AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Lot Cluster Application; Sukye Baldwin; Lots 7-12,

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement:

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

Summary:

Lots 7 through 12, Block 18, Irwin Townsite

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 provided the vacation of the streets and alleys are also on the agenda too. I do not see that it is from the information I have access to.

Reveiwed by: GUNCOUNTY1\gstuhr Discharge Date: 12/16/2016 Certificate of Insurance Required

Yes ○ No ◉

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 12/16/2016

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

Agenda Date: 12/20/2016

Revised April 2015

Gunnison County
COLORADO

Community Development Department

November 16, 2016

RE: Sukye Baldwin – Lot Cluster Application
Lots 7-12 – Block 18, Town of Irwin

BOCC-

Sukye Baldwin has applied for a street and alley vacation with Public Works; that in turn required a lot cluster. They are on your agenda for a public hearing concerning the alley vacation today as well.

The lots are currently vacant, with no septic system or structures. The lots total 39,600 sq. ft. and will be more with the alley vacation.

You may view the file on the County Website using link

http://204.132.78.100/citizenaccess/

- Public access
- Projects
- Application Number LUC-16-00026 (exactly as shown)
- Attachments
- View

If you have any questions please contact me.

Thanks!

Beth Baker
Gunnison County Community Development

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- $260.00

APPLICANT/ Owners : Sukye Baldwin		
PRIMARY CONTACT:		
MAILING ADDRESS: ~~130~~ 476 Ridenour Rd		
CITY: Gahanna	**STATE:** OH	**ZIP:** 43230
PHONE (home):	**(cell):** 614 478 8383	
E-MAIL ADDRESS:	**E-MAIL ADDRESS:** Sukyebaldwin@gmail.com	

1. **OWNERS LEGAL DESCRIPTION:**

Lots 7-12 Blk 18 Irwin # 551182

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)

received 6/17/16

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: Attach information

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."

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: 7/27/16 X Sukye Baldwin
Owner/ Applicant

Date: _____ _____
Owner/ Applicant

AUTHORIZATIONS

Date: 10/10/16 _____
Gunnison County Attorney

Date: 10/10/16 Cathie Pagan
Gunnison County Community Development Director

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

Assessor Quick Links

Gunnison Assessor Home

Find Property Records

Gunnison County COLORADO

Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
BALDWIN SUKYE 976 RIDENOUR RD GAHANNA, OH 43230-1686	
Business Name:	NA

Today's Date:	November 16, 2016
Appraisal Year:	2015

Account Number:	R012950
Parcel Number:	3179-340-03-006
Account Type:	Vacant
Economic Area:	Econ Area 8
Tax District:	606
Mill Levy:	56.397

Property Location:	, IRWIN
Neighborhood:	81600
LEA:	IRWIN (81600)
Subdivision:	IRWIN (TOWN OF)
Condo:	
Legal Description:	LOTS 7-12 BLK 18 IRWIN #551182 #642141
Parcel Notes	TOTAL PARCEL = 39,600 SF

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

2016 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$26,930	$7,810			$26,930	$7,810

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	$26,930	$7,810	54.825	$428.19
2014	$28,510	$8,270	56.397	$466.40
2013	$28,510	$8,270	49.795	$411.81
2012	$78,800	$22,850	43.359	$990.76
2011	$78,800	$22,850	44.434	$1,015.32
2010	$71,280	$20,670	40.244	$831.84
2009	$71,280	$20,670	39.091	$808.00
2008	$71,280	$20,670	40.652	$840.28
2007	$71,280	$20,670	35.448	$732.72
2006	$39,600	$11,480	44.485	$510.68

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	0.909	NO VEHICULAR ACCESS WITH PROXIMITY TO ROAD	NOT AVAILA	ISDS ALLOWED NOT INSTALLED	NOT INSTALLED	TREE TYPE - EVERGREEN LAND TYPE PRIMARY - MEADOW VIEWS - SCENIC OR ABOVE AVERAGE

