



Huerfano County

401 Main Street,
Walsenburg, CO 81089

719-738-1220 Ext.103

GPID	Water Tap Permit
SITE ADDRESS: 25201 HWY 69 Gardner, CO 81040	ISSUED:
	EXPIRES: Upon Termination

PARCEL: 15878

Permit Request Details:
3/4 Water Line to the property

APPLICANT: Nicole Sudderth

OWNER: Nicole Sudderth
Owner Address PO Box 231 La Veta, CO 81055

PERMIT INFO: Size of water line requested: 3/4

Commercial Residential

Requested completion date: ASAP

FEES:	Paid	Due
Administrative Fee	50.00	10/26/23

CONDITIONS

Upon approval of the Huerfano County
Board of County Commissioners.

Total: 52.00

Action by the Authorized Permitting Authority

Approved Conditional Approval Denial

Name _____

Signature _____ Date: _____

Comments _____

Title _____



Huerfano County
Land Use Department
401 Main Street, Suite 304
Walsenburg, Colorado 81089
719-738-1220, Ext. 117 (Bldg Department)

October 17, 2023

This Letter is concerning Nicole Sudderth with property located at 25201 Highway 69, in the SE4 of SEC 13 TWP 26 RNG 70 (parcel number 15878) in Gardner. After investigating, the property, there is only one structure on the property and one camper. There were no code violations.

Nicole Sudderth has applied for a water tap permit with GPID to supply water to her property.

Please let us know if you have any further questions or concerns.

Best Regards,

Cheri Chamberlain

Huerfano County
Building and Code Enforcement
401 Main Street Suite 304
Walsenburg, CO 81089
(719) 738-1220 ext. 117 (Office)
(719) 248-6715 (Cell)
cchamberlain@huerfano.us

Ryan Sablich

Huerfano County
Building and Code Enforcement
401 Main Street Suite 304
Walsenburg, CO 81089
(719) 738-1220 ext. 118 (Office)
(719) 248-9019 (Cell)
rsablich@huerfano.us



Gardner Public Improvement District Water/Sewer Tap Application

Name: Nicole Sudderth

Phone #: 303-944-7319

Email: nicolesudderth@gmail.com

Address: PO BOX 231 La Veta, Co 81055

Parcel #: Lengthy Legal, see attached

Proof of ownership: Warranty Deed

Size of water line requested (3/4 standard): 3/4

(See attached Resolution 18-50 for meter size and fee schedule information)

Commercial Property: Residential Property:

Requested date of water/sewer tap completion: ASAP

Signature: Nicole Sudderth Date: 09/25/2023

(By signing you acknowledge & agree to Resolutions 18-50 - GPID Rules & Regulations)



FOR OFFICIAL USE ONLY

(Attach receipt to documents)

Payment received by: Cheri Chambala Date: 10/26/23

Amount received: 50.00

Signature: Cheri Chambala Date: 10/26/23

WARRANTY DEED

State Doc Fee: \$4.00
Recording Fee: \$18.00

THIS DEED is dated the 21 day of September, 2023, and is made between

John A. Castro and Marie Y. Castro

(whether one, or more than one), the "Grantor" of the County of El Paso and State of Colorado and Nicole Sudderth and John Brent Sudderth

the "Grantees", whose legal address is 25201 Highway 69, Gardner, CO 81040 of the County of Huerfano and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of Forty Thousand Dollars and No Cents (\$40,000.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantees and the Grantees' heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property, together with any improvements thereon, located in the County of Huerfano and State of Colorado described as follows:

A tract of land located in the Southeast One-quarter of Section 13, Township 26 South, Range 70 West of the Sixth Principal Meridian, County of Huerfano, State of Colorado, said tract being more particularly described as follows:

Commencing at the Southeast corner of said Section 13, monumented with a No. 6 Rebar with 3-1/4" Aluminum Cap LS No. 16163; Thence S 89°09'00" W (a bearing relative to the South line of said Section 13 between the Southeast corner, monumented with a No. 6 Rebar with a 3-1/4" Aluminum Cap LS No. 16163 and the South quarter corner monumented with a 3x2" bolt as it was accepted in 1870 per Town of Gardner Map, File No. E-52 dated June 10, 1964, assumed to bear S 89°09'00" W and to which all other bearings noted herein or relative along the South line of the Southeast one-quarter of said Section 13 a distance of 918.51 feet: thence N 00°51'00" W a distance of 216.00 feet to the Point of Beginning, said point being the North line of an existing alley as traveled:

- 1) Thence S 89°09'00" W along the North line of said alley a distance of 113.52 feet to a point on a fence line North, and also being a point on a Boundary Line Agreement;
2) Thence departing the North line of said alley N 00°51'00" W along said Boundary Line Agreement a distance of 161.73 feet;
3) Thence departing said Boundary Line Agreement N 88°07'28" E a distance of 116.08 feet;
4) Thence S00°02'20" W a distance of 163.83 feet, more or less, to the Point of Beginning.

also known by street address as: 25201 Highway 69, Gardner, CO 81040

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantees, and the Grantees' heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the ensembling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to: Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a).

