



CIMARRON HILLS FIRE DEPARTMENT

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Division of the Fire Marshal Palmer Park Site Development Plan (PPR267)

To: Lacey Dean – Planning and Community Development

July 08, 2026

For: Palmer Park Site Development Plan

Project Address: 5885 Palmer Park Boulevard, Colorado Springs, CO 80915

File Number: PPR267

Dear Lacey,

The Cimarron Hills Fire Protection District (CHFD) has reviewed the Parking Demand Study prepared by Galloway & Company and concurs with its findings and conclusions.

CHFD approves the proposed site reconfiguration to modify the existing parking layout from the originally approved 1982 parking configuration of 8-foot by 15-foot parking stalls with 20- to 24-foot-wide fire lanes to a revised configuration consisting of 9-foot by 18-foot parking stalls with a 26-foot-wide two-way drive aisle.

The redesign provides improved vehicle maneuverability, enhances emergency vehicle access, and reduces the potential for parked vehicles to encroach into required fire apparatus access routes. As proposed, the revised site layout improves overall life safety for occupants, emergency responders, and the public.

Code Path

- 2021 International Fire Code (IFC)
 - Section 503 – Fire Apparatus Access Roads
- El Paso County Land Development Code (LDC), Chapter 6
 - Table 6-4 – Minimum Parking Stall Dimensions
 - Table 6-5 – Parking Aisle Width Requirements
 - Applicable parking design and circulation requirements for commercial development.
- El Paso County Engineering Criteria Manual (ECM)
 - Parking lot design criteria
 - Internal circulation and access standards
 - Emergency vehicle access and site circulation considerations, as applicable.

The SDP will improve overall site safety, enhance fire apparatus accessibility, and reduce operational risk for emergency responders while maintaining compliant vehicular circulation throughout the development.

If you have any further questions, please contact the Division of the Fire Marshal at:

Email: firemarshal@cimarronhillsfire.org

Phone: (719) 591-0960

Respectfully,

Thomas P. Joyce
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