Sales and Conveyance Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
02/17/2005	$80,000	ANDERSEN CRAIG H	BALDWIN BRUCE J ETAL	Vacant	551182	GEN WARR DEED - FEE
03/07/2003		ANDERSEN JULIE M	ANDERSEN CRAIG H	N/A	528794	QUIT CLAIM DEED - NO FEE
07/31/2000	$58,000	THOMAS MARY C ETAL	ANDERSEN CRAIG H ETAL	Vacant	503821	WARRANTY DEED - FEE
08/17/1993	$26,400	Unknown	Unknown	Vacant	B000729P0002	GEN WARR DEED - FEE

SUPPLEMENTARY AFFIDAVIT

STATE OF COLORADO Lots 7-12 Block 18
Irwin Township * County of Gunnison } ss.

In the matter of the title to real property held in joint tenancy, I, Sukye Baldwin (name of affiant) being first duly sworn upon oath, depose and say that I am a person of legal age having personal knowledge of the facts and no record interest in the real property described below; and that Bruce J. Baldwin (name of deceased) is the person referred to in the attached copy of the Death Certificate, which was issued by the official whose duties include the keeping of records of death, was at the time of death the owner of a joint tenancy interest in the following described real property situate in the Irwin Township * County of Gunnison and State of Colorado:

In the matter of the title in Joint tenacy of the real property, I, Sukye Baldwin, being first duly sworn upon oathm disposes and says, that I am am of legal age and have personal knowledge that Bruce J. Baldwin is the same person as Bruce Jon Baldwin referred to in the attached death certificate.

Lots 7 through 12, both inclusive, Block 18, Town of Irwin
County of Gunnison, State of Colorado

Recorder's Note: Poor Legibility on Document Provided for Recording

Signature

BRENDA K NAUER - NOTARY PUBLIC
COMM. EXP. MAR 19 2020
STATE OF OHIO

Subscribed and affirmed or sworn to before me in the County of ~~Gunnison~~ Licking State of ~~Colorado~~ Ohio on September 27, 2016 (date).

Brenda Nauer
Notary Public
My commission expires: 3/19/20

*Insert "City and" where applicable.

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

No. 4984. Rev. 7-86. SUPPLEMENTARY AFFIDAVIT (In Joint Tenancy) C

Gunnison County, CO
10/4/2016 11:06:41 AM

642445
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VERIFY PRESENCE OF ODH WATERMARK HOLD TO LIGHT TO VIEW

Ohio Department of Health
VITAL STATISTICS

Reg. Dist. No. 25

Primary Reg. Dist. No. 2511

CERTIFICATE OF DEATH

Type or print in permanent blue or black ink

State File No.

