

PVM FILING 1

PRAIRIE VISTA MEADOWS SUBDIVISION WILDFIRE HAZARDS MITIGATION PLAN

PROJECT DESCRIPTION

The project developers are currently making application to the El Paso County Planning Department for a Zone Change from A-35 to RR-3 and a Preliminary Plan approval of the proposed Prairie Vista Meadows Subdivision, located in the Peyton area of El Paso County, Colorado.

The proposed subdivision is located within portions of the NE 1/4 and NW 1/4 of Section 23, T12S, R64W, of the 6th PM, bounded on the west by US Highway 24 and on the north by Scott Road. The property consists of 148.07 acres and is presently zoned A-35. The property is located within the Peyton Fire Protection District.

The applicant is requesting approval to allow for the future development of 28 single family residential lots at a minimum size of 4.75 acres on the 148.07 acres. Roads will be asphalt and / or gravel surfaced, constructed to El Paso County standards and criteria, and will be owned and maintained by El Paso County. Water will be provided via individual on site wells.

The property is characterized by rolling hillside grasslands bisected northwest to southeast by a large drainageway. Potential wildfires within the subdivision would be limited to grassland fires indicating a moderate wildfire hazard potential. This wildfire hazard potential requires precautions and mitigation techniques which go beyond the project's inclusion within an established fire protection district. The following mitigation plan is based, in part, on the publication "*PROTECTING YOUR HOME FROM WILDFIRE, a guide for Home Builders, Buyers, and Owners*" prepared by the Colorado Springs Fire Department and the Colorado Springs Park and Recreation Department.

RELATIONSHIP TO OTHER PLANS AND DOCUMENTS

The intent of this mitigation plan is to summarize the wildfire mitigation components involved in the development of the Prairie Vista Meadows Subdivision. Implementation of the specific plan components are further detailed and defined in numerous other plans and documents including the proposed Declaration of Covenants and Restrictions. In addition, the developer will incorporate the Colorado State University Cooperative Extension publications Creating Wildfire Defensible Zones and Fire-Resistant Landscaping into the property's Covenants and Restrictions.

6. Builders will be encouraged to minimize the number and size of windows and doors on the side of the house that would most likely be exposed to fire.

HOMEOWNER'S RESPONSIBILITIES (via property covenants and restrictions)

1. All homes shall have a 30 foot safety zone or primary fuel break in all directions. All brush within 10 feet of the house shall be removed and replaced with an irrigated greenbelt (including grasses, shrubs, and/or flowers) or noncombustible materials such as rock or gravel.
2. All large trees within the 30 foot safety zone shall be thinned to eliminate overlapping crowns. Trees within two tree heights of the house shall be pruned of all dead limbs. Prune live branches to 10 feet from at least half of the trees within the 30 foot safety zone. Trim all branches which extend over or under the eaves of the roof.
3. Homeowners shall be required to maintain the 30 foot safety zone by removing all fuels from beneath large trees. Keep grasses trimmed to 2 inches and well watered. Keep roofs and roof gutters clean of pine needles and leaves. Stack firewood uphill and at least 10 feet from structures. Remove dead limbs, leaves, and grass clippings from all areas.
4. All driveways shall be readily identifiable and maintained unobstructed at all times.
5. All house addresses shall be clearly visible from the street.
6. All chimneys shall be equipped with a mesh spark arrester and inspected and cleaned on a regular basis.
7. On site burning of trash, leaves, and weeds shall be prohibited.
8. Fireworks of any kind shall be prohibited.
9. All motor vehicles shall be parked on noncombustible surfaces.
10. All homes shall be equipped with smoke detectors and a minimum of one 2.5 pound fire extinguisher maintained in accordance with the manufacture's recommendations.

August 16, 2005

PVM FILING 2

Prairie Vista Investments, LLC
P.O. Box 267
Peyton, CO 80831
Attention: Craig McConnell and Brent McConnell, Managers

**SUBJECT: Wildfire Hazard Report, Prairie Vista Meadows, 30-Acre Parcel, Filing 2,
Falcon, Colorado
NW ¼ SW ¼ Section 23, Township 12 South, Range 64 West, 6th PM**

Dear Mr. McConnell:

K-S & Company, Inc. (K-S) is pleased to present this report describing our evaluation of wildfire hazards at the above-referenced location.

Site Description

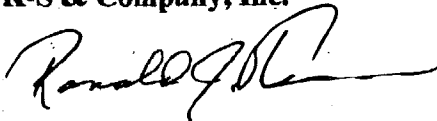
The subject site consists of a 30-acre parcel (No. 4223000004) located at the southeast corner of the intersection of Elbert Road and Highway 24, in north-central El Paso County, approximately six miles northeast of the town of Falcon. The topography of the site is relatively flat ranging in elevation from approximately 6840 feet (MSL) along the southeastern boundary of the site to approximately 6850 feet along the northwestern boundary of the site. The site slopes generally to the southeast towards unnamed tributaries of Black Squirrel Creek. The site consists of short-grass prairie vegetation.

Wildfire Hazard Rating

K-S personnel met onsite with Mr. David Root, Assistant District Forester of the Colorado State Forest Service, on Tuesday, July 26, 2005. Mr. Root agreed that the site consisted of short-grass prairie vegetation and that the wildfire hazard rating would be low. In general, no mitigation plan would be required but residents should mow the natural vegetation around their houses.

K-S appreciates the opportunity to provide professional consulting services. Should you have any questions concerning this proposal, please contact us at (719) 460-5952.

Respectfully Submitted,
K-S & Company, Inc.



Ronald J. Turner, R.G.
Hydrogeologist / Wetland Scientist