AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

AgendaTitle:
Lot Cluster Application; Lot 12, 13, 28 and 29, Block 23; Lots 14, 15, 26 and 27, Block 23; Schofield Townsite, County of Gunnison, Colorado; Fitzgerald and Kerry Young

Action Requested: Motion

Parties to the Agreement:

Term Begins: **Term Ends:** **Grant Contract #:**

Summary:
Young Lot Cluster

Fiscal Impact: ?

Submitted by: B.Baker **Submitter's Email Address:** Bbaker@gunnisoncounty.org

Finance Review: ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date:

County Attorney Review: ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date: Certificate of Insurance Required

Yes ○ No ○

County Manager Review:

Comments:

Reviewed by: GUNCOUNTY1\MBIRNIE Discharge Date: 12/6/2013

○ Consent Agenda ◉ Regular Agenda ○ Worksession Time Allotted: 5 Minutes

Agenda Date: 12/17/2013 Follow Up Agenda Date:

Revised April 2013

Gunnison County, CO
Community Development Department
221 N. Wisconsin St. Ste. D, Gunnison, CO 81230
Phone: (970) 641-0360 FAX: (970) 641-8585
Website: www.gunnisoncounty.org/planning.html
Email: planning@gunnisoncounty.org

To: Board of County Commissioners; Paula, Phil, Johnathan

From: Community Development Department Services Manager Beth Baker

Date: **December 2, 2013**

Re: Lot Cluster – Schofield Townsite
• **Application**
• **Lot Cluster Agreement**
• **Tax Certs and Assessors Records**
• **Proposed Site Plan**
• **Plat**

Fitzgerald and Kerry Young have applied to cluster Lots 12, 13, 28 &29- Block 23 and Lots 14, 15, 26 & 27- Block 23 Shofield Townsite. The combination of lots will total .926 acres. The lots are vacant. The owners have proposed a residence and septic system on site. There are no utilities in the Townsite of Schofield. The Director of Community Development and County Attorney have reviewed and approved the application.

Thanks,
Beth

Gunnison County
COLORADO

APPLICATION TO COMBINE EXITING PARCELS OF REAL PROPERTY IN GUNNISON COUNTY

Gunnison County Community Development Department 221 N. Wisconsin St. Gunnison, CO
Telephone: 970-641-0360 FAX: 970-641-8585

Application Fee- $150.00

APPLICANT : Fitzgerald Young & Kerry D Young		
MAILING ADDRESS: 263 Kubler st		
CITY: Crested Butte	**STATE:** CO	**ZIP:** 81224
PHONE (day): 970-349-1139	**(evening):** 970-275-8677	
FAX:	**E-MAIL ADDRESS:** youngidh@earthlink.net	

1. **LEGAL DESCRIPTION.** The undersigned (is) (are) the owner (s) of the following described adjacent parcels of real property in Gunnison County, Colorado **(include full legal description):**
Lots 12, 13, 28 and 29 Block 23 Schofield Townsite And Lots 14, 15, 26 and 27 Block 23 Schofield Townsite
and any adjacent street or alley that is or may be vacated.
County of Gunnison,
State of Colorado.

2. **REQUEST TO COMBINE LOTS AND VACATE BOUNDARY LINE(S).** The undersigned desire(s) to create a single undivided building lot from the adjacent parcels described above; the undersigned expressly desires to vacate the boundary line(s) between such adjacent parcels. (Signature blocks on last page of application)

SCANNED

09/05/12

3. **LIEN OR MORTGAGE HOLDER ADDRESS(ES).** For each parcel described in #1, above, state the name, address and telephone number of each lien and or mortgage holder and briefly describe each lien and/or mortgage:

N/A

4. **LIEN OR MORTGAGE HOLDER CONSENT.** For each lien and/or mortgage described in #4, above, as applicable, provide notarized letters of consent or a signed and notarized subordination to the lot cluster from lien or mortgage holders of the individual pre-clustered lots; the lien/mortgage holder is required to sign the attached "Lot Cluster Agreement and Declaration."

