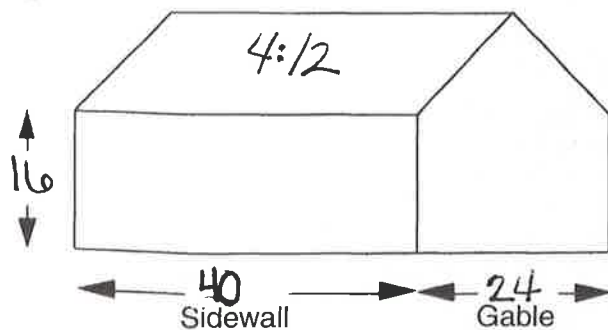


# STEEL STRUCTURES AMERICA, INC.

1-800-833-9997

Appt. Time \_\_\_\_\_  
Date \_\_\_\_\_

Name William Russell  
Mailing Address Same  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Job Address 12970 Vollmer Rd. ✓  
City Colorado Springs State CO  
County E.L. Paso Zip 80908  
Telephone Home \_\_\_\_\_ Work \_\_\_\_\_



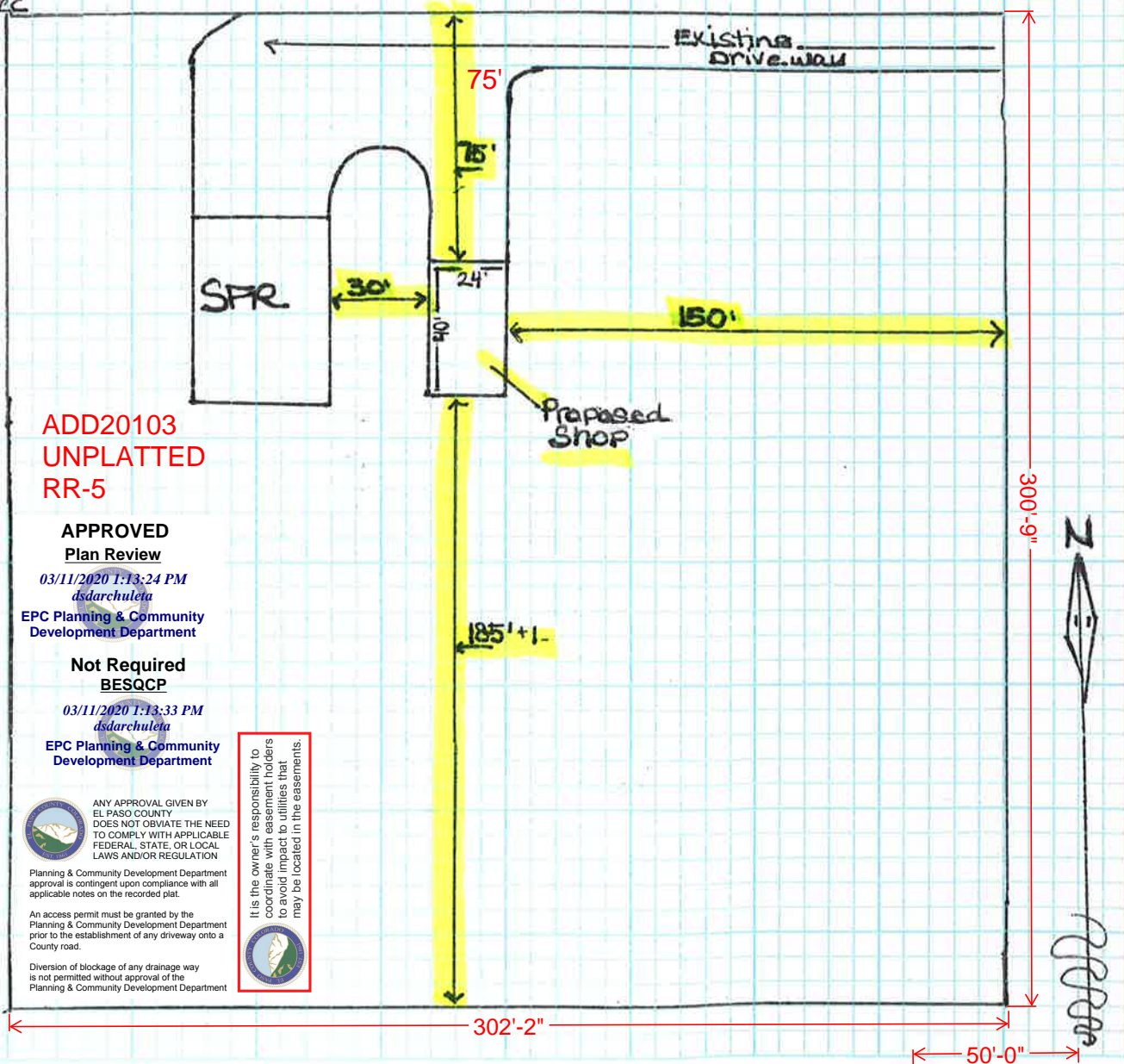
Building Size 24' x 40' x 16' ✓

**REVISED 3/10/20**

0 10' 20' 30' 40' 50' 60' 70' 80' 90'

Parcel: 5209000110 ✓  
Zoning: RR-5  
2.2 Acres

**SITE PLAN**



**ADD20103  
UNPLATTED  
RR-5**

**APPROVED  
Plan Review**

03/11/2020 1:13:24 PM  
dsdarchuleta

EPC Planning & Community  
Development Department

**Not Required  
BESQCP**

03/11/2020 1:13:33 PM  
dsdarchuleta

EPC Planning & Community  
Development Department



ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT OVIATE THE NEED  
TO COMPLY WITH APPLICABLE  
FEDERAL, STATE, OR LOCAL  
LAWS AND/OR REGULATION

Planning & Community Development Department  
approval is contingent upon compliance with all  
applicable notes on the recorded plat.

An access permit must be granted by the  
Planning & Community Development Department  
prior to the establishment of any driveway onto a  
County road.

Diversion of blockage of any drainage way  
is not permitted without approval of the  
Planning & Community Development Department

It is the owner's responsibility to  
