

**ALESSI**  
AND ASSOCIATES, INC.



February 29, 2024

El Paso County Planning

RE: Wyoming Estates  
3050 Curtis Road

## **FIRE PROTECTION REPORT**

Section 6.3.3 of the Land Development Code, a cistern for fire suppression is required for subdivisions greater than 4 Lots.

On January 12, 2024, a letter addressed to Shawn Shaffer , Home Run Restorations, Inc. from Lieutenant/Fire Inspector Curtis L. Kauffman states that the Falcon Fire Protection District **will not require** an under-ground water cistern for fire protection for this project. National Fire Protection Association standards are within: Installation of Sprinkler Systems; Inspection, testing and maintenance of water based fire protections systems; National Fire Alarm Code. See Attached.

**Note: The information provided in this report was provided by the Falcon Fire Protection District.**

### **ABOUT THE DEPARTMENT**

The Falcon Fire Protection District (FFPD) is composed entirely of unincorporated areas of El Paso County, Colorado's most populous county. The District has no organized towns or cities.

The District is governed by a five-member, publicly-elected Board of Directors who may serve up to two consecutive four-year terms. The Falcon Fire Department is managed by a career Fire Chief and a Deputy Chief of Operations. It is staffed primarily with career (paid) firefighter/emergency medical technicians (EMTs) and uses reserve (volunteer) firefighter/EMTs to augment staffing.

The District covers 113 square miles of unincorporated El Paso County. It serves more than 66,300 people (per El Paso County Assessor, Oct. 2018) and protects more than 16,100 structures with a 2018 estimated market value of \$4.2 billion.

Falcon F.D. operates from five stations:

- Station 1, the newest station, is at Meridian Ranch Boulevard and Stapleton Road. It is staffed 24/7.
- Station 2, on North Meridian Road in the north end of the District, is not staffed.
- Station 3 (also Headquarters), at Old Meridian Road and Highway 24, is staffed 24/7.
- Station 4, located on Capital Drive north of Constitution Avenue in the southwest section of the District, is staffed 24/7.
- Station 6, on Jones Road in the east end of the District, is not staffed

As of February 1, 2017, FFPD has an Insurance Services Office (ISO) rating of Class 3 for all residential properties located within five road miles of any FFPD or Automatic Aid partner fire stations, regardless of proximity to a fire hydrant. ISO Class 10 applies to residential properties located more than five road miles from an FFPD or Automatic Aid fire station.

The FFPD is supported primarily by a property tax rate of 8.612 mills. The District does not receive funding from El Paso County or the State of Colorado. The District board of directors and administrators work hard to utilize taxpayer funds as efficiently as possible while still providing effective emergency services to the Falcon community.

### **Historical Background**

The Falcon Volunteer Fire Department was organized in 1975 and incorporated on March 3, 1977 by a group of volunteers who saw a need in the community. The Department owned and operated the assets of the department until the formation of the Falcon Fire Protection District, a special district under the statutes of the state of Colorado, in 1981.

### **Builders/Developers Information**

The Falcon Fire Department works closely with local builders and developers to help ensure they have all the information they need to plan, design, construct and complete residential and commercial projects within the Department's jurisdiction.

The links on this site include information, regulations and forms builders and developers are most likely to need during the planning, design and construction process.

For more information regarding development and construction contact Chief Harwig at (719) 495-4050.

## FIRE Stations & Apparatus

Visit the contact page for a complete listing of hours, addresses, and locations, as well as information about our Community Rooms.

### STATION 1

Located in the Woodmen Hills neighborhood, this is the primary response station for areas north of Woodmen Road.

Groundbreaking for the 15,500-square foot station took place July 31, 2009, and the station became operational in May 2010.

The station has a Community Room and a First Aid room. It also serves as the District's primary fitness center for its personnel.

Falcon F.D. apparatus at Station 1 include:

- An engine
- A water tender (water truck)
- A brush truck
- A utility truck
- A command vehicle



### STATION 2

Falcon F.D. apparatus at Station 2 include:

- A 4-wheel drive engine
- A water tender
- A brush truck



### **STATION 3 / HEADQUARTERS / TRAINING**

With the opening of Station 1, the Falcon Fire Department's building on Old Meridian Road became a true headquarters facility that houses administration offices as well as a fire crew 24/7.

It hosts the monthly Falcon Fire Protection District Board meetings, and serves as the Department's primary classroom and training facility for emergency medical services, fire, hazardous materials, and technical rescue disciplines.



Falcon F.D. apparatus at Station 3 include:

- An engine
- A tender
- A utility truck
- A brush truck

### **STATION 4**

Falcon Fire Department's newest station is located on Capital Drive north of Constitution Avenue. It is the primary response station for areas along the Marksheffel corridor that are in the jurisdiction of the Falcon Fire Protection District.

Groundbreaking for the station took place June 15, 2016 and the station became operational on May 13, 2017.

The station has a Community Room and a First Aid room.



Click [here](#) to see photos from Station 4's construction.

Falcon F.D. apparatus at Station 4 include:

- An engine
- A water tender
- A brush truck

## **STATION 6**

Falcon F.D. apparatus at Station 6 include:

- A water tender, A brush truck

Respectfully Submitted by

Joseph Alessi, on behalf of Alessi and Associates, Inc.

# 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: January 12, 2024

To: Shawn Shaffer  
Home Run Restorations Inc.  
Phone: 719-649-7241  
Email: hrrestorations@gmail.com

**Project Name: Wyoming Estates Filing No. 2**  
**File Prefix: SF-Final Plat**  
**Parcel/s: 4333004003**  
**File Number: SF2322**

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

Falcon Fire Protection District does not and will not require an under-ground water cistern for fire protection for this project.

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

Sincerely,

*Curtis L. Kauffman*

Curtis L. Kauffman  
Lieutenant/Fire Inspector