N/A

5. **PROTECTIVE COVENANTS OR DEED RESTRICTIONS.** Attach a copy of the applicable Declaration of Protective Covenants, and /or deed restriction.

6. **NOTARIZED SIGNATURES.** Provide a notarized signature and affirmation that the application complies with applicable covenants or deed restrictions, by an authorized representative for the association that administers the protective covenants, or by the beneficiary of the deed restriction, as applicable.

7. **LOCATION WITHIN SPECIAL DISTRICT.** Identify each district or entity (such as a water and sanitation district) that provides service to each lot described in #1, above. Approval of this application to combine the described parcels or lots does NOT affect fees, assessments, or charges regarding any serve to those lots; changes to those fees, assessments or charges can only be made by such districts.

8. **CONSENT BY UTILITIES.** As applicable, notarized letters of consent to the lot cluster from utility companies whose facilities are located in legal easements on or adjacent to the proposed clustered lots, and a copy of the easement agreements, if such agreements exist.

9. **SITE PLAN.** All the listed information MUST be shown on the drawing, as applicable. The site plan must be legible, clearly marked, on 8.5 x 11 inch paper, with a scaled representation of the lots.

- ☑ Exterior lot lines for all parcels described in #1, above
- ☑ All existing and proposed structures
- ☑ Locations of driveways and parking areas/spaces
- ☑ Locations of utilities (septic tanks, leach fields, wells, electric, gas, telephone or cable lines)
- ☑ Distance of structures from property lines
- ☑ Easements (include width as well as locations)
- ☑ Irrigation and drainage ditches
- ☑ Boundary line(s) to be vacated between lots
- ☑ If the lots are located within a platted townsite or recorded subdivision, indicate on the site plan the date, book and page or receipt numbers as recorded in the Office of the Gunnison County Clerk and Recorder.
- ☑ The lots immediately adjacent to all boundaries of the lots that will be clustered.

Each undersigned applicant, for themselves, their heirs, successors, personal representatives and assigns, declares an intention to combine the parcels described in #1, above, into one lot to be maintained as one new integrated single building lot and further declares an intention that no portion of such new lot constituting less than the entire new lot may be conveyed, mortgaged, encumbered or otherwise transferred without prior compliance with applicable subdivision requirements including but not limited to those required by the *Gunnison County Land Use Resolution*. The above declaration is for the benefit of Gunnison County, Colorado and shall run with the land in perpetuity. Nothing in this Agreement is or shall be construed to be a waiver of applicable County building, sewage disposal, driveway and/or other permit requirements.

Date: 11/22/13 _____ Applicant

Date: 11/22/13 _____ Applicant

AUTHORIZATIONS

Date: _____ _____ Gunnison County Attorney

Date: _____ _____ Gunnison County Community Development Director

DATE RECEIVED
(Community Development Dept): _____
BY: _____

Gunnison County
COLORADO

LOT CLUSTER AGREEMENT AND DECLARATION

THIS LOT CLUSTER AGREEMENT AND DECLARATION is made this 20 day of November, 2013 by and between the Board of County Commissioners of the County of Gunnison, Colorado (hereinafter "Gunnison County") and Fitzgerald J. H. Young and Kerry D. Young -(jointly and severally) (hereinafter "Owner").
(Owners)

RECITALS:

1. The undersigned (are) the owner of the following legally described properties;
   **** Please include or attach the complete legal description**
   Lots 12, 13, 28 and 29, Block 23, Schofield Townsite, Gunnison Colorado
   Lots 14, 15, 26 and 27, Block 23, Schofield Townsite Gunnison Colorado

   and any adjacent street or alley that is or may be vacated.,
   County of Gunnison
   State of Colorado

2. This *Lot Cluster Agreement and Declaration* is made for good, valuable and sufficient consideration, including the creation of a single parcel by the clustering of the above described properties.

NOW, THEREFORE, it is agreed that:

1. Gunnison County, Colorado and Owner, on behalf of themselves, their respective heirs, successors, personal representatives and assigns, hereby declare that the real property described above shall hereafter be and is combined into one parcel to be maintained as one new integrated parcel and single building lot and further declare that no portion of such new parcel constituting less than the entire new parcel may be conveyed, mortgaged or encumbered or otherwise transferred without prior compliance with applicable subdivision requirements including but not limited to the *Gunnison County Land Use Resolution*.