coordinate with easement holders  
to avoid impact to utilities that  
may be located in the easements.



Customer Signature

Sales Signature

Scale: 1-50'

# RESIDENTIAL



2017 PPRBC

Address: 12970 VOLLMER RD, COLORADO SPRINGS

Parcel: 5209000110

Plan Track #: 125745

Received: 04-Mar-2020 (BECKYA)

Map #: 320G

## Description:

**DETACHED GARAGE POLE BARN**

Contractor: STEEL STRUCTURES AMERICA INC.

Type of Unit:

## Required PPRBD Departments (2)

Floodplain	Construction
(N/A) RBD GIS	Released for Permit 03/10/2020 3:01:44 PM  beckya CONSTRUCTION

## Required Outside Departments (1)

County Zoning <b>APPROVED</b> <u>Plan Review</u> 03/11/2020 1:15:29 PM dsdarchuleta EPC Planning & Community Development Department
---

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.

SFD181519  
ATTACHED IS INFO  
SUPPORTING THAT  
PARCEL IS  
LEGAL NON-CONFORMING

330'-0"

PROPERTY LINE

30' SETBACK LINE

60'-0"

DRIVEWAY

60'-0"

82'-5 1/2"

SECONDARY ACCESS MUST BE VACATED

APPROVED

12/15/2018 2:46:55 PM

ENumeration

APPROVED

12/15/2018 2:46:55 PM

ENumeration

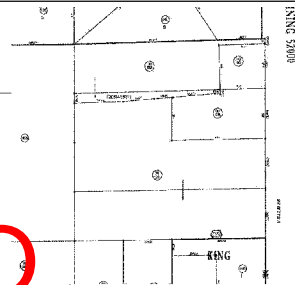
THE EAST 330 FEET OF THE NORTH HALF OF THE NORTH  
HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST  
QUARTER OF SECTION 9 IN TOWNSHIP 12 SOUTH, RANGE 65  
WEST OF THE 6TH P.M., EXCEPT 30 FEET ON THE NORTH  
AND ANY PORTION ALONG THE EAST SIDE OF SUBJECT  
PROPERTY LYING WITHIN THE PUBLIC ROADWAY.