And the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

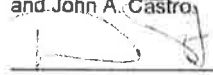
IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Marie Y. Castro signature and name

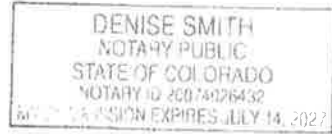
John A. Castro signature and name

State of Colorado
County of Huerfano

The foregoing instrument was acknowledged before me this 21 day of September, 2023 by Marie Y. Castro
and John A. Castro



Notary Public: _____
My Commission Expires: _____



paid by the metered, and the cost of all such metering equipment shall be paid by the applicant for service.

4.8 New Construction. All new construction and any reconstruction within the District must connect to applicable water and sewer at owner's expense.

4.9 Water Tap Fee Schedule. The Fee Schedule can be changed by the Board, at any time, with required public notice.

The current "tap" or "connection" fees for water within the District shall be by meter size, as follows:

5/8"	meter	\$5,500.00	Residential
5/8"	meter	\$5,500.00	Commercial
3/4"	meter	\$6,500.00	Residential
3/4"	meter	\$6,500.00	Commercial
1"	meter	\$7,500.00	Residential
1"	meter	\$7,500.00	Commercial
1 1/2"	meter	\$16,000.00	Residential
1 1/2"	meter	\$16,000.00	Commercial

2" and above – As set by the Board

The District shall assess a charge of \$1,500.00 for a stand-by fire protection tap up to and including 2" in diameter; \$4,000.00 for a stand-by fire protection tap larger than 2" in diameter, but not exceeding 4" in diameter.

The annual service charge for stand-by fire protection shall be assessed as follows:

2"	tap	\$75.00
4"	tap	\$150.00

An annual certification is required.

Stand-by fire protection tap fees charged to commercial users shall be identical with those charged to all other users in the district.

The owner is responsible for all costs associated with the water line installation beyond the meter and any damages that result to the meter, yoke, or any part of the water system as a result of owner's work. Charges shall be paid by the applicant for a tap, or by their duly authorized agent. Any costs in addition for connection of said water tap shall be at the property owner's expense.

ACCOUNT FILE MAINTENANCE

INQUIRY ONLY

Account Name SUDDERTH, NICOLE & JOHN BRENT
 Address 1 PO BOX 231
 Address 2 LA VETA
 Address 3
 Address 4
 State/Zip CO 81055 0000
 Property HWY 69 # 25201
 Map Num 28-4875-134-00-229
 Prev Name1 CASTRO, MARIE Y & JOHN A
 Prev Name2

VALUES-ASSD	TAXABLE	EXEMPT
LAND	145	
IMPROVMENT	464	
TOTALS	609	
Ignore PP \$	14508	Exemption N
NOV #	6053	NOD #

Use 1212 City 00000 Subdv 0220
 Anlys 000 Tax/Dst 1GS Zone 00
 Exempt Late Filing Advrt Y Bnkrupt N
 ACRES: Master Legal Value
 0000000043 000 043

CHANGES

Parcel On 10/04/2023 By COHUPTON	CMD1-Value Change	CMD2-Legal Change
Name On 10/04/2023 By COHUPTON	CMD3-Both Changes	CMD4-Sales Change
Values On 04/01/2013 By COHUMELI		
Legal On 10/04/2023 By COHUPTON	CMD22-Abort Entry	HELP-More Details

HUERFANO COUNTY GOVERNMENT

Huerfano County, Colorado
SPANISH PEAKS COUNTRY

Step 1: Select Payments

Step 2: Review and Submit

Step 3: Confirmation and Receipt

Step 3: Confirmation and Receipt

Result: Payment Authorized Confirmation Number: 144744202

Your payment has been authorized successfully and payment will be processed.

Huerfano County Treasurer Thanks You For Your Business. Credit Card Services provided by Huerfano County Treasurer in connection with POINT & PAY.
Signature: _____ Thank you for using our bill payment services.

Please save or print a copy of this receipt for record keeping purposes.

My Bills

Description	Amount Due
GPID payment of \$50.00	\$50.00
Subtotal:	\$50.00
Convenience Fee:	\$2.00
Total Payment:	\$52.00

Customer Information

First Name: Nicole D
Last Name: Sudderth
Address Line 1: PO Box 231
Address Line 2:
City: La Veta
State: Colorado
Zip Code: 81055
Phone Number: (303)944-7319
Email Address: nicolesudderth@gmail.com

Payment Information

Payment Date: 10/26/2023
Card Type: Visa
Card Number: *****3904

Print

Finished