2. This *Lot Cluster Agreement and Declaration* does not independently change or amend any fee, assessment or charge regarding any service to such real property.

3. This *Lot Cluster Agreement and Declaration* is made for the benefit of Gunnison County, Colorado, and shall run with the land in perpetuity. Nothing in this *Lot Cluster Agreement and Declaration* is or shall be construed to be a waiver of applicable County Building, Sewage Disposal System, Land Use Change or other permit requirements.

received
11-22-13

4. This *Lot Cluster Agreement and Declaration* shall not have effect until it is recorded, at the cost of the Applicant, with the Clerk and Recorder of Gunnison County, Colorado.

5. The lot cluster approved by recordation of this *Lot Cluster Agreement and Declaration* does not result in a guarantee of approval of an Individual Septic System Permit application or approval of a variance from the *Gunnison County Individual Sewage Disposal System Regulations*.

6. Approval of this lot cluster is subject to the terms of the utility companies potentially affected by this action. The companies' comments are attached to, and are hereby incorporated as part of this *Lot Cluster Agreement and Declaration*.

Date: 11/20/13 _____ **Owner**

Date: 11/20/13 _____ **Owner**

Date: _____ _____ **Owner**

Date: _____ _____ **Mortgage or Lien Holder**

STATE OF COLORADO)
)ss
COUNTY OF GUNNISON)

The foregoing instrument was acknowledged before me this 20 day of November 2013 by Fitzgerald Young and Kerry D. Young **(Owner/s).**

Witness my hand and official seal.

My Commission expires: 6/24/2017

Laura A H Brodie
Notary Public

LAURA A H BRODIE
Notary Public
State of Colorado
Notary ID 19974011276
My Commission Expires Jun 24, 2017

Address:

STATE OF COLORADO)
)ss
COUNTY OF GUNNISON)

The foregoing instrument was acknowledged before me this _____ day of _____20___ by _____ **(Mortgage/Lien Holder).**

Witness my hand and official seal.

My Commission expires: _____

_____
Notary Public

Address:

Date: _____

_____	_____	_____
Paula Swenson Chairperson	Phil Chamberland Commissioner	Jonathon Houck Commissioner

Board of County Commissioners
Gunnison County, Colorado

Attest:

_____
Gunnison County Clerk and Recorder

GUNNISON COUNTY
Property Tax Receipt

Receipt Number 1024594
Transaction Number 83080324253921
Transaction Date 02/15/2013

Date Receipt Printed 12/02/2013

CURRENT TAX YEAR INFORMATION

Account Number R030797
Owner YOUNG FITZGERALD J H ETAL
263 KUBLER ST
CRESTED BUTTE, CO
812249691

Parcel Number 299507002004
Property Address
SCHOFIELD

Legal LOTS 14,15,26 & 27 BLK 23 SCHOFIELD B732 P586 #578480 #578481 #583585 #583586

Actual Value $40,000.00
Assessed Value $11,600.00

Tax District 620
Mill Levy 42.055

PAID	Tax Year:	Bill Item Type:	Amount:	Description:
	2012	AD VALOREM	$487.85	FULL YEAR
		Annual Total:	$487.85	
		Account Total:	**$487.85**	

PAID BY INFORMATION

CHECK	3579	YOUNG FITZGERALD J H ETAL	$487.85
Over/Short			$0.00
Change			$0.00
Refund			$0.00

Transaction Total Received **$487.85**

Tax Receipt valid upon check(s) clearing your bank.