THE EAST 330.0 FEET N2N2N1/4SE4 EX 30 FEET ON N AND  
ANY PART ALG E SIDE OF SD TRACT LY WITHIN RD SEC  
09-12-65

30' SETBACK LINE

PROPERTY LINE

330'-0"



Released for Permit  
12/12/2018 2:46:55 PM



SFD181519  
RR-5  
CD: 4/20/72 BY DEED

Property Information	
Property Owner's Name	THE VOLLMER TRACT, INC. (THE VOLLMER TRACT)
Address	12970 VOLLMER ROAD, COLORADO SPRINGS, CO 80908
Parcel Number	00000000000000000000
Legal Description	THE VOLLMER TRACT, INC. (THE VOLLMER TRACT)
Map Number	12970 VOLLMER ROAD, COLORADO SPRINGS, CO 80908
Map Date	12/15/2018
Map Scale	1" = 100' U.S.C.
Map Author	Twilight Drafting LLC
Map Date	12/15/2018
Map Scale	1" = 100' U.S.C.
Map Author	Twilight Drafting LLC

PLOT PLAN  
SCALE: 1/16" = 10'



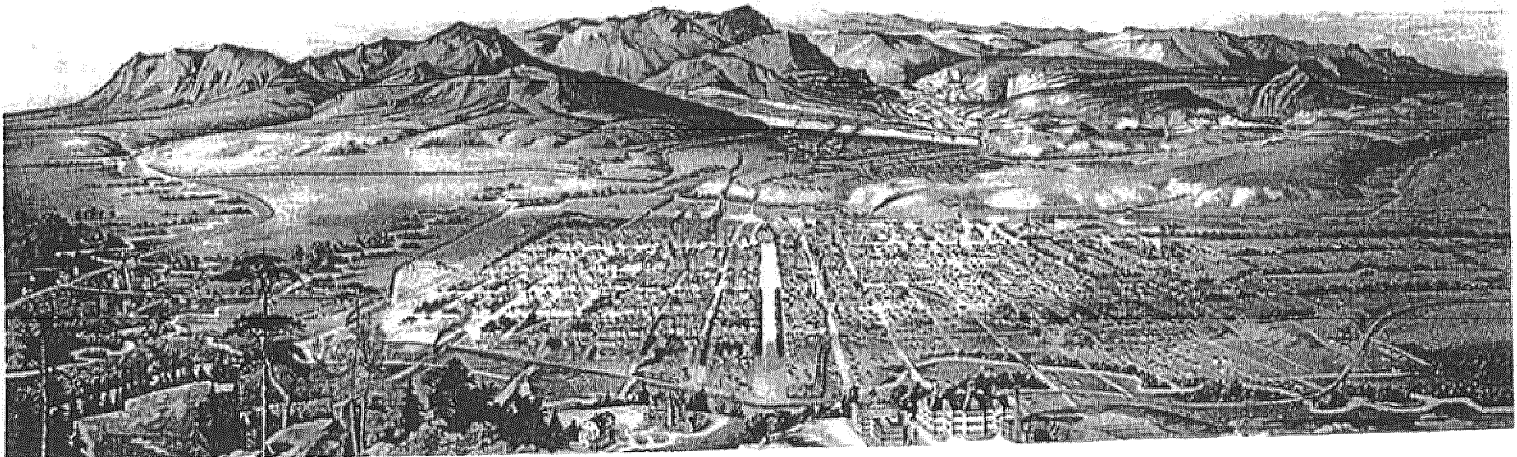
Matt Berkheimer  
Vollmer Home  
12970 Vollmer Road  
Colorado Springs, Co. 80908

Scale: 1" = 100' U.S.C.	
Plan Date:	Revision #:
10.25.18	For Review
10.27.18	For Review
11.08.18	For Review

Builder Date  
Matt Berkheimer

PAVE FOUNDATION  
PLOT PLAN

Sheet Number  
A0



PHILIP J. ANDERSON

Attorney at Law

pja5713@gmail.com

(719)-331-2732

31 North Tejon Street  
Suite 500  
Colorado Springs, CO 80903

December 11, 2018

TO: Kari/Mike

FROM: P. J.

