



APPLICATION FOR PRELIMINARY PLAT

Property Owner(s): *(for multiple owners, please attach a separate sheet listing the following information for each owner)*

Name: STEVEN W RANSOM
 Address: 8740 ERMEL RD Fountain CO 80817
 Email: STEVE@RANSOMCONST.COM Phone #: 719-310-2869
 Fax #: 719-382-8732

Applicant: STEVEN W RANSOM
 Address: 8740 ERMEL RD Fountain CO 80817
 Email: STEVE@RANSOMCONST.COM Phone #: 719-310-2869
 Fax #: 719-382-8732

Assessor's Parcel #: 56040-02-003 Acreage: SP-9.82 9.73
(From County Assessor's Office 520-6600)

Property Location: ERMEL RD and Shumway RD
(Nearest Street Intersection)

Subdivision Name: LOT 2 SAUMURE ACRES FILING 2
 Property Zoning: Large Lot Residential Agricultural (LLR) District
 ODP Name (if PUD): _____

No. Residential Lots 1 No. Commercial Lots 0
 Open Space Acreage: 9.73 Open Space - Percentage of total plat: _____
 (including all tracts)

A copy of the Submittal Matrix must accompany your development application packet

| Materials Required to Accompany Application: | Check if Complete |
|---|-------------------------------------|
| 1. Nonrefundable fee as set forth in the fee schedule. | <input checked="" type="checkbox"/> |
| 2. Referral Matrix - provided by the City of Fountain. | <input checked="" type="checkbox"/> |
| 3. Referral agencies packets folded and assembled in unsealed manila envelopes addressed to appropriate referral agencies as specified in the referral matrix. | <input type="checkbox"/> |

As owner or applicant named herein, I acknowledge that the foregoing statements contained herein and the information provided as part of this application are in all respects true and accurate to the best of my knowledge and belief.

Steve Ransom 2-21-2020 Steve Ransom 2-21-2020
 Signature of Owner Date Signature of Applicant Date

| | |
|-------------------------------------|---------------------------|
| PLANNING DEPARTMENT USE ONLY | |
| Date Received: _____ | Received By: _____ |
| Fee Paid: _____ | Complete Submittal: _____ |

Steve Ransom
8740 Ermel Rd.
Fountain, CO 80817
(719) 310-2869

February 25, 2020

City of Fountain Planning Department
116 S. Main St.
Fountain, CO 80817

Subject: Letter of Intent

To Whom It May Concern:

I, Steve Ransom live at and own the property at 8740 Ermel Rd., Fountain, CO 80817 and it is my intent to subdivide 2.5 acres at the North end of my property and build a new residence for my personal use. The parcel of property that I own is 9.73 acres and the legal property description is Lot 2 Saumure Acres Fil NO 2, El Paso County Schedule #56040-02-003. It is located on the North West corner of Ermel road and Shumway road.

My Intent is to build a single family ranch home approximately 1850 SF with an walkout basement, 3 car garage and a deck on the West side, with the entrance to the property coming off of Shumway road.

Respectfully,

A handwritten signature in cursive script, appearing to read "Steve Ransom", written in black ink.

Steve Ransom

EL PASO COUNTY - COLORADO

5604002004
9780 SHUMWAY RD

Total Market Value
\$330,561

OVERVIEW

Owner: **HOLMBERG MICHAEL J, HOLMBERG AMBER K**
 Mailing Address: **9780 SHUMWAY RD FOUNTAIN CO, 80817-3029**
 Location: **9780 SHUMWAY RD**
 Tax Status: **Taxable**
 Zoning: **A-5**
 Plat No: **5753**
 Legal Description: **LOT 1 SAUMURE ACRES FIL NO 2**

MARKET & ASSESSMENT DETAILS

| | Market Value | Assessed Value |
|-------------|--------------|----------------|
| Land | \$104,400 | \$7,460 |
| Improvement | \$226,161 | \$16,160 |
| Total | \$330,561 | \$23,620 |

RESIDENTIAL - RANCH (1)

