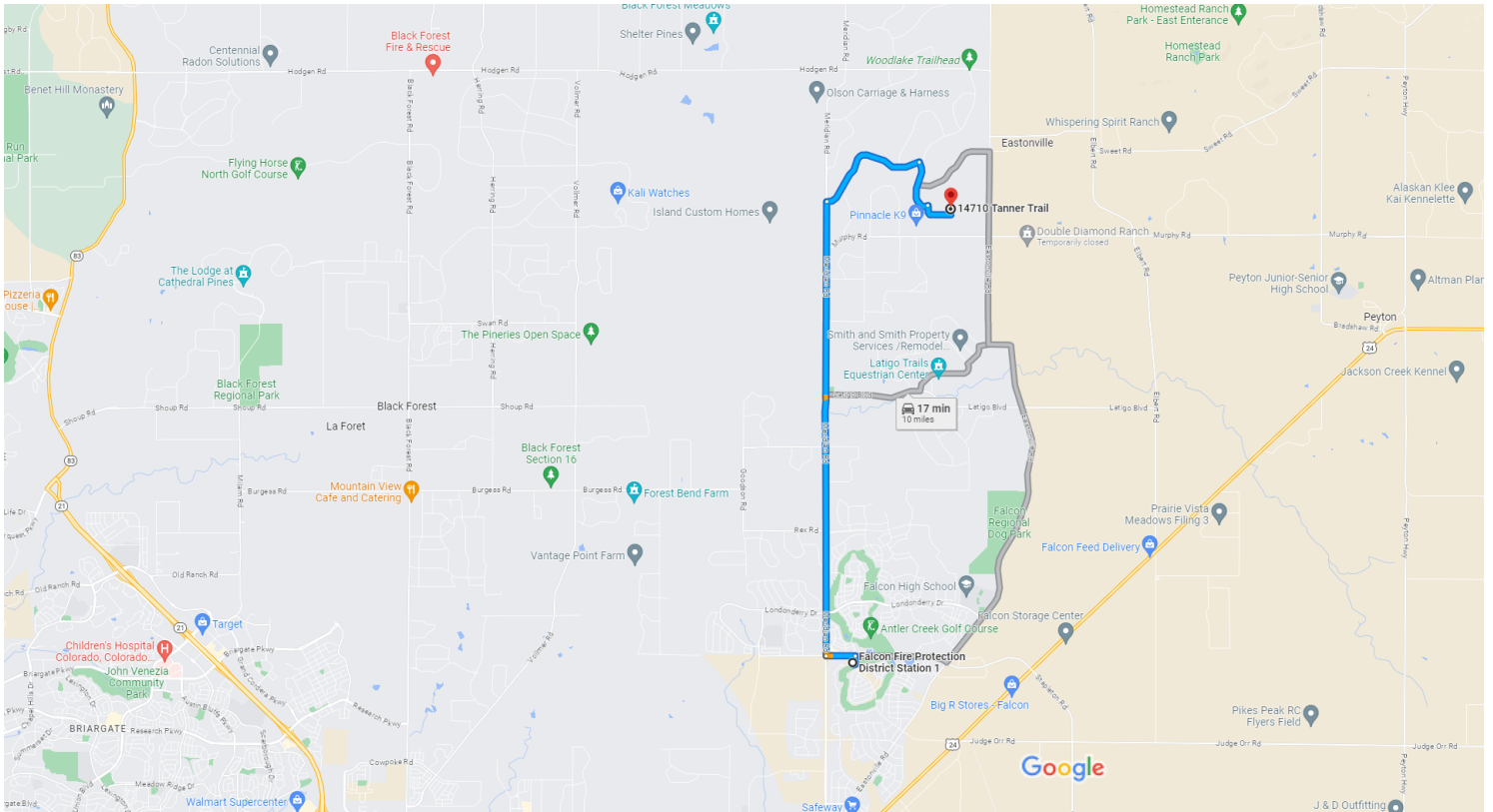
Engine 311 | 2018 Rosenbauer Commander | 1000 GPM Pump | 750 Gallons




Medic 381 | 2018 Ford F450 | Advanced Life Support Ambulance





Battalion Chief 303 | Ford F350 | Command Vehicle



Map data ©2023 Google 1 mi

 **via Meridian Rd** **14 min**  
 Fastest route now due to traffic conditions 8.4 miles  
 ⚠️ This route has restricted usage or private roads.

 **via Meridian Rd and Eastonville Rd** **17 min**  
 10.0 miles

 **via Eastonville Rd** **17 min**  
 9.7 miles

Explore 14710 Tanner Trail



Restaurants Hotels Gas stations Parking Lots More

### Burn Restrictions

The El Paso County Sheriff's Office no longer has any burn restrictions for Unincorporated El Paso County



## Falcon Fire Protection District

*"Pride, Respect, Community"*

(<https://www.falconfirepd.org/>)

#### ABOUT US

[\(/ABOUT-US\)](#)

[EMPLOYMENT \(/EMPLOYMENT\)](#)

[STATIONS AND APPARATUS \(/STATIONS-AND-APPARATUS\)](#)

[DISTRICT MAP \(/2016-DISTRICT-MAP\)](#)

[STAFF \(/STAFF\)](#)

[FAQS \(/FAQS\)](#)

## Staff



### Trent Harwig

**Position:** Fire Chief

[READ MORE »](#)

[\(/trent-harwig\)](#)

### Jeff Petersma

**Position:** Deputy Chief

[READ MORE »](#)

[\(/jeff-petersma\)](#)

**Jon Webb**

**Position:** EMS Division Chief

READ MORE »  
(/jon-webb)

---

**Gretchen Tetzlaff**

**Position:** Office Manager

READ MORE »  
(/gretchen-tetzlaff)

---

**Joseph Cosgrove**

**Position:** A Shift Battalion Chief

READ MORE »  
(/joseph-cosgrove)

---

**David Smith**

**Position:** B Shift Battalion Chief | Training Officer

READ MORE »  
(/david-smith)

---

**Corey Kirt**

**Position:** C Shift Battalion Chief

READ MORE »  
(/corey-kirt)

**CONTACT US**

7030 Old Meridian Road Peyton, CO 80831 falconfire@falconfirepd.org 719-495-4050

READ MORE »  
(/contact-us)