Kari/Mike,

John Berkheimer dropped into my office today on the advice of a mutual friend. Apparently there is a subdivision issue on his parcel with the question being whether the date of the creation of his parcel of land was prior to the passage of the County's subdivision regulations in 1972. The issue is the date the land was deeded/conveyed versus the recording date, which in this case was some years later.

Please be advised that the actual creation/division of the land occurs when title is transferred, not when or if the deed is recorded. I know it is somewhat typical to first look at the recording date at the County Assessor's Office but not all deeds get recorded in a timely manner, for whatever reason, as was the case here. The deed for this parcel was notarized and conveyed on April 20, 1972, almost three months prior to the County's adoption of applicable subdivision regulations. As usual, I am happy to discuss this further at any time and appreciate your help getting John going on replacing the house that was lost to the fire.

Sincerely,

Philip J. Anderson

00692690

1980 AUG 14 AM 8:03

BOOK 3340 PAGE 376

Filed for record the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_\_  
 \_\_\_\_\_  
 El Paso County Clerk & Recorder

RECORDED

# Warranty Deed

Know all Men by these Presents, That \_\_\_\_\_

Marty Alva Barker

of the County of El Paso and State of Colorado, for the  
 consideration of One Dollar and other good and valuable considerations, in hand paid, hereby sell and  
 convey to David C. Polhemus and Betty J. Polhemus

\*in Joint Tenancy\*.

of the County of El Paso and State of Colorado  
 whose mailing address is 12760 Vollmer Road, Colorado Springs  
 the following Real Property situate in the County of El Paso and State of  
 Colorado, (Assessor's Schedule Number \_\_\_\_\_) to-wit:

The East 330 feet of the North half of the North half of the Northeast quarter  
 of the Southeast quarter of Section 9 in Township 12 South, Range 65 West of  
 the 6th P.M., except 30 feet on the North and any portion along the East side  
 of Subject property lying within the public roadway.

STATE DOCUMENTARY  
 AUG 14 1980  
 FEE \$ 3.50

with all its appurtenances and warrant(s) the title to the same, subject to general taxes,  
 reservations, restrictions easements and Deed of Trust of record.

Signed and delivered this 20th day of April, 1972

Marty Alva Barker

Colorado } ss. The foregoing instrument was acknowledged before me  
 El Paso }  
 this 20th day of April, 1972,  
 by Marty Alva Barker

My hand and official seal.  
 My commission expires October 19, 1974

William C. Huns  
 NOTARY PUBLIC

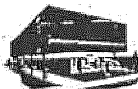
STATE OF \_\_\_\_\_ } ss. The foregoing instrument was acknowledged before me  
 County of \_\_\_\_\_ }  
 this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
 by \_\_\_\_\_ as \_\_\_\_\_ President  
 and \_\_\_\_\_ as \_\_\_\_\_ Secretary of  
 \_\_\_\_\_ a corporation.

Witness my hand and official seal.  
 My commission expires \_\_\_\_\_

NOTARY PUBLIC

DEMPOCO-PL(H) 152  
 CTC 818472

\*If joint tenancy is not desired,  
 strike the phrase between the asterisks.



Furnished by  
 COLORADO TITLE GUARANTY CO.  
 EL PASO ABSTRACT CO.  
 121 East Vermijo Ave.  
 Colorado Springs, Colorado

JUL 10 1978

BOOK 3059 PAGE 917

Filed for record the \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19 \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

No. 451210

HARRIET BEALS RECORDER

Elizabeth A. Smith Deputy

State of Colorado  
County of El Paso

## Warranty Deed

Know all Men by these Presents, That

Marty Alva Barker

of the County of El Paso and State of Colorado, for the consideration of One Dollar and other good and valuable considerations, in hand paid, hereby sell and convey to David C. Polhemus and Betty J. Polhemus

\*in Joint Tenancy\*

of the County of El Paso and State of Colorado, whose mailing address is 12760 Vollmer Road Colorado Springs, the following Real Property situate in the County of El Paso and State of Colorado, (Assessor's Schedule Number \_\_\_\_\_) to-wit:

The West 990 feet and the North 30 feet of the East 330 feet of the North half of the North half of the Northeast Quarter of the Southeast Quarter of Section 9 in Township 12 South, Range 65 West of the 6th P.M., except any portion along the East side of Subject property lying within the public roadway.