Assessment Rate: **7.15**
 Bldg #: **1**
 Style Description: **RANCH**
 Property Description: **FRAME FAIR QUALITY**
 Year Built: **1910**
 Dwelling Units: **1**
 Number of Rooms: **10**
 Number of Bedrooms: **4**
 Number of Baths: **2.00**

Above Grade Area: **1,592**
 First Floor Area: **1,592**
 Above First Floor Area: **0**
 Lower Level Living Area: **0**
 Total Basement Area: **858**
 Finished Basement Area: **858**
 Garage Description: **-**
 Garage Area: **-**
 Carport Area: **-**

Market Value **\$210,120**

COMMERCIAL - SHEDS/MISCL (2)

Assessment Rate: **7.15**
 Bldg #: **2**
 Use: **Sheds/Miscl**
 Year Built: **1988**
 Area: **1264**
 Class: **D**
 Quality: **1.0**
 Stories: **1**
 Perimeter: **111**
 # Units

Sprinkler: **N**
 Elevator: **N**
 Occup 1: **113**
 Occup 2: **-**
 HVA 1: **-**
 HVA 2: **-**
 Wall Height: **8**
 Land Size: **305355**
 Neigh #: **5**

Market Value **\$1,535**

COMMERCIAL - SHEDS/MISCL (4)

Assessment Rate: **7.15**
 Bldg #: **4**
 Use: **Sheds/Miscl**
 Year Built: **1988**
 Area: **288**
 Class: **S**
 Quality: **1.0**
 Stories: **1**
 Perimeter: **48**
 # Units

Sprinkler: **N**
 Elevator: **N**
 Occup 1: **113**
 Occup 2: **-**
 HVA 1: **-**
 HVA 2: **-**
 Wall Height: **7**
 Land Size: **305355**
 Neigh #: **5**

Market Value **\$450**

COMMERCIAL - SHEDS/MISCL (9)

Assessment Rate: **7.15**
 Bldg #: **9**
 Use: **Sheds/Miscl**
 Year Built: **1947**
 Area: **800**
 Class: **D**
 Quality: **1.0**
 Stories: **1**
 Perimeter: **132**
 # Units

Sprinkler: **N**
 Elevator: **N**
 Occup 1: **102**
 Occup 2: **-**
 HVA 1: **-**
 HVA 2: **-**
 Wall Height: **10**
 Land Size: **305355**
 Neigh #: **5**

Market Value **\$3,593**

COMMERCIAL - SHEDS/MISCL (12)

Assessment Rate: **7.15**
 Bldg #: **12**
 Use: **Sheds/Miscl**
 Year Built: **1988**
 Area: **198**
 Class: **D**
 Quality: **1.0**
 Stories: **1**
 Perimeter: **62**
 # Units

Sprinkler: **N**
 Elevator: **N**
 Occup 1: **477**
 Occup 2: **-**
 HVA 1: **-**
 HVA 2: **-**
 Wall Height: **8**
 Land Size: **305355**
 Neigh #: **5**

Market Value **\$552**

COMMERCIAL - SHEDS/MISCL (13)

Assessment Rate: **7.15**
 Bldg #: **13**
 Use: **Sheds/Miscl**
 Year Built: **1988**
 Area: **1344**
 Class: **D**
 Quality: **1.0**
 Stories: **1**
 Perimeter: **148**
 # Units

Sprinkler: **N**
 Elevator: **N**
 Occup 1: **102**
 Occup 2: **-**
 HVA 1: **-**
 HVA 2: **-**
 Wall Height: **8**
 Land Size: **305355**
 Neigh #: **5**

Market Value **\$5,058**

COMMERCIAL - SHEDS/MISCL (19)

| | |
|-----------------|-------------|
| Assessment Rate | 7.15 |
| Bldg # | 19 |
| Use | Sheds/Miscl |
| Year Built | 1988 |
| Area | 1102 |
| Class | S |
| Quality | 1.0 |
| Stories | 1 |
| Perimeter | 134 |
| # Units | |

| | |
|-------------|--------|
| Sprinkler | N |
| Elevator | N |
| Occup 1 | 477 |
| Occup 2 | |
| HVA 1 | |
| HVA 2 | |
| Wall Height | 14 |
| Land Size | 305355 |
| Neigh # | 5 |

