



Huerfano County

401 Main Street,
Walsenburg, CO 81089

719-738-1220 Ext.103

BULK-23-0008

Bulk Water Application

SITE ADDRESS: NO SITUS ADDRESS

PROJECT NAME: Kattar- Bulk Water

EXPIRES: 03/16/2024

PARCEL: 12028

Permit Request:

Plans to build a home, currently has barn, septic, and cistern

APPLICANT: KATTAR, RICHARD, KATHRYN &
1589 BLACKWOOD COURT
ERIE, CO 80516-0000

OWNER: KATTAR, RICHARD, KATHRYN &
1589 BLACKWOOD COURT
ERIE, CO 80516-0000

PERMIT INFO:

User Type Non County Resident
Full-time resident No, I Am A Part Time Or Seasonal Resident
Residence on property No
Electrical Service No

VALUATION:	<u>Quantity</u>	<u>Value</u>	FEES:	<u>Paid</u>	<u>Due</u>
			Administrative Fee	50.00	\$0.00
CONDITIONS				Total: \$50.00	\$0.00

Action by the Authorized Permitting Authority

Approved Conditional Approval Denial

Name _____

Signature _____ Date: _____

Comments _____

Title _____

EXHIBIT "A"
EXCEPTIONS TO TITLE

1. Taxes for the year 2020, a lien not yet due and payable.
2. Distribution of Utility Easements (including cable tv)
3. Those specifically described rights of third parties not shown by the public records of which Buyer has actual Knowledge and which were accepted by Buyer in accordance with § 8.3 (off record Title) and § 9 (New ILC or New Survey)
4. Inclusion of the Property within any special taxing district
5. Any special Assessment if the improvements were not installed as the date of Buyers' Signature hereon, whether assessed prior to or after closing.
6. Declaration of Protective Covenants for Southwinds Ranch, recorded June 10, 1996 at Book 412, Page 456.
7. Easement between San Isabel Electric Association Inc. and Don and/or Judy Mc Clain, recorded July 5, 2011 at Reception No. 391380.



SOUTHWINDS

Parcel 12028
Name KATTAR, RICHARD,
KATHRYN &
Address AMBER VANZANT
Address2 1589 BLACKWOOD
COURT
Address3 ERIE
Address4
Zipcode 805, 160,000
Physical Address
Map number 28-4877-253-
00-084

Zoom In

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



September 20, 2023

This Letter is concerning Richard & Kathryn Kattar and Amber Vanzant (parcel number 12028) in Gardner. After investigating, the property, there is one building on the property. There are no code violations on this property.

Richard & Kathryn Kattar and Amber Vanzant have applied for a bulk water permit with plans to build a home, currently have a barn on the 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

ACCOUNT FILE MAINTENANCE

INQUIRY ONLY

Account Name 12028 Flag R LEGAL DESCRIPTION Acres
 Name KATTAR, RICHARD, KATHRYN & LOT 8 SOUTHWINDS RANCH
 Address 1 AMBER VANZANT 38.48 AC MAP#378 411-707
 Address 2 1589 BLACKWOOD COURT 415-499-500 REC#331076
 Address 3 ERIE 362068 372091 384204
 Address 4 421050 #425412 SRVY 1139
 State/Zip CO 80516 0000

Property
 Map Num 28-4877-253-00-084
 Prev Name1 MCCLAIN, DON & JUDY
 Prev Name2 MALTSBERGER, PHIL

VALUES-ASSD TAXABLE EXEMPT
 LAND 12271

Use 0550 City 00000 Subdv 0544
 Anlys 000 Tax/Dst 1GS Zone 00
 Exempt Late Filing Advrt Y Bnkrpt N
 ACRES: Master Legal Value
 00000003848 000 3848

TOTALS 12271
 Ignore PP \$ 14508 Exemption N
 NOV # 5570 NOD #

CHANGES

Parcel On 12/12/2022	By COHUPTON	CMD1-Value Change	CMD2-Legal Change
Name On 01/14/2021	By COHUPTON	CMD3-Both Changes	CMD4-Sales Change
Values On 03/28/2005	By DIEGO		
Legal On 12/12/2022	By COHUPTON	CMD22-Abort Entry	HELP-More Details