AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Lot Cluster; Lawrence R. Riffel, Jr. and Virginia

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement:

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

Summary:

Riffel's lot cluster to be resigned and rerecorded

Fiscal Impact:

Submitted by: Beth 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:
ok - gs

Reveiwed by: GUNCOUNTY1\gstuhr Discharge Date: 11/10/2016 Certificate of Insurance Required

Yes ○ No ◉

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\khaase Discharge Date: 11/10/2016

○ Consent Agenda ◉ Regular Agenda ○ Worksession Time Allotted: 1

Agenda Date: 11/15/2016

Revised April 2015

November 7, 2016

RE: Re- approve/ record lot cluster

Lawrence R. Riffel, Jr. and Virginia B. Riffel

Lots 11 and 12 Block 7, Town of Tincup, together with that portion of Cedar St., being 60 ft. in width, which is adjacent to the west side of the said Lot 11, and which has previously been vacated.

And Lots 13 and 14, Block 7, Town of Tincup.

BOCC-

We will be rerecording several lot clusters from 2016. The Assessor's office has changed their requirements and now the owners of individual lots will have to have any lots that are to be clustered, be in exactly the same name; no variations as to middle initials etc. We had in the past had the owners sign the lot clusters using an also known as for any variations.

The Riffels have now put both pieces of property in this lot cluster in the names of Lawrence R. Riffel, Jr. and Virginia B. Riffel. The Quit Claim deeds have been recorded.

The only change to this lot cluster is the properties are now vested only in, Lawrence R. Riffel, Jr. and Virginia B. Riffel- names.

This document will replace reception numb 641148, in the County Clerk and Recorders records.

The Assessors requirement will result in a much cleaner way of doing it, for title purposes.

Please contact me with any questions.

Thanks,

Beth Baker
bbaker@gunnisoncounty.org
970-641-7932

Gunnison County
COLORADO

LOT CLUSTER AGREEMENT AND DECLARATION

Date of Meeting_____ (filled in by staff)

THIS LOT CLUSTER AGREEMENT AND DECLARATION is made between the Board of County Commissioners of the County of Gunnison, Colorado (hereinafter "Gunnison County")

and Lawrence R. Riffel, Jr. **Virginia B. Riffel**

Lawrence R. Riffel Jr. Virginia B. Riffel

(Owner) **(Owner)**

RECITALS:

Legal Description: Complete – please attach if too long

This document, upon recordation, will amend/ replace Gunnison County reception # 641148

Lots 11, and 12, Block 7, Town of Tincup, together with that portion of Cedar St., being 60 feet in width, which is adjacent to the west side of said Lot 11, and which has previously been vacated.

And Lots 13 and 14, Block 7, Town of Tincup,

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.

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 On-Site Wastewater Treatment 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: Oct 27, 2016 — Lawrence R. Riffel Jr.
Lawrence R. Riffel, Jr.

Date: OCT 27, 2016 — Virginia B. Riffel
Virginia B. Riffel

Date: _____ — _____
Owner

Date: _____ — _____

STATE OF ~~COLORADO~~ Arizona)
)ss
COUNTY OF ~~GUNNISON~~ Pinal)

The foregoing instrument was acknowledged before me this 27 day of Oct 2016 by Lawrence R. Riffel, Jr. and Virginia B. Riffel **(Owner/s).**

Witness my hand and official seal.

My Commission expires: 1-5-2017

DIANE S. ARVIZU
Notary Public - Arizona
Pima County
My Comm. Expires Jan 5, 2017

Notary Public

Address: 63201 E Saddlebrooke Bl #A
Tucson AZ 85739

STATE OF COLORADO)
)ss
COUNTY OF GUNNISON)

STATE OF COLORADO)
)ss
COUNTY OF GUNNISON)

Date: _____

Paula Swenson Chairperson	Phil Chamberland Commissioner	Jonathan Houck Commissioner

Board of County Commissioners
Gunnison County, Colorado

Attest:

Gunnison County Clerk and Recorder