Registrar's No. 2500-2008003244

1. Decedent's Legal Name (Include AKA's if any)(First, Middle, LAST, suffix): BRUCE JON BALDWIN
2. Sex: Male
3. Date of Death (Mo/Day/Year): April 05, 2008
4. Social Security Number: [redacted]
5a. Age (Years): 68
5b. Under 1 Year: Months / Days
5c. Under 1 day: Hours / Minutes
6. Date of Birth (Mo/Day/Year): January 08, 1940
7. Birthplace (City and State or Foreign Country): MADISON, WISCONSIN
8a. Residence State: OHIO
8b. County: FRANKLIN
8c. City or Town: GAHANNA
8d. Street and Number: 976 Ridenour Rd.
8e. Apt. No.
8f. Zipcode: 43230
8g. Inside City Limits?: Yes
9. Ever in US Armed Forces?: Yes
10. Marital Status at Time of Death: Married
11. Surviving Spouse's Name (If wife, give name prior to first marriage): SUKYE CHOI
12. Decedent's Education: ASSOCIATE DEGREE (E.G., AA, AS)
13. Decedent of Hispanic Origin: No
14. Decedent's Race: White
15. Father's Name: KENNETH THOMAS BALDWIN
16. Mother's Name (prior to first marriage): ALICE O'DELL
17a. Informant's Name: SUKYE BALDWIN
17b. Relationship to Decedent: Wife
17c. Mailing Address (Street and Number, City, State, Zip Code): 976 Ridenour Rd GAHANNA, OHIO 43230
18a. Place of Death: Decedent's House
18b. Facility Name (If not institution, give street & number): 976 Ridenour Rd.
18c. City or Town, State and Zip Code: GAHANNA, OH 43230
18d. County of Death: FRANKLIN
19. Signature of Certifying Licensed Professional: [signature]
20. License Number (of licensee): 006443
21. Name and Complete Address of Funeral Facility: SCHOEDINGER-MARGARUM 1051 E JOHNSTOWN RD GAHANNA, OH 43230
22a. Method of Disposition: Burial
22b. Date of Disposition: April 11, 2008
22c. Place of Disposition (Name of Cemetery, Crematory, or other place): Blendon Central Cemetery
22d. Location (City/Town and State): WESTERVILLE, OH
23. Registrar's Signature: Sandra Taylor
24. Date Filed: APR 22 2008
25a. Name of Person Issuing Burial Permit: TAYLOR, SANDRA
25b. District No.: 2500
25c. Date Burial Permit Issued: 4-22-08
26a. Certifier (Check only one):
- [x] Certifying Physician — To the best of my knowledge, death occurred at the time, date, and place, and due to the cause(s) and manner stated.
- [ ] Coroner — On the basis of examination and/or investigation, in my opinion, death occurred at the time, date, and place, and due to the cause(s) and manner stated.

26b. Time of Death: 0400
26c. Date Pronounced Dead (Mo/Day/Year): 4/5/08
26d. Was case referred to coroner?: No
26e. Signature and Title of Certifier: [signature] DO
26f. License number: 34.007534
26g. Date Signed: 4/8/08
27. Name, Last, First, Middle) and Address of Person who Completed Cause of Death: KENNEDY, WILLIAM JOSEPH, Mount Carmel Hospice COLUMBUS, OH 43215

28. PART I. Enter the chain of events—diseases, injuries, or complications that directly caused the death. DO NOT enter the mode of dying, such as cardiac or respiratory arrest, shock, or cardiac failure. List only one cause on each line. Type or print in permanent blue or black ink.

		Approximate Interval Between Onset and Death
Immediate Cause (Final disease or condition resulting in death)	a. Pancreatic cancer	months
Sequentially list conditions, if any, leading to immediate cause.	b. Due to (or as Consequence of)	
	c. Due to (or as Consequence of)	
Enter underlying cause (disease or injury that initiated events resulting in death)	d. Due to (or as Consequence of)	

PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.

29a. Was An Autopsy Performed? [ ] Yes [x] No
29b. Were Autopsy Findings Available Prior To Completion Of Cause of Death? [ ] Yes [ ] No [ ] Not Applicable
30. Did Tobacco Use Contribute to Death? [x] Yes [ ] Unknown [ ] No [ ] Probably
31. If Female, Pregnancy Status: [x] Not pregnant within past year; [ ] Pregnant at time of death; [ ] Not pregnant, but pregnant within 42 days of death; [ ] Not pregnant, but pregnant 43 days to 1 year before death; [ ] Unknown if pregnant within the past year
32. Manner of Death: [x] Natural [ ] Homicide [ ] Accident [ ] Pending Investigation [ ] Suicide [ ] Could not be determined
33a. Date of Injury (Mo/Day/Year)
33b. Time of Injury
33c. Place of Injury (e.g., Decedent's home, construction site, restaurant, wooded area)
33d. Injury at Work? [ ] Yes [ ] No
33e. Location of Injury (Street and Number or Rural Route Number, City or Town, State)
33f. Describe How Injury Occurred.
33g. If Transportation Injury, Specify: [ ] Driver/Operator [ ] Pedestrian [ ] Passenger [ ] Other

642141
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Gunnison County, CO
9/21/2016 2:31:33 PM
11

AFFIDAVIT OF SURVIVING JOINT TENANT

STATE OF Ohio)
COUNTY OF Franklin) SS.