COMMERCIAL - SHEDS/MISCL (20)

| | |
|-----------------|-------------|
| Assessment Rate | 7.15 |
| Bldg # | 20 |
| Use | Sheds/Miscl |
| Year Built | 1988 |
| Area | 1416 |
| Class | D |
| Quality | 1.0 |
| Stories | 1 |
| Perimeter | 166 |
| # Units | |

| | |
|-------------|--------|
| Sprinkler | N |
| Elevator | N |
| Occup 1 | 477 |
| Occup 2 | |
| HVA 1 | |
| HVA 2 | |
| Wall Height | 7 |
| Land Size | 305355 |
| Neigh # | 5 |

LAND DETAILS

| Sequence Number | Land Use | Assessment Rate | Area | Market Value |
|-----------------|-------------------|-----------------|------------|--------------|
| 1 | SINGLE FAMILY RES | 7.150 | 7.01 Acres | \$104,400 |

SALES HISTORY

| Sale Date | Sale Price | Sale Type | Reception |
|------------|------------|-------------------------|-----------|
| 10/03/2016 | \$186,000 | Below average condition | 216113855 |
| 01/27/2014 | \$0 | | 214006702 |
| 05/22/2012 | \$0 | | 212058903 |
| 05/07/2012 | \$155,000 | Good sale | 212052197 |
| 12/10/2004 | \$0 | | 204202414 |
| 01/30/2004 | \$0 | | 204017185 |
| 10/01/1981 | \$0 | Other | |

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: EB2 Levy Year: 2019 Mill Levy: 47.269

| Taxing Entity | Levy | Contact Name/Organization | Contact Phone |
|-------------------------------------|--------|---------------------------|----------------|
| EL PASO COUNTY | 7.222 | FINANCIAL SERVICES | (719) 520-6400 |
| EPC ROAD & BRIDGE SHARE | 0.165 | | (719) 520-6498 |
| CITY OF FOUNTAIN | 10.239 | JOHN LEWIS | (719) 322-2033 |
| EPC-FOUNTAIN ROAD & BRIDGE SHARE | 0.165 | | (719) 520-6498 |
| FTN/FT CARSON SCHOOL NO 8 | 24.845 | DR KEITH OWEN | (719) 382-1300 |
| PIKES PEAK LIBRARY | 3.731 | MIKE VARNET | (719) 531-6333 |
| SOUTHEASTERN COLO WATER CONSERVANCY | 0.902 | JAMES BRODERICK | (719) 948-2400 |
| EL PASO COUNTY CONSERVATION | 0.000 | PAMELA DAVISON | (719) 632-9598 |





Disclaimer
We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

EL PASO COUNTY - COLORADO

5604002002
8630 ERMEL RD

Total Market Value
\$104,400

OVERVIEW

Owner: **SCHEIRMAN HERBERT L**
 Mailing Address: **8625 SHUMWAY RD FOUNTAIN CO, 80817-3037**
 Location: **8630 ERMEL RD**
 Tax Status: **Taxable**
 Zoning: **A-5**
 Plat No: **5416**
 Legal Description: **LOT 2 SAUMURE ACRES**

MARKET & ASSESSMENT DETAILS

| | Market Value | Assessed Value |
|-------------|--------------|----------------|
| Land | \$104,400 | \$30,280 |
| Improvement | \$0 | \$0 |
| Total | \$104,400 | \$30,280 |

No buildings to show.

