

***Peyton Fire Protection District  
P.O. Box 98, Peyton Colorado, 80831  
(719)749-2255  
Fax: (719)749-9005***

Overlook  
EPC Parcel 41000 00 255, 41000 00 256, 41220 00 005  
Peyton, CO 80831

Will Serve Letter

August 28, 2023

The physical property in EPC Parcel 41000 00 255, 41000 00 256, 41220 00 005 Peyton, CO. 80831, is located in the Peyton Fire Protection District (PFPD). PFPD currently serves this property and is committed to serving the altered property as well once complete. PFPD participates in mutual aid agreements with surrounding districts.

Peyton Fire Protection District has two stations, both located at 13665 Railroad St. which is approximately 4.5 miles from the proposed rezoned site, by established public roads. With good weather conditions, response times are about 11 minutes. We are a combination department with paid and volunteer staffing. The department has 3 type 6 brush trucks, two ambulances, two QRV medical/utility, two Engines (1000) gallons, and (500) gallons, 1 pumper tender (3000) gallons and a tender (2000) gallons. PFPD is a water poor district, but we do have more than 110,000 gallons of water in cisterns throughout the district. The closest to the subdivision is less than 0.5 miles away at Apex Ranch Road. The District ISO rating is an 8b for all properties within 5 miles of our station. All others beyond the 5 miles is a 10.

The District is able to provide fire prevention and suppression, emergency rescue, emergency medical, and emergency hazardous materials response to the Project within the District service area, subject to the following conditions:

- All new construction, renovations, or developments within the District's jurisdiction must comply with the applicable fire code and nationally recognized life-safety standards adopted by the El Paso County Board of County Commissioners and the District's Board of Directors, as amended from time to time;
- All development, water, and construction plans must be reviewed and approved by the District for compliance with the applicable fire code and nationally recognized life-safety standards prior to final plat or construction permit being issued; and
- All development or construction projects shall meet the fire code and nationally recognized standards pertaining to fire protection water. Approved and inspected fire cisterns are permitted by the District in an attempt to help the property owner/developer meet these requirements.

Lieutenant Dan Zoorob  
Peyton Fire Protection District