GUNNISON COUNTY
Property Tax Receipt

Receipt Number 1054339
Transaction Number 83080324273189
Transaction Date 06/18/2013

Date Receipt Printed 12/02/2013

CURRENT TAX YEAR INFORMATION

Account Number R024700
Owner PECK BOBBY G ELLISON & VALERIE L PECK FAMILY TRUST
9916 SUNSET AVE
LA MESA, CA 919414356

Parcel Number 299507002005
Property Address
SCHOFIELD

Legal LOTS 12,13,28,29 BLK 23 SCHOFIELD #573209

Actual Value $40,000.00
Assessed Value $11,600.00

Tax District 620
Mill Levy 42.055

PAID	Tax Year:	Bill Item Type:	Amount:	Description:
	2012	AD VALOREM	$243.92	2ND HALF
		Annual Total:	$243.92	
		Account Total:	**$243.92**	

PAID BY INFORMATION

CHECK	5560	PECK BOBBY G ELLISON & VALERIE L PECK FAMILY TRUST	$243.92
Over/Short			$0.00
Change			$0.00
Refund			$0.00

Transaction Total Received **$243.92**

Tax Receipt valid upon check(s) clearing your bank.

Assessor Quick Links

Gunnison Assessor Home

Find Property Records

Gunnison County COLORADO

Assessor Property Record Search

Owner and Parcel Information

Owner Name & Mailing Address	
YOUNG FITZGERALD J H ETAL YOUNG KERRY D 263 KUBLER ST CRESTED BUTTE, CO 81224-9691	
Business Name:	NA

Today's Date:	December 2, 2013
Appraisal Year:	2013

Account Number:	R024700
Parcel Number:	2995-070-02-005
Account Type:	Vacant
Economic Area:	Econ Area 8
Tax District:	620
Mill Levy:	42.055

Property Location:	, SCHOFIELD
Neighborhood:	80460
LEA:	SCHOFIELD VALLEY FLOOR (80460)
Subdivision:	SCHOFIELD (TOWN OF)
Condo:	
Legal Description:	LOTS 12,13,28,29 BLK 23 SCHOFIELD #623637
Parcel Notes	

Parcel Map	Show Parcel Map
Building Photos	NA
Building Sketches	NA

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

2013 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$6,480	$1,880			$6,480	$1,880

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2012	$40,000	$11,600	42.055	$487.85
2011	$40,000	$11,600	42.041	$487.68
2010	$40,000	$11,600	38.858	$450.75
2009	$40,000	$11,600	37.742	$437.80
2008	$30,000	$8,700	39.346	$342.32
2007	$30,000	$8,700	33.927	$295.16
2006	$12,000	$3,480	41.179	$143.32

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
VACANT RES LOTS	Vacant	0.463	SEASONAL	NO	ISDS ALLOWED NOT INSTALLED	SPRING INSTALLED	LAND TYPE - TREE

Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
10/18/2013	$16,000	PECK BOBBY G ELLISON & VALERIE L PECK FAMILY TRUST	YOUNG FITZGERALD J H ETAL	Vacant	623637	WARRANTY DEED - FEE
02/09/2007		PECK VALERIE L	PECK BOBBY G ELLISON & VALERIE L PECK	N/A	573209	QUIT CLAIM DEED - NO FEE

The Gunnison County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll. Website Updated: November 24, 2013

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Assessor Quick Links

Gunnison Assessor Home

Find Property Records

Gunnison County COLORADO

Assessor Property Record Search

Owner and Parcel Information

Owner Name & Mailing Address	
YOUNG FITZGERALD J H ETAL YOUNG KERRY D 263 KUBLER ST CRESTED BUTTE, CO 81224-9691	
Business Name:	NA

Today's Date:	December 2, 2013
Appraisal Year:	2013

Account Number:	R030797
Parcel Number:	2995-070-02-004
Account Type:	Vacant
Economic Area:	Econ Area 8
Tax District:	620
Mill Levy:	42.055

Property Location:	, SCHOFIELD
Neighborhood:	80460
LEA:	SCHOFIELD VALLEY FLOOR (80460)
Subdivision:	SCHOFIELD (TOWN OF)
Condo:	
Legal Description:	LOTS 14,15,26 & 27 BLK 23 SCHOFIELD B732 P586 #578480 #578481 #583585 #583586
Parcel Notes	LOT CLUSTER AGREEMENT & DECLARATION #585132 RECORDED JULY 14 2008