STATE DOCUMENTARY

JUL 10 1978

FFB 1.00

with all its appurtenances and warrant(s) the title to the same, subject to general taxes, reservations, restrictions, easements and Deed of Trust of record.

Signed and delivered this 20th day of April, 1972

Marty Alva Barker

STATE OF Colorado

County of El Paso

ss.

The foregoing instrument was acknowledged before me

this 20th day of April, 1972,

by Marty Alva Barker

Witness my hand and official seal.

My commission expires October 19, 1974

William C. Jordan

NOTARY PUBLIC

STATE OF Colorado } ss.

The foregoing instrument was acknowledged before me

this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_ as \_\_\_\_\_ President

and \_\_\_\_\_ as \_\_\_\_\_ Secretary of

a corporation.

Witness my hand and official seal.

My commission expires \_\_\_\_\_

NOTARY PUBLIC

DEMPUSCO-PL (H) 152  
GTS 918472

\*If joint tenancy is not desired,  
strike the phrase between the asterisks.



Furnished by  
COLORADO TITLE GUARANTY CO.  
EL PASO ABSTRACT CO.  
121 East Vermijo Ave.  
Colorado Springs, Colorado



Recorded at 11 30 o'clock A.M. OCT 7 1976  
Reception No. 268268 HARRIET BEALS  
BOOK 2865 PAGE 799  
Recorder: Harriet Beals  
Deputy

THIS DEED, Made this 16th day of April, 1972,

Between David C. Polhemus and Betty J. Polhemus

of the County of El Paso and state of Colorado, of the first part, and

Marty Alva Barker

of the County of El Paso and state of Colorado, of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten Dollars and other valuable considerations TEN DOLLARS, to the said parties of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have remised, released, sold, conveyed and QUIT CLAIMED, and by these presents do remise, release, sell, convey and QUIT CLAIM unto the said party of the second part, heirs, successors and assigns, forever, all the right, title, interest, claim and demand which the said parties of the first part have in and to the following described lot or parcel of land situate, lying and being in the County of El Paso and State of Colorado, to wit:

The North half of the North half of the Northeast quarter of the Southeast quarter of Section 9 in Township 12 South, Range 65 West of the 6th P.M., except the East 30 feet thereof for road purposes, as reserved in deed recorded in Book 565 at Page 247 under Reception No. 299940, and except any portion along the North side of subject property lying within the public roadway

OCT 7 1976  
FEE \$ None

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said parties of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, heirs and assigns forever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

David C. Polhemus [SEAL]

Betty Polhemus [SEAL]

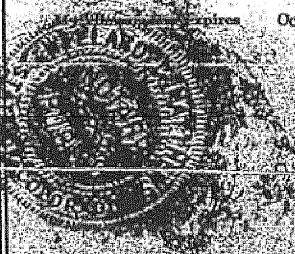
[SEAL]

[SEAL]

STATE OF COLORADO, } ss.  
County of El Paso

The foregoing instrument was acknowledged before me this 16th day of April 1972, by David C. Polhemus and Betty J. Polhemus

Witness my hand and official seal. October 19, 1974



Willard C. Pratt

Notary Public

MAR 13 1972 1/3

BOOK 2473 PAGE 364

Filed for record the \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19\_\_\_\_ at \_\_\_\_\_  
No. 869302

HAROLD BEALS

RECORDER

# Warranty Deed

Know all Men by these Presents, That \_\_\_\_\_

Charles E. Helm and Leta Helm

of the County of El Paso and State of Colorado, for the consideration of One Dollar and other good and valuable considerations, in hand paid, hereby sell and convey to David G. Polhemus and Betty J. Polhemus