Now on this 23 day of August, 2016, Sukye Baldwin of lawful age, being duly sworn, state as follows:

On the 11 day of April, 2008, this interest was conveyed by document to Sukye Baldwin as Joints Tenants, and not as Tenants in Common, with the right of survivorship, the following real property situated in Gunnison County, Colorado to wit: Lots 7-12 Blk 18 Irwin, CO

~~Section~~ ____ ~~Township~~ ____, ~~Range~~ ____

Which document was recorded in the records of the County Clerk of Gunnison County, State of Colorado, Book ____, at Page ____. There is attached hereto a certified copy of the Death Certificate of Bear Baldwin deceased, issued by the Department of Health for the State of Ohio showing that the deceased Joint Tenant died on the 11 day of April, 2008.

Affiant further states that he/she is the surviving joint tenant in the described property, and that the decedent named in the certificate of death is one and the same person as the joint tenant named in the deed recorded as above set forth.

Affiant further states that on the date of deceased joint tenant's death the two were married to each other and that affiant is the surviving spouse.

And further affiant saith not.

Signed Sukye Baldwin
Affiant

Subscribed and sworn to before me this 23 day of August, 2016
My Commission Expires: 09/02/2018

Notary Public

ACKNOWLEDGMENT

STATE OF Ohio)
COUNTY OF Franklin) SS.

Before me, the undersigned, a Notary Public, in and for said County and State on the 23 day of August, 2016 personally appeared Sukye Baldwin to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my official signature and affixed my official seal the day and year first above written.

My Commission Expires: 09/02/2018

Notary Public

LAUREN HARTFELDER - NOTARY PUBLIC
COMM. EXP. SEP 2, 2018
STATE OF OHIO

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 Sukye Baldwin
(Owner)

_____
(Owner)

_____
(Owner)

_____
(Owner)

RECITALS:

Legal Description: Complete – please attach if too long

Lots 7 through 12, both inclusive, Block 18, Town of Irwin

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: 7/27/16 Sukye Baldwin
Owner

Date: _____ _____
Owner

Date: _____ _____
Owner

Date: _____ _____
Mortgage or Lien Holder

STATE OF ~~COLORADO~~ OHIO)
)ss
COUNTY OF ~~GUNNISON~~ Licking)

The foregoing instrument was acknowledged before me this 27th day of July 20 16 by Sukye Baldwin **(Owner/s).**

~~Witness my hand and official seal.~~

My Commission expires: 3/19/20

Brenda Nauer
Notary Public

Address: 136 Broadway E
Granville OH 43023

BRENDA K NAUER - NOTARY PUBLIC
MY COMM. EXP. MAR 19, 2020
STATE OF OHIO

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:

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

GUNNISON COUNTY
Property Tax Receipt

Receipt #	1171298		Date Receipt Printed
Transaction #	83080324337359		06/06/2016
Transaction Date	02/16/2016		

CURRENT TAX YEAR INFORMATION

Account #	R012950	**Parcel #**	317934003006
		Property Address	
Owner	BALDWIN BRUCE J ETAL 976 RIDENOUR RD GAHANNA, OH 432301686	IRWIN	
Legal	LOTS 7-12 BLK 18 IRWIN #551182		

PAID	Tax Year:	Bill Item Type:	Amount:	Description:
	2015	AD VALOREM	$428.19	FULL YEAR
		Bill Annual Total:		$428.19
		Account Total:		**$428.19**

PAID BY INFORMATION

CHECK	426239982	BALDWIN BRUCE J ETAL	$428.19
Over/Short			$0.00
Change			$0.00
Refund			$0.00

Transaction Total Applied **$428.19**

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

7TH ST
AVENUE C
9TH ST
10TH ST
11TH ST
AVENUE G
COUNTY ROAD 826A
COPPER LAKE RD