LAND DETAILS

| Sequence Number | Land Use | Assessment Rate | Area | Market Value |
|-----------------|-------------------------|-----------------|------------|--------------|
| 1 | VACANT RESIDENTIAL LOTS | 29.000 | 5.07 Acres | \$104,400 |

SALES HISTORY

| | Sale Date | Sale Price | Sale Type | Reception |
|---|------------|------------|-----------|-----------|
| + | 04/01/1984 | \$0 | Other | - |
| + | 05/01/1982 | \$0 | Other | - |

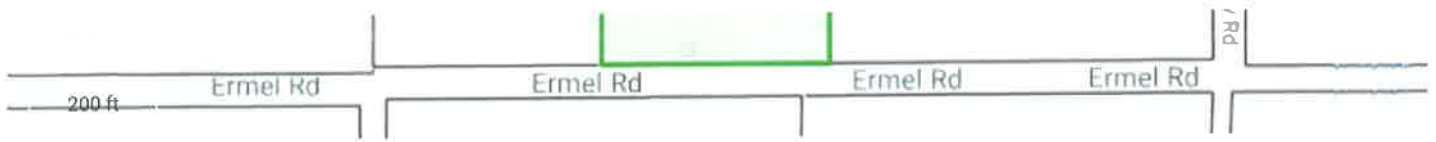
TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **EB2** Levy Year: **2019** Mill Levy: **47.269**

| Taxing Entity | Levy | Contact Name/Organization | Contact Phone |
|-------------------------------------|--------|---------------------------|----------------|
| EL PASO COUNTY | 7.222 | FINANCIAL SERVICES | (719) 520-6400 |
| EPC ROAD & BRIDGE SHARE | 0.165 | - | (719) 520-6498 |
| CITY OF FOUNTAIN | 10.239 | JOHN LEWIS | (719) 322-2033 |
| EPC-FOUNTAIN ROAD & BRIDGE SHARE | 0.165 | - | (719) 520-6498 |
| FTN/FT CARSON SCHOOL NO 8 | 24.845 | DR KEITH OWEN | (719) 382-1300 |
| PIKES PEAK LIBRARY | 3.731 | MIKE VARNET | (719) 531-6333 |
| SOUTHEASTERN COLO WATER CONSERVANCY | 0.902 | JAMES BRODERICK | (719) 948-2400 |
| EL PASO COUNTY CONSERVATION | 0.000 | PAMELA DAVISON | (719) 632-9598 |





No Photo Available



Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

EL PASO COUNTY - COLORADO

5604000031
8655 KANE RD

Total Market Value
\$399,393

OVERVIEW

| | |
|--------------------|---|
| Owner: | SLIVKA DAVID J, SLIVKA ERIN M |
| Mailing Address: | 6349 FARTHING DR COLORADO SPRINGS CO, 80906-7504 |
| Location: | 8655 KANE RD |
| Tax Status: | Taxable |
| Zoning: | A-5 |
| Plat No: | 679 |
| Legal Description: | N2 OF W 20.0 ACRES OF TRACT 22, E2 OF VAC 40.0 FT R/W ADJ FOUNTAIN VALLEY LAND + IRRIGATION CO SUB 1 |

MARKET & ASSESSMENT DETAILS

| | Market Value | Assessed Value |
|-------------|------------------|-----------------|
| Land | \$130,500 | \$9,330 |
| Improvement | \$268,893 | \$19,220 |
| Total | \$399,393 | \$28,550 |

RESIDENTIAL - RANCH (1)

Market Value **\$255,135**

| | | | |
|----------------------|---------------------------|-------------------------|-----------------|
| Assessment Rate | 7.15 | Above Grade Area | 2,576 |
| Bldg # | 1 | First Floor Area | 2,576 |
| Style Description | RANCH | Above First Floor Area | 0 |
| Property Description | FRAME FAIR QUALITY | Lower Level Living Area | 0 |
| Year Built | 1949 | Total Basement Area | - |
| Dwelling Units | 1 | Finished Basement Area | |
| Number of Rooms | 6 | Garage Description | Detached |
| Number of Bedrooms | 3 | Garage Area | 480 |
| Number of Baths | 2.00 | Carport Area | - |

COMMERCIAL - FARM STRUCTURES (BARN) (1)