"in Joint Tenancy",

of the County of El Paso and State of Colorado, the following Real Property situate in the County of El Paso and State of Colorado, to-wit:

The North half of the North half of the Northeast quarter of the Southeast quarter of Section 9 in Township 12 South, Range 05 West of the 6th P.M., except the East 30 feet thereof for road purposes, as reserved in deed recorded in Book 565 at Page 247 under Reception No. 299940, and except any portion along the North side of subject property lying within the public roadway,

in El Paso County, Colorado

STATE DOCUMENTARY

MAR 13 1972

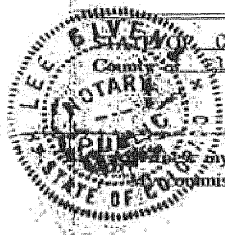
FEE \$ 3.00

with all its appurtenances and warrant(s) the title to the same, subject to taxes for 1972 and subsequent years, restrictions, reservations, and easements of record, if any.

Signed and delivered this Tenth day of March, 19 72.

Charles E. Helm

Leta Helm

County of El Paso

ss. The foregoing instrument was acknowledged before me

this 10th day of March, 19 72  
by Charles E. Helm and Leta Helm

Witness my hand and official seal.

My commission expires March 22, 1972

Lee B. Evans

NOTARY PUBLIC

STATE OF \_\_\_\_\_  
County of \_\_\_\_\_

ss. The foregoing instrument was acknowledged before me

this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

by \_\_\_\_\_ as \_\_\_\_\_ President

and \_\_\_\_\_ as \_\_\_\_\_ Secretary of

a corporation.

Witness my hand and official seal.

My commission expires \_\_\_\_\_

NOTARY PUBLIC

BENPUBCO-PLIN/152  
CTG 611069

\*If joint tenancy is not desired,  
strike the phrase between the asterisks.



Furnished by  
COLORADO TITLE GUARANTY CO.  
EL PASO ABSTRACT CO.  
121 East Vermijo Ave.  
Colorado Springs, Colorado



# RESIDENTIAL

2011 PPRBC



Address: 12970 VOLLMER RD, COLORADO SPRINGS

Parcel: 5209000110  
Map #: 325F

Plan Track #: 112144  Received: 12-Nov-2018 (BECKYA)

## Description:

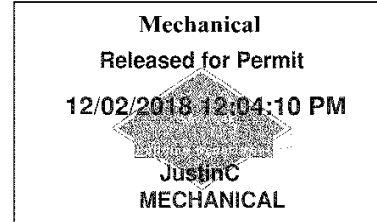
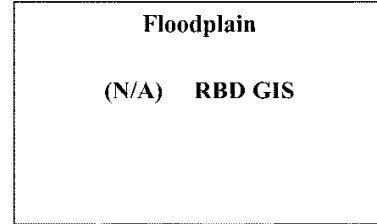
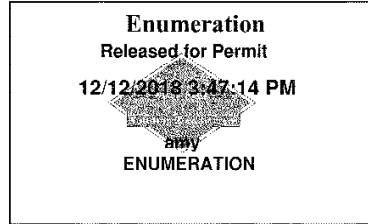
### RESIDENCE

Contractor: HOMEOWNER

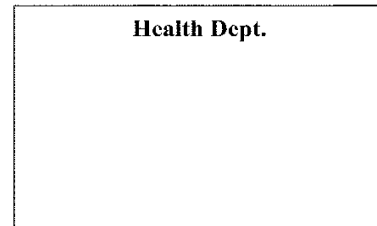
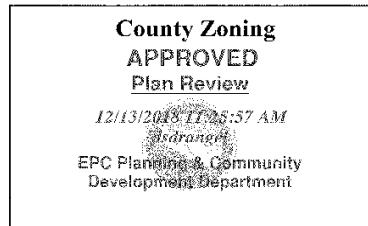
Type of Unit:

Garage	864	
Lower Level 2	1530	
Main Level	1872	
	4266	Total Square Feet

## Required PPRBD Departments (4)



## Required Outside Departments (2)



Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.