

Andrea Barlow

From: John Boggs <jboggs@cormanleigh.com>
Sent: Thursday, January 31, 2019 11:00 AM
To: Andrea Barlow
Subject: FW: Fw: Fire Commitment Letter

Hi Andrea,

I got this from the Fire Ellicott department and thought it best to send it to you. I have not been successful in getting a letter on letterhead from them. I will continue to bug them.

John Boggs

Mr. John Boggs,

I have reviewed the request for a change of the zoning for Filing #2. The I have no objections to the change of zoning request to CS community services. The temporary turn around are required to meet the requirements of the 2009 IFC appendix D. I would reserve the right to review and approve final site plans, utility plans and building plans. As I stated before the fire chief will have to be the final approving authority and I will discuss this with him tonight. As for filing #1 it is not part of this request however we would like to approve final site plans and utility plans as the become available.

Mark Stanwood
Fire Inspector III & Plans Examiner

----- Forwarded message -----

From: John Boggs <jboggs@cormanleigh.com>
Date: Thu, Jan 17, 2019 at 11:59 AM
Subject: RE: Fw: Fire Commitment Letter
To: Mark Stanwood <markstanwood32@gmail.com>

Hi Mark,

Thanks for responding to my request. Feel free to give me a call anytime. Sorry for the confusion .

John Boggs

951-453-5818

From: Mark Stanwood [mailto:markstanwood32@gmail.com]
Sent: Wednesday, January 16, 2019 3:34 PM
To: jboggs@cormanleigh.com
Subject: Fwd: Fw: Fire Commitment Letter

Mr. Boggs.

I am the fire inspector & plan reviewer for the Ellicott Fire Protection District. The initial printed plans I received apparently were only a portion of each plan page. I also did not receive the letter of intent. The phone number I was given for you said the phone was out of order. Last night I received the electronic full plans and letter of intent. I will review these shortly and make my recommendations to the Fire Chief.

Mark A. Stanwood

Fire Captain Ellicott FPD

Fire Inspector III/Plans Examiner

719-360-0578

----- Forwarded message -----

From: Ellicott FD <ellicottfd@hotmail.com>
Date: Tue, Jan 15, 2019 at 9:45 PM
Subject: Fw: Fire Commitment Letter
To: Mark Stanwood <markstanwood32@gmail.com>

From: John Boggs <jboggs@cormanleigh.com>
Sent: Friday, January 4, 2019 12:00 PM
To: ellicottfd@hotmail.com
Subject: FW: Fire Commitment Letter

Hi Chief Henely,

I haven't heard back from you so I thought I would send you a reminder note.

I know you are busy.

Thank you for your assistance,

John Boggs

951-453-5818

From: John Boggs [mailto:jboggs@cormanleigh.com]

Sent: Friday, December 21, 2018 10:11 AM

To: 'ellicottfd@hotmail.com'

Subject: FW: Fire Commitment Letter

From: John Boggs [mailto:jboggs@cormanleigh.com]

Sent: Thursday, December 20, 2018 2:02 PM

To: 'ellicottfd@hotmail.com'

Cc: 'John Schwab'; 'Andrea Barlow'

Subject: Fire Commitment Letter

Dear Chief Henley,

Thank you for returning my call. I represent the Ellicott Town Center project which is directly west of Ellicott and to the south of Highway 94. Ellicott town center is a master planned community consisting of around 1100 homes, retail commercial, and industrial that was approved back in 2005. We are currently moving forward with filing 1 that consist of the first 99 homes and **Filing 2**, the industrial area that is adjacent to the water storage tank on the east side of the property. The county has asked us to do a zone change to CS, Commercial Services, for the proposed uses for **Filing 2**. One of the county requirements is to obtain a **Fire Commitment Letter** for **Filing 2** as part of our application for the zone change. See the attachments included. Please note on the final plat Filing 1 the area noted as the Cherokee water and Sanitation District, the land adjacent to this area is the subject of the zone change to CS. See the attached file ETC-Commercial-Replat-Exhibit.pdf. Please note water mains and fire hydrants with adequate fire flow will be installed to serve this development. In both the residential and CS areas.

For your information I have also included the letter issued back in 2005.

Thank you for your assistance in this matter.

John Boggs

951-453-5818

ELLICOTT FIRE PROTECTION DISTRICT

23650 Hwy 94
Calhan, Co. 80808

Station 1 719-683-3588 Station 2 719-683-7211 Fax 719-683-8611 Fax Chief 719-683-3458 Chief mobile 719-338-0884
Chief e-mail ecorn@worldnet.att.net

To: Mr. Dean Mabe
Irs inc.
23799 Sanborn Rd.
Ellicott, CO 80808

July 23, 2005

Greetings Dean:

Thanks so much for meeting with my self concerning the changes to the Viewpoint Village Subdivision. I have no objection to the proposed changes.

In response to some of your questions. This subdivision, by way of location, will receive ISO class 9 protection. In addition any building with in 1000ft of a fire hydrant will receive ISO class 6 protection. This split rating is the direct result of the volunteers and the Fire District board's work in the past. We will need help from the developers to maintain this ISO split rating.

Part of our 10 year plan is an analysis of the growth in the district. We are a bedroom community with little commercial /industrial property. The future will see increased population in concentrated pods of development with vast open spaces in between. The commercial/industrial development will occur along the Hwy 24 corridor and along Hanover road with access to I-25 as a result of Federal transportation corridor designations.

Based on the analysis of the 10 year plan, the district does not anticipate building any additional 4 or 6 bay fire stations. We will utilize 2 bay parking facilities established in these pods of development. This is a decentralized approach to delivering fire/rescue services, and we will look to the developer for partnerships to accomplish this distribution.

Keep in mind all developments will receive class 9 protection by virtue of being located with in the Fire District. If the developer can not or is not willing to partner with the Fire District to provide parking facilities and equipment the sub division will not be able to obtain or maintain a class 6 rating. This will result in an unaffordable fire insurance premium for home owner and the real possibility commercial properties will not be able to acquire Fire insurance coverage.

The district building specs are very minimal, a post/beam metal building or equivalent, with 2 bays that will accommodate a 12'x12' overhead door for each bay with available space in between the parked vehicles. The bays have to be 36' deep with additional space with 8' ceilings to accommodate restrooms galley area and offices. The structure must be well insulated to allow efficient heating, Full specs are available on request. The district will work with the developer to keep costs to a minimum. Vehicles will be from the reconditioned market in the \$50,000 to \$65,000 range as compared to \$165,000 to \$290,000 for new equipment.

Today the fire district has 11 vehicles in 4 locations, 8 fire control and 3 medical first response vehicles equipped with auto extrication equipment, AEDs and other medical equipment. 1 of the 3 is

licensed as a BLS Ambulance and we maintain a mutual aid agreement with AMR and the air mobile helicopters to provide ALS transport.

With the vision of this area being a bedroom community, with very limited commercial/industrial property, the assessed valuation will remain low and there for the revenues for the district will be limited. It is the district boards position to cause the developer to provide the minimum facility and equipment to maintain the current ISO rating with out spreading the cost over all the taxpayers in the district. The District Board is also committed to a partnership with the developer that will provide the facilities and equipment at the minimum investment for the developer needed to protect the sub-division.

I hope this answers your most immediate questions, if you have additional call or e-mail at the above.

Best Regards:
S/S

Chief E F Corn
Ellicott Fire Dist.