Market Value **\$13,758**

| | | | |
|-----------------|-------------------------------|-------------|------------|
| Assessment Rate | 7.15 | Sprinkler | N |
| Bldg # | 1 | Elevator | N |
| Use | FARM STRUCTURES (BARN) | Occup 1 | 102 |
| Year Built | 1990 | Occup 2 | |
| Area | 3019 | HVA 1 | |
| Class | P | HVA 2 | |
| Quality | 2.0 | Wall Height | 12 |
| Stories | 1 | Land Size | |
| Perimeter | 312 | Neigh # | 5 |
| # Units | 1 | | |

LAND DETAILS

| Sequence Number | Land Use | Assessment Rate | Area | Market Value |
|-----------------|--------------------|-----------------|-------------|--------------|
| 1 | SINGLE FAMILY RES. | 7.150 | 10.29 Acres | \$130,500 |



SALES HISTORY

| | Sale Date | Sale Price | Sale Type | Reception |
|---|------------|------------|-------------------------|-----------|
| + | 06/04/2018 | \$335,400 | Below average condition | 218063132 |
| + | 05/19/2017 | \$225,000 | Below average condition | 217058101 |
| + | 04/09/2015 | \$0 | - | 215033906 |
| + | 04/09/2015 | \$0 | - | 215033907 |
| + | 05/25/1994 | \$0 | - | 94073002 |
| + | 12/23/1983 | \$0 | - | - |

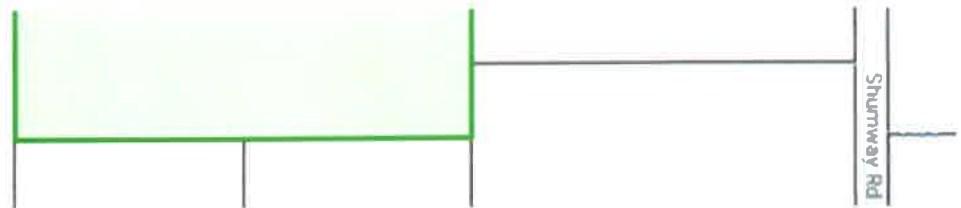
TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **EB2** Levy Year: **2019** Mill Levy: **47.269**

| Taxing Entity | Levy | Contact Name/Organization | Contact Phone |
|-------------------------------------|--------|---------------------------|----------------|
| EL PASO COUNTY | 7.222 | FINANCIAL SERVICES | (719) 520-6400 |
| EPC ROAD & BRIDGE SHARE | 0.165 | - | (719) 520-6498 |
| CITY OF FOUNTAIN | 10.239 | JOHN LEWIS | (719) 322-2033 |
| EPC-FOUNTAIN ROAD & BRIDGE SHARE | 0.165 | - | (719) 520-6498 |
| FTN/FT CARSON SCHOOL NO 8 | 24.845 | DR KEITH OWEN | (719) 382-1300 |
| PIKES PEAK LIBRARY | 3.731 | MIKE VARNET | (719) 531-6333 |
| SOUTHEASTERN COLO WATER CONSERVANCY | 0.902 | JAMES BRODERICK | (719) 948-2400 |
| EL PASO COUNTY CONSERVATION | 0.000 | PAMELA DAVISON | (719) 632-9598 |

200 ft



No Photo Available



Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.



RECEIPT OF PLAT & ELECTRONIC DRAWING FOR ELECTRIC LINE EXTENSION

To be submitted to: City of Fountain Electric Department, 6745 Southmoor Drive, Fountain, CO 80817

Project: RANSOM PROPERTY FILING NO. 1 - REPLAT of SAUMUEL Date: 2-26-2020

Applicant: Steve Ransom (Entity that will enter into contract) Individual [X] Partnership () Corporation () Limited Liability Company () Other ()

This application is intended for Electric. Avg. Building Sq. Footage? 1850

PLAN REQUIREMENTS

- [X] Utility Service Plan, [] Utilities Addressing Plan (UAP), [] Plat and Utility Easement, [] Utilities Design CAD File (UDCF)

Projected date that site will be ready for electric installation: June 2020

Applicant has provided City of Fountain Electric Department with a plat and electronic drawing.

