

Review Comments

Link	Comment	Date
	The Peyton Fire Protection District has reviewed the proposed Variance of Use for an additional single-family dwelling at 15000 N. Peyton Highway and has no objection to the proposed variance, subject to the following fire and emergency access considerations. The proposed new dwelling shall comply with the applicable provisions of the Colorado Wildfire Resiliency Code (WRC), as adopted by the Peyton Fire Protection District. Compliance with applicable WRC construction and site requirements shall be addressed as part of the building and construction process. The District's primary concern is maintaining reliable emergency access to both the existing and proposed residences. The existing private access road and proposed driveway serving the new dwelling shall be maintained as an all-weather surface capable of reasonably supporting emergency vehicle access. Vegetation, gates, fencing, parked vehicles, and other obstructions shall not interfere with emergency access. Approved address identification shall be provided for both the existing and proposed residences. Address signage shall be clearly visible from the primary access road, with additional directional address signage provided at any driveway split or other location where the appropriate route to either dwelling may not be readily apparent to responding emergency personnel. Due to the approximately 39.7-acre parcel size and the limited addition of one single-family dwelling, the Peyton Fire Protection District is not requiring an additional dedicated fire protection water supply as a condition of this variance review. Subject to the above considerations, the Peyton Fire Protection District has no objection to approval of the proposed variance. Michael Gates Fire Marshal Peyton Fire Protection District	8/9/2026 5:37:27 PM