Parcel Map	Show Parcel Map
Building Photos	NA
Building Sketches	NA
Generate Neighboring Owner List by Distance	
Search Sales By Subdivision	

2013 Assessment Information

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$6,480	$1,880			$6,480	$1,880

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2009	$40,000	$11,600	37.742	$437.80
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Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
VACANT RES LOTS	Vacant	0.463	SEASONAL	NO	ISDS ALLOWED NOT INSTALLED	SPRING INSTALLED	LAND TYPE - TREE

Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
04/21/2008	$5,000	GRAY CHRISTOPHER D	YOUNG FITZGERALD J H	Vacant	583585	SPEC WARR DEED - FEE
03/20/2008		YOUNG FITZGERALD J H ETAL	YOUNG FITZGERALD J H ETAL	N/A	583586	SPEC WARR DEED - NO FEE
08/27/2007	$5,000	DERRICK CHRISTIPHER SCOTT	YOUNG KERRY D	Vacant	578480	SPEC WARR DEED - FEE
08/09/2007	$5,000	BLOMMER PETER J	YOUNG KERRY D	Vacant	578481	SPEC WARR DEED - FEE
10/04/1993	$12,000	Unknown	Unknown	Vacant	B000732P0005	GEN WARR DEED - FEE

The Gunnison County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll. *Website Updated:* November 24, 2013

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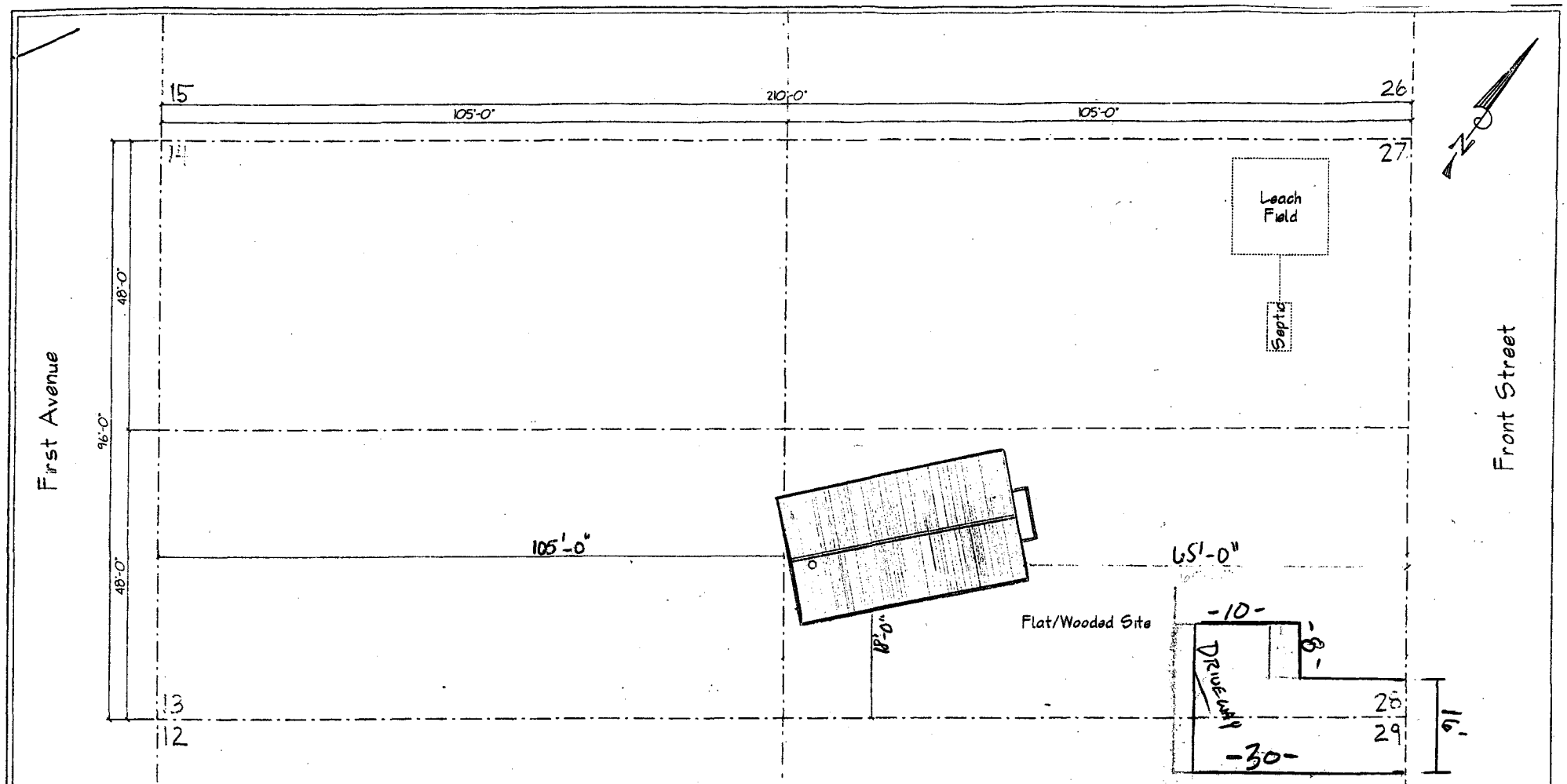


