

**COLORADO SPRINGS FIRE DEPARTMENT  
OFFICE OF THE FIRE MARSHAL  
WILDFIRE MITIGATION SECTION**

**ASSESSMENT OF WILDFIRE HAZARD POTENTIAL:**

**OWNER:** Terri Lux

**APPLICANT:** Christine Riggs

**ADDRESS:** 100 Marland Road South, Colorado Springs, Colorado 80906

**PHONE:** \_\_\_\_\_

**PURPOSE**

- Identify any existing conditions that are of concern to those values at risk of a potential wildfire and provide voluntary recommendations.
- Recognize beneficial characteristics of existing conditions.
- Acknowledge any measures identified by the developer/ owner and provide voluntary recommendations to mitigate the risk of wildfire.
- Recommend actions that can further reduce the potential risk of wildfire.
- Manage existing natural vegetation in a way that can aid in preventing erosion and stabilizing the slope, whenever possible.
- Incorporate vegetation management concepts with consideration for maintaining visual quality, whenever possible.

**PROJECT DESCRIPTION**

The development plan for the Lux home addition, located at 100 Marland Road South (Parcel Number 7501200020), is located in the NE corner of Lot 3 of the Fairway Estates Development in the Broadmoor Neighborhood in El Paso County, Colorado. The proposed addition to the home is in the pre-construction phase of development and undergoing the review process. This structure is an existing construction single family home that was built in 1975, according to the El Paso County Assessor. Due to the construction date preceding dates of fire code, Appendix K, and other Fire Code requirements for vegetation management, this home is not subject to vegetation requirements. The home is located within the area classified by Zoning as being in the Hillside Overlay and may be subject to other requirements outside of Fire Code. The Colorado Springs Fire Department does recognize this home as being located in the Wildland Urban Interface; therefore the following recommendations are highly encouraged to help potentially reduce wildfire risk to the entire property and home.

The wildfire mitigation elements within this document are only recommendations for the property to include the first thirty (30) feet of defensible space surrounding any of the proposed structure(s) and home or to the property line. The proposed garage addition structure is to be built on the 1.82 acres of property.

**BENEFICIAL CHARACTERISTICS**

- Fuels mitigation efforts have occurred in the surrounding neighborhood and on the Lux property.
- The existing home has hardened structure features and fire mitigation vegetation management has occurred on the property.

## **CONCERNS**

- With the addition of the garage structure, vegetation will be in close proximity to the addition. Several conifer trees would be within the first fifteen (15) feet of the proposed addition. The conifer vegetation has been classified as being hazardous vegetation that may pose a wildfire risk to the structure and addition. Without proper mitigation measures several of the conifer and oak trees that will be near the proposed structure can be a risk to the home and addition.

## **FIRE BEHAVIOR INDEX**

The **Fire Behavior Index** is a calculated index that determines the relative level of hazard associated with the combined effects of expected surface fire behavior and the potential for crown fire development and spotting behavior.

**The Fire Behavior Index rating for this property is rated as VERY HIGH RISK**

## **RECOMMENDED WILDFIRE MITIGATION MEASURES**

The following recommendation for wildfire mitigation measures involves the manipulation of vegetative fuels are based upon the Wildland Urban Interface Ordinances (Ordinance NO. 18-50) and relating to the recommended fire safety measures for the Wildland Urban Interface area of the first thirty (30) feet of the entire home, not to exceed beyond property lines. These measures include the following:

- Remove any conifer trees that are less than twelve (12) inches and are located in the understory of dominant Ponderosa pine species.
- Remove any tree species that are dead, dying, infested, or diseased from the property.
- Prune any remaining species to a height of ten (10) feet or 70% of the canopy. This will be recommended for all oak species, pine species, and spruce species.
- Keep all grasses less than four (4) inches in height and remove all understory brush, branches and small diameter vegetation from the dripline of overstory vegetation.
- Ensure no branches overhang the structure as possible and ensure a minimum five to seven (5-7) foot clearance is made between the home and branches of character trees.
- Remove any conifer species that is less than twelve (12) inches and within ten (10) feet of the existing and proposed structure, while retaining vegetation of deciduous nature where possible.
- If any replanting of vegetation occurs, select planted species that can be found on the FireWise Plant list from Colorado State University Extension or within the Colorado Springs Fire Department Ignition Resistant Construction Design Manual.
  - **Colorado State University Extension**
    - <https://extension.colostate.edu/docs/pubs/natres/06305.pdf>
  - **Colorado Springs Fire Department Ignition Resistant Design Manual**
    - [https://coloradosprings.gov/sites/default/files/final\\_hillside\\_wildfire\\_mitigation\\_design\\_manual\\_final\\_document\\_third\\_printing.pdf](https://coloradosprings.gov/sites/default/files/final_hillside_wildfire_mitigation_design_manual_final_document_third_printing.pdf)

Please note that these elements listed above are not required by fire code due to the development being commercially zoned and the development is outside of the Wildland Urban Interface. These suggestions are recommended for voluntary compliance as part of our Sharing the Responsibility tagline and message to the entire community that is near areas of wildfire risk.

**PREPARED BY:** Jeremy Taylor, CSFD Wildfire Mitigation Administrator **DATE:** 29 June, 2019

(Please contact me if you have any specific questions regarding fuels mitigation recommendations or hazard rating— we offer free on-site consultations. 385-7281.)

***Disclaimer:** Wildfire mitigation is intended to reduce wildfire risk; not eliminate the risk of wildfire. It is important to note that wildfires are a dynamic event influenced by several factors including weather (winds, relative humidity, temperature, atmospheric pressure, lightning, etc.) topography, fuels, human activity, response times and seasonal trends (i.e. drought.) There will always be some risk of wildfire regardless of mitigation efforts and structural characteristics.*