Applicant's Signature: Steve W Ransom (Contract Holder)

Agent's Name: Steve Ransom (Project Contact)

Applicant's Name: Steve W Ransom (Please Type or Print)

Address: 8740 ERMEL RD

Address: 8740 ERMEL RD

City, State, and Zip Code: Fountain CO RD

City, State, and Zip Code: Fountain CO 80817

Telephone and FAX Numbers: 719-310-2869 / 719-382-8732

Telephone and FAX Numbers: 719-310-2869 / 719-382-8732

Cellular / Field Numbers: 719-310-2869 (If Applicable)

Please indicate who the Designs should be sent to: Applicant: [X] Project Manager: []

Applicant's Signature Authorizing the Agent to sign contracts and bind Application to such contracts regarding electric.

For Office Use Only box containing Log #, Electric Department Approval Signature & Title, and Date fields.



Will Serve

February 28, 2020

Ransom Construction Inc.
9519 Bandley Drive
Fountain, CO 80817
Attn: Steve Ransom, President

RE: Ransom's Property Filing No. 1 / A Re-Plat of Saumure Acres Filing 2

To Whom It May Concern:

The purpose of this letter is to inform you that your project known as Ransom's Filing No. 1 / a Re-Plat of Saumure Acres Filing 2, proposed to be located at the Ermel Road and Shumway Road. in Fountain Colorado; will be served by the City of Fountain Electric Department as it falls within the City of Fountain's certificated electric service area.

Please keep in mind structures may not be built within any easement areas and all costs associated with supplying power to new buildings would be the responsibility of the developer, along with any additional upgrades that would be necessary to serve this project.

We look forward to continuing serving your needs. If you have any questions or concerns regarding this matter please contact me at 322-2092.

Sincerely,

Tracy Tillman
Distribution System Designer
City of Fountain
Electric Department
719-322-2092
Fax 719-391-0463
ttillman@fountaincolorado.org

:hs

LETTER OF WATER SERVICE

DATE: February 28, 2020
TO: Ransom Construction Inc.
FROM: City of Fountain Water Department
RE: Ability to serve Potable Water at the property currently
Enumerated as 8740 Ermel Road, Fountain, CO 80817



To Whom It May Concern:

This letter is being provided to attest that the City of Fountain's Water Utility has the available Capacity and Infrastructure near the above-described property, and is willing to serve Potable Water to the property upon approval of any Plan and Permit submittals and receipt of all required fees.

All On-Site improvements to convey Water from the existing Distribution mains located within Ermel Rd and Shumway Rd must be designed and constructed at the owner's cost. All plans for Potable Water Infrastructure must be submitted for review and approval by the City of Fountain's Potable Water Utility before any construction will be permitted.

If you have any further questions please contact me via email or telephone.

Respectfully,

A handwritten signature in blue ink, which appears to read "Taylor T. Murphy".

Taylor T. Murphy, EIT
City of Fountain Water Department
Water Resource Engineer
116 S. Main St., Fountain, CO
719-322-2071
Tmurphy2@fountaincolorado.org

POLARIS SURVEYING, INC.

1903 Lelaray Street, Suite 102

Colorado Springs, CO 80909

Phone 719/448-0844 Fax 719/448-9225

LEGAL DESCRIPTION

LOT 2, OF "SAUMURE ACRES FILING 2" A SUBDIVISION PLAT AS RECORDED UNDER PLAT BOOK O-3, PAGE 1, PLAT #05753, RECEPTION NUMBER 792096 OF THE RECORDS OF EL PASO COUNTY, COLORADO, LOCATED IN A PORTION OF THE SOUTHEAST $\frac{1}{4}$, SECTION 4, TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE CITY OF FOUNTAIN ,COUNTY OF EL PASO, STATE OF COLORADO.

AREA = 9.82 ACRES +/-

AKA: 8740 ERMEL ROAD, FOUNTAIN, COLORADO