SHEET LEGEND			
Architectural		Structural	
A-1.0	Site/Roof Plan	S-1.0	Foundation Plan
A-1.1	First Floor Plan	S-1.1	First Floor Deck Plan
A-1.2	Loft Floor Plan	S-1.2	Second Floor Deck Plan
A-2.1	Southeast Elevation	S-1.3	Roof Framing Plan
A-2.2	Southwest Elevation		
A-2.3	Northwest Elevation		
A-2.4	Northeast Elevation		
A-3.0	Cross Sections		

HOUSE TO BE LOCATED ON Lot 28
SEPTIC ON Lot 27
OPEN SPACE ON LOTS 12, 13, 14, 15, 26, 29

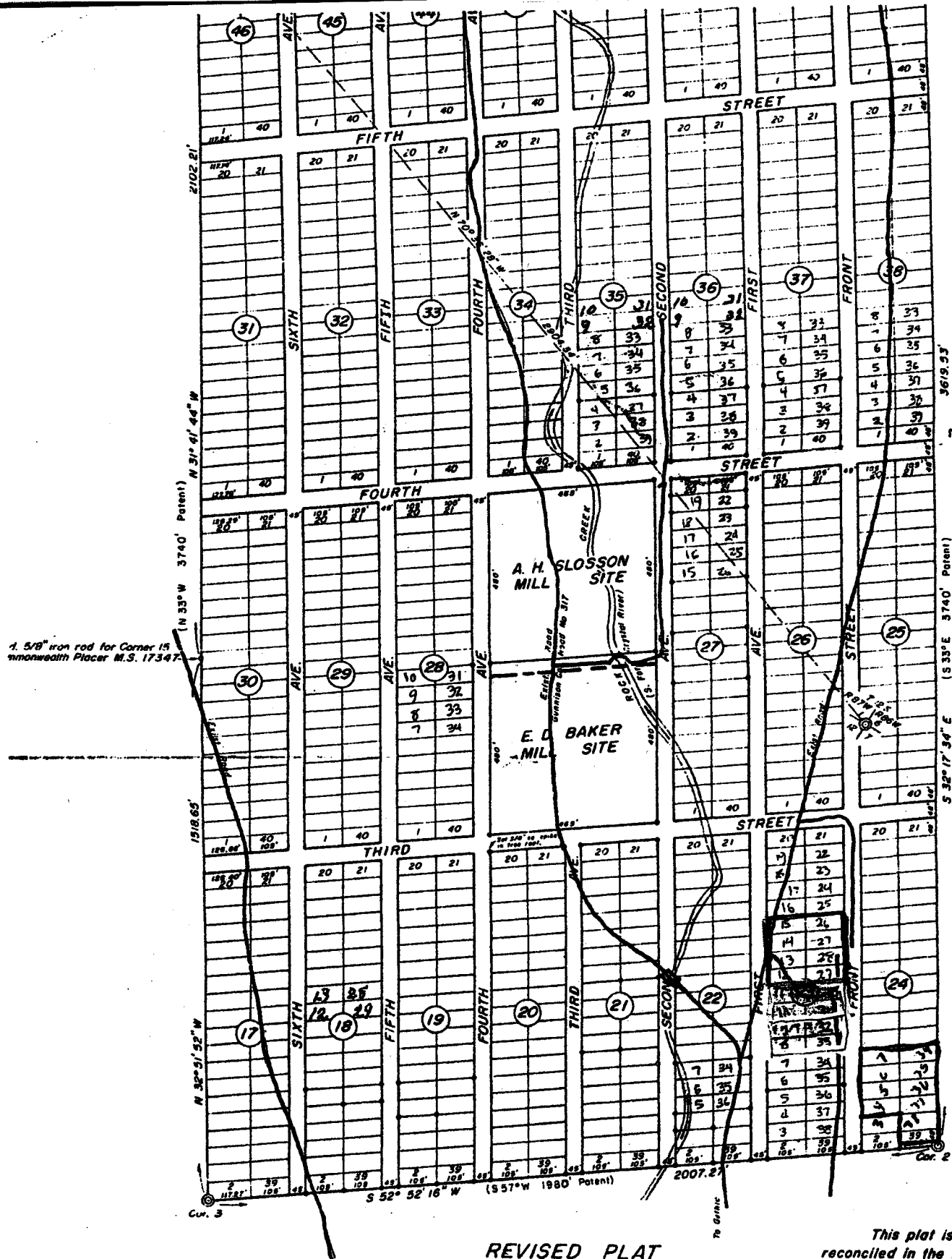
Custom Design For: Fitz Young (970) 209-3711

