

# **WILDFIRE PROTECTION PLAN**

**FOR  
DEVELOPMENT OF HOMESITE  
FOR  
CARL & SHIRLEY RENOLD  
4854 CRYSTAL PARK ROAD  
MANITOU SPRINGS, CO  
CRYSTAL PARK  
SITE S-315**

**Prepared by  
Virginia Ownbey  
(719) 685-4139**

**March, 2004  
Submitted to  
El Paso County Land Use Office  
County Zoning Department  
El Paso County, Colorado**

## **WILDFIRE PROTECTION PLAN**

This wildfire mitigation plan is submitted to the Land Use Office of the El Paso County, Colorado, County Zoning Department to satisfy the requirements of that Office in regard to planning for wildfire protection and mitigation in connection with construction of new homes within the wildland-urban interface characteristic of much of El Paso County.

### **Property Subject to Plan**

This plan is presented in connection with the planned construction of a new home for Carl and Shirley Renoud on Site S-315 of Crystal Park, located on Crystal Park Road of that Development.

The site plan for the proposed home, including contour plot lines, is provided in the attached figure.

Application for a building permit for the home is in process.

### **Defensible Space**

The property is located on an east-facing hillside with a steep slope. An existing drive accesses the home site from Crystal Park Road. The site is moderately covered with Douglas Fir, Spruce and Ponderosa Pine on the north side of the building area and Gambrel Oak to the east and south. Ground cover consists of native grasses, juniper and kinnikinnick. The building site is on an existing open pad. Crystal Park Road runs adjacent to the uphill boundary of the site and Neeper Valley Road is below the site. It was necessary to determine the required allocation of defensible space around the proposed homestead and to identify the vegetation and forest characteristics in the immediate surroundings.

Drawing upon the information presented in Colorado State University Cooperative Extension's "Creating Wildfire-Defensible Zones" no.6.302 by F.C. Dennis (see attached), an inspection of the site and surrounding terrain has been conducted and the following plan developed in accordance with the guidance of the subject fact sheet.

**Defensible Space Management Zone 1** will consist of an area of 15 feet around all structures on the site in which all flammable vegetation is removed. This 15 feet is measured from the outside edge of the structures eaves and any attached structures, such as decks. Within this defensible zone, the following will be accomplished:

- Plant nothing within 3 to 5 feet of the structure. No plants may be placed directly beneath windows or next to foundation vents.

- If you do keep a tree within this zone, consider it part of the structure and extend the distance of the entire zone accordingly.
- Prune any tree to at least 10 feet above ground. Remove any branches that interfere with the roof or are within 10 feet of the chimney.
- Remove all “ladder fuels” from beneath the tree. Prune all branches of shrubs or trees up to a height of 10 feet above ground (or ½ the height, whichever is least).

**Defensible Space Management Zone 2** is determined by gradient measurements on the site. This resulted in a determination of a 54% grade maximum as pertinent to the proposed location. Based on that gradient, a minimum Management Zone 2 extending 124’-0” uphill and to the sides and 280’-0” downhill of any structure would be required. This minimum zone is noted on the accompanying plot plan.

Within this defensible zone, the following will be accomplished:  
In accordance with the guidelines of “Creating Wildfire-Defensible Zones”:

- Remove all stressed, diseased, dead or dying trees and shrubs. Remove all ladder fuels, downed logs, branches, excess brush and needle buildup. Rocky Mountain Maple may remain if the dead stems are removed. Where necessary, to the maintenance of an enjoyable environment, aspen, narrow leaf cottonwood, chokecherry and succulent vegetation may be introduced to provide a fire-resistant cover.
- Existing trees, with the exception of mature stands of aspen, will be thinned consistent with recommendations per the guideline. This will include maintenance of a minimum distance of 30’ between tree crowns, removal of limbs within 10’ of the ground on all trees in the zone. Trees to be removed will be the older trees, thus allowing the younger to remain which will add to the age spread making the site less prone to attack from insects.
- Groupings of 2 to 3 trees or Gambrel Oak may be retained if a minimum distance of 30’ between crowns is maintained to other trees or Gambrel Oak.
- Isolated shrubs may remain, provided they are not under tree crowns.
- Mow grasses as needed through the growing season, keeping them a maximum of 6 to 8 inches high.
- Stack firewood uphill or on the same elevation as the structure, but at least 30 feet away. Never stack wood under a deck or against the structure.
- Locate propane tanks at least 30 feet from any structures, preferably on the same elevation as the structure. Clear any flammable vegetation that is within 10 feet of the tank.
- Dispose of slash (limbs, branches and other woody debris) by chipping or lop-and-scatter (cutting into very small pieces and distributing it over the ground). Crystal Park has a chipper for this purpose. Contact the Park Office.

**Defensible Space Management Zone 3** is of no specified size. It extends from the edge of your defensible space to your property line. A gradual transition into this zone from defensible space standards to other management objectives you may have is suggested.

- Thin the portions of Zone 3 adjacent to Zone 2 more heavily than the outer portions. See Figure 5 of the attached guideline for the minimum suggested spacing between trees.
- Pruning is generally not necessary in Zone 3, but will help reduce ladder fuels, and enhance wildfire safety.
- Mowing is not necessary.
- Chipping or lop-and-scatter slash.

Refer to the attached guideline for additional information.

### **Implementation**

This plan is to be effected and provisions implemented on the building site by the time of construction completion.

8/1/04

Subject: Wildfire Protection Plan Amendment

From: Carl & Shirley Renoud  
4208 N. Chapman Avenue  
Shawnee, OK 74804

To: Chuck Kostecka  
District Forester  
Colorado State Forest Service  
Woodland Park, Colorado  
Email: [Chuck.Kostecka@colostate.edu](mailto:Chuck.Kostecka@colostate.edu)

This amendment pertains to the previously approved Wildfire Protection Plan for development of the home site for Carl & Shirley Renoud, 4854 Crystal Park Road, Manitou Springs, CO, Crystal Park Site S-315 as prepared by Virginia Ownbey on March, 2004 and submitted to the El Paso County Land Use Office, County Zoning Department, El Paso County, Colorado in conjunction with the Site Plan for Site S-315R, Crystal Park (Site Plan print dated 2-2-04 by Jason E. Foose with Crystal Park approval by Phil Haddock on 3/25/04).

The paragraph titled Property Subject to Plan is amended to read in its entirety, as follows (amended wording in italics):

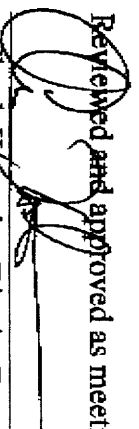
This plan is presented in connection with the planned construction of a new home for Carl and Shirley Renoud on Site S-315 of Crystal Park, located on Crystal Park Road of that Development. *The requirements of this Wildfire Protection Plan pertain only to that land shown on the Site Plan that is contained within the defined boundaries of Site S-315 as drawn and as legally described on the Site Plan.*

The site plan for the proposed home, including contour plot lines, is provided in the attached figure.


Application for a building permit for the home is in process.

\*\*\*\*\* End Of Paragraph \*\*\*\*\*

Reviewed and approved as meeting CSFS requirements:

  
Chuck Kostecka, District Forester  
08/02/2004  
Date

Reviewed, approved and filed with previously approved documents on file with El Paso County:

  
Terry Ronick, Planner, El Paso County  
8/5/2004  
Date