



CIMARRON HILLS FIRE DEPARTMENT

1835 Tuskegee Place Colorado Springs, CO 80915 719.591.0960 Fax 719.591.0996

DATE: April 29, 2024

MEMORANDUM FOR: J Elliot Homes, Inc.

SUBJECT: Townhomes at Western, Lot 1, Cimarron Southeast Filing No. 2C

1. Zoning Verification:

- a. **Legal:** Tract in East ½ of the West ½ of the Southeast ¼ of Section 7
 - 1) The property is in the Cimarron Hills Fire Protection District (CHFPD) on Western Drive.
- b. **Site:** Lot Size: 7.118 acres; Zoned: CS CAD-O; Parcel Number: 5407401016

2. CHFPD is the Authority Having Jurisdiction (AHJ) for Townhomes at Western.

3. CHFPD has reviewed the initial zoning site development and acknowledges that the intended and anticipated use of the property is a Condominium Platting of Townhomes at Western zoned for RM-30 (Residential Multi-Dwelling) property.

4. CHFPD will provide emergency services from our full-time staffed facilities. The closest is located at 1885 Peterson Road. This is approximately 1.8 miles away with a response time of 6 minutes. CHFPD currently staffs an Engine or Ladder Truck, a Light Rescue, and an Ambulance to all alarms. As of July 1, 2022, CHFPD was classified as a Class 2 Public Protection Classification by the Insurance Services Office (ISO).

5. CHFPD services include emergency and non-emergency response, public education, code compliance and plan review. CHFPD sincerely looks forward to providing our services to this new facility.

Point of contact for this memorandum is Division Chief Thomas P. Joyce at (719) 591-0960.

Thank you,

Thomas P. Joyce
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