



**Huerfano County  
Land Use Department  
401 Main Street, Suite 304  
Walsenburg, Colorado 81089  
719-738-1220, Ext. 1117 (Bldg Department)**

March 27, 2023

This Letter is concerning Sharon Miranda, who owns A parcel of land located in Black hills #1, Tracts 249 &250 (parcel 2045852) , zoned agricultural (see parcel map). After investigating. The property, there is one residential structure currently on the property.

The land owners currently haul water from Walsenburg and are concerned with the city changing the mileage limits which will leave them with no water. They are approximately 18 miles from Gardner and would like to set up bulk water for the house, shower, and laundry, etc. from Gardner water station.

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](mailto:cchamberlain@huerfano.us)

**Ryan Sablich**  
Huerfano County  
Building and Code Enforcement  
401 Main Street Suite 304  
(719) 738-1220 ext. 118 (Office)  
(719) 248-9019 (Cell)  
[rsablich@huerfano.us](mailto:rsablich@huerfano.us)



**PERMIT AND AGREEMENT FOR BULK WATER USE**

This permit and agreement for bulk water use ("Application") is entered into by and between the Gardner Water and Sewer Public Improvement District ("District") and:

Sharon Miranda to become effective on \_\_\_\_\_  
(Printed Name) ("Effective Date").

Applicant is requesting bulk water as a

County Resident  Non County Resident \_\_\_\_\_

Licensed Contractor of Hue fano County \_\_\_\_\_

Physical address of property where water will be used:  
35350 County Road 550 Walsenburg Co. 81089

In space provided please explain why you are requesting to open a bulk water account:  
TO supply water to my house for showering laundry (ect)

The city of Walsenburg is in the process of changing the  
Milage Range from to city limits. One that happens it  
will be cutoff city water haul. A lot of County people  
will be left with out water. &

Approx. 18 miles from Gardner,  
people across the Road are Gardner Address.

Attach proof of ownership to this form Accepted forms of ownership are a Property Deed, Treasurers Deed, or File Maintenance print out from county Assessor's Office.

**Bulk Water Rates and Administrative Fee.**

**County Resident Rate:**

\$0.04 cents per gallon up to 30,000 gallons per calendar year, limited to 2,500 gallons per month. Use exceeding 30,000 gallons per calendar year will be charged \$0.08 cents per gallon, limited to 1,500 gallons per month. County resident status is defined as owning a parcel of land within the 81040 postal zip codes, or within the Upper Huerfano River drainage basin with an approved conforming primary residence on the parcel.

**Non County Resident Rate:**

\$0.08 cents per gallon up to 30,000 gallons per calendar year, limited to 2,500 gallons per month. Use exceeding 30,000 gallons per calendar year shall not be permitted. Nonresident is defined as an owner of any un-improved parcel of land within the 81040 postal zip codes, or within the Upper Huerfano River basin, or any user outside of the Upper Huerfano River basin.

**Licensed Contractor of Huerfano County:**

Contractors licensed in Huerfano County shall be charged a rate of \$08.5 cents per gallon and limited to 15,000 gallons per calendar year.

**Administrative Fee:**

A non-refundable new application administrative fee of \$50.00 dollars is due at time of application submittal.

*Huerfano County has land use regulations. Account holders charged with a land use violation(s) shall have their account suspended. If it is determined that a violation does exist all remaining fees will be forfeited and the account terminated. NO EXCEPTIONS. Issuance of a bulk water account does not guarantee a source of water in perpetuity.*

**Approval of all bulk water accounts is subject to inspection of subject property by a county representative and approval of the Board.**

Applicant by signing this "Application" agrees to hold the District harmless for any damages to their property as a direct result of utilizing the Bulk Fill Station.

Customer signature: *Shawn D. Smith* DL# \_\_\_\_\_ State \_\_\_\_\_  
Expiration date \_\_\_\_\_ DOB \_\_\_\_\_

Phone number: (719) 216-8375 e-mail address: \_\_\_\_\_

Application received by: \_\_\_\_\_ Date \_\_\_\_\_  
Office Representative

Date application received by Public Works Director: \_\_\_\_\_

State Documentary Fee  
\$12.00 07-26-2021

423223  
Page 1 of 2  
Nancy C. Cruz, Clerk & Recorder  
Huerfano County, CO  
07-26-2021 08:39 AM Recording Fee \$18.00

**WARRANTY DEED**

THIS DEED, is dated the 23 day of July, 2021, and  
is made between  
LONNIE BOLIN and PHYLLIS BOLIN  
(whether one, or more than one), the "Grantor" of the State of Colorado and  
SHARON MIRANDA  
(whether one, or more than one), the "Grantee," whose legal address is: P.O.  
BOX 726, WALSENBURG, CO 81089 of the State of Colorado

State Doc Fee:  
Recording Fee:

WITNESS, that the Grantor, for and in consideration of the sum of One Hundred Twenty Thousand Dollars and No Cents (\$120,000.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Huerfano and State of Colorado described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

also known by street and number as: 35250 COUNTY ROAD 520, WALSENBURG, CO 81089

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 Grantee and the Grantee's 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 inalienable 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:

RESERVATIONS, RESTRICTIONS AND EASEMENTS RECORDED AT RECEPTION NO. 333261, 333262, 377893, 422994.

And the Grantor shall and will WARRANT AND FOREVER DEFEND the above described premises, but not any adjoining vacated street or alley, if any, in the quiet and peaceable possession of the Grantee, and the heirs and assigns of the Grantee, 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.

Lonnie Bolin  
LONNIE BOLIN

Phyllis Bolin  
PHYLLIS BOLIN

State of Colorado  
County of Huerfano

The foregoing instrument was acknowledged before me this 23rd day of July, 2021 by LONNIE BOLIN and PHYLLIS BOLIN.

Witness my hand and official seal:  
Kimberly S. Trujillo  
Notary Public  
My Commission Expires: 12-05-2024

KIMBERLY SUE TRUJILLO  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20084041726  
MY COMMISSION EXPIRES DECEMBER 05, 2024

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Tract 250A

A portion of Tracts 249 and 250, Black Hills No. 1, Huerfano County, Colorado, being more particularly described as follows:

Beginning at a point on the West line of said Tract 250, from which point the Southwest corner of said Tract 250 bears: S 01° 49' 35", a distance of 19.00 feet; thence N 01° 49' 35" W, along the West line of said Tract 250, a distance of 1309.65 feet; thence N 88° 56' 26" E, along the North line of said Tract 250, a distance of 1346.76 feet, to the Northwest corner of Tract 249; thence N 88° 45' 09" E, along the North line of said Tract 249, a distance of 1285.60 feet, to the Northeast corner of said Tract 249; thence S 03° 18' 57" E, along the East line of said Tract 249, a distance of 525.00 feet; thence S 89° 06' 03" W, a distance of 1759.90 feet; thence S 44° 12' 34" W, a distance of 700.00 feet; thence S 71° 20' 37" W, a distance of 125.53 feet; thence S 43° 24' 39" W, a distance of 369.22 feet, to the Point of Beginning, containing 39.54 acres, more or less. To be known as Tract 250A, Black Hills No. 1.

ACCORDING TO THE RECORDS OF THE CLERK AND RECORDER FOR HUERFANO COUNTY, COLORADO.