Location: Schofield Townsite, Gunnison County, Colorado

Description: Lots 12, 13, 14, 15 + 26, 27, 28, 29 Site/Roof Plan

scale	drawn	drawing #
1/16in = 1Ft	DJO 10 Aug. '07	A-1.0

Red Ridge Design, LLC.
David Ochs (970)349-7324
PO Box 2562 Crested Butte, CO 81224



NOTES:

All interior lot, block and lines are parallel with side l side 2-3 of the townsite pe

Bearings are based on sol observations made in the vici the southeast corner of Block

Corners marked thus ● are on the ground with temporary markers unless otherwise no

Corners marked thus ◎ we in place on the ground and c pipes with brass caps, mark with witnesses as noted in the notes of a dependent resurve Townsite of Schofield by Willi Jensen, Cadastral Surveyor, in September 1966 for the Uni States Dept of the Interior, Bu Land Management, pursuant to Instructions for Group No. 491, C dated October 8, 1964. These conform to the corners describe Patent from the United States America dated 29 August 196 filed for record the 9 day of September 1980 in Volume 555 Page 102, of the records of t County Clerk and Recorder, Gu County, Colorado.

Further, the variations in b and distances as shown hereon this plat and the above referen patent are due to variation bet said patent description and th corners in place on the ground

Corners marked thus ● are on the ground with 5/8" or 3/4 rods unless otherwise noted. corners were set in Se June 1981.

d. 5/8" iron rod for Corner 15 mmonwealth Placer M.S. 17347

BY C. B. Thomson

C. B. Thomson
Registered Land Surveyor
Colorado No. 12943

ction of Rock Creek and major existing roads added in September 1979.
in September 1980 to show corners set.
gust 1981 to show additional corners set, add imeter, add to "NOTES" and add court date.

REVISED PLAT OF SCHOFIELD TOWNSITE GUNNISON COUNTY, COLORADO

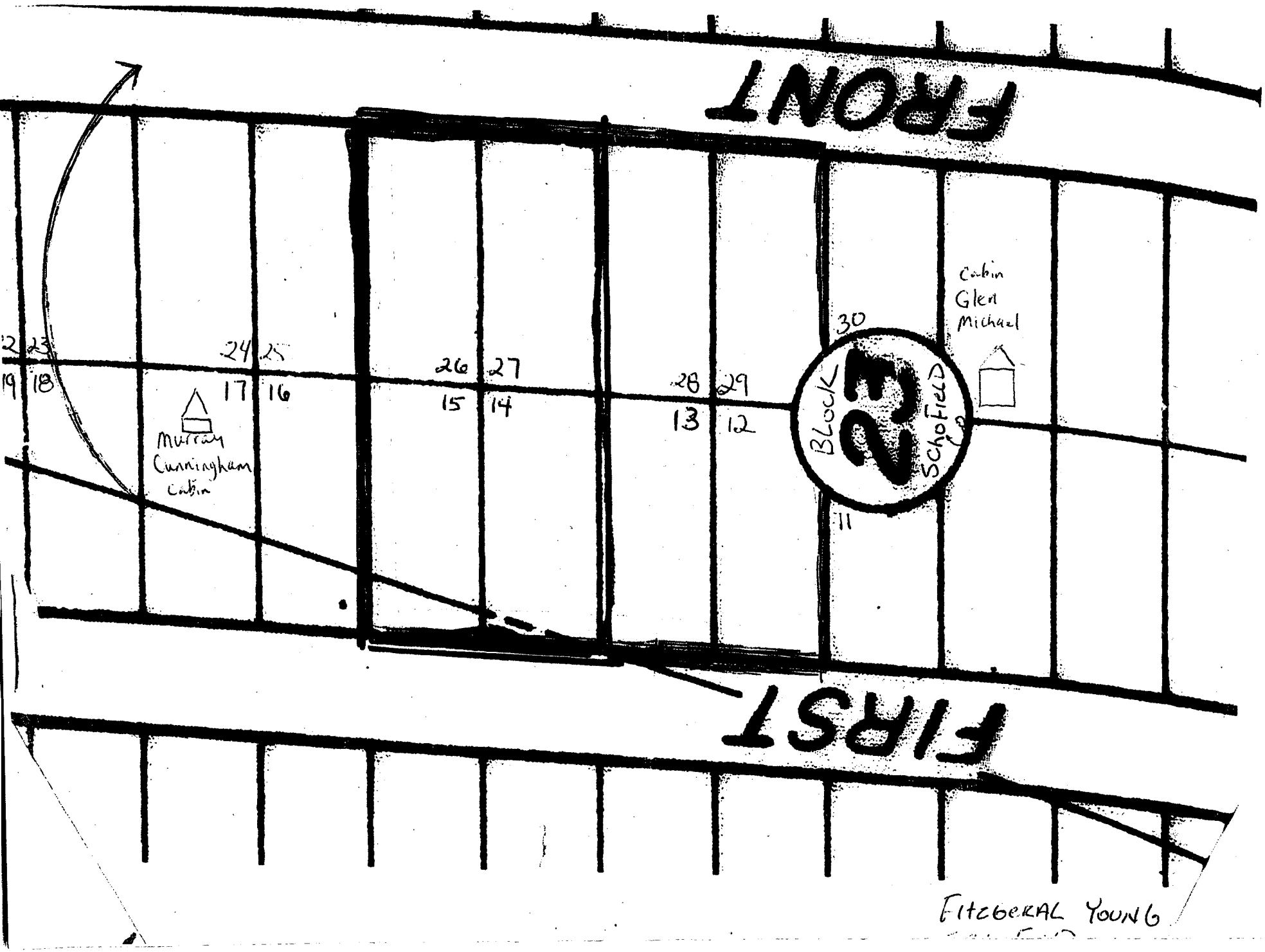
DECEMBER 1978 SCALE 1" = 200'

GRAPHIC SCALE - FEET

This plat is the same as described a reconciled in the Decree dated 29th day o September, 1981 in Civil Action No. 81CV6 in the Gunnison District Court, which Decre is recorded September 29, 1981 in Book 572, at page 128, of the Gunnison County Records.

Robert A. Brown

Judge Robert A. Brown
DISTRICT JUDGE


FRONT
FIRST
Block 3
Schofield
30
11
29
28
27
26
25
24
23
22
19
18
17
16
15
14
13
12
Murray Cunningham cabin
Cabin Glen Michael
Fitzgerald Young