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: BOCC- Paula, Phil and Jonathan

From: Community Development Department Services Manager Beth Baker

Date: **August 1, 2013**

Application		x	
Agreement		x	
Utility Agreements		x	
HOA Approval		x	
Assessor Records		x	
Treasure Receipts		x	
Treasurer's Deed		x	
Site Plan		x	

Robert and Emily Pannier have applied to cluster lots S-15 and S-16, Larkspur Subdivision. I have reviewed the application with the Assistant Director Community Development Neal Starkebaum, and Assistant County Attorney Art Trezise.

Thanks,
Beth Baker
Community Development Department

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 : ROBERT AND EMILY PANNIER		
MAILING ADDRESS: PO BOX 1518		
CITY: CRESTED BUTTE	**STATE:** COLORADO	**ZIP:** 81224
PHONE (day): (970) 349-7329	**(evening):** (970) 349-7329	
FAX: (970) 349-0370	**E-MAIL ADDRESS:** bpannier@beelerproperties.com	

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):**

   SEE ATTACHED EXHIBIT "A"

   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)

09/05/12

rec'd 7/30/13
SCANNED

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:

NONE

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."

NONE

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.

10. **SPECIAL DISTRICTS PER ITEM NUMBER 7:**
LARKSPUR COMMUNITY ASSOCIATION
LARKSPUR WATER ASSOCIATION
COLORADO RIVER WATER DISTRICT
GUNNISON COUNTY METRO REC. DISTRICT
UPPER GUNNISON WATER DISTRICT
CRESTED BUTTE FIRE PROTECTION DISCTRICT
RE1J SCHOOL DISTRICT
EAST RIVER REGIONAL SANITATION DISTRICT

11. **AS PART OF THE LOT CLUSTER APPLICATION, APPLICANTS RESPECTFULLY REQUEST THAT THE COMMON ADDRESS OF THE CLUSTERED LOT BE:**

557 LARKSPUR LOOP

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: 7.29.2013 _____ Applicant

Date: 7.29.2013 _____ Applicant

AUTHORIZATIONS

Date: 7/31/2013 _____ Gunnison County Attorney

Date: _____ _____ Gunnison County Community Development Director

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

EXHIBIT "A"

APPLICATION TO COMBINE EXISTING PARCELS OF REAL PROPERTY IN GUNNISON COUNTY

PARCEL 1:

LOT S-15, LARKSPUR SUBDIVISION AS IDENTIFIED ON THE PLAT TITLED "PLAT OF LARKPUR LOCATED WITHIN THE E1/2 NE1/4 SECTION 12 T14S, R86W, 6TH PRINCIPAL MERIDIAN GUNNISON COUNTY, COLORADO,"PREPARED BY NCW & ASSOCIATES, INC., DATED AUGUST 21, 2006, AND RECORDED WITH THE GUNNISON COUNTY CLERK AND RECORDER'S OFFICE ON AUGUST 21, 2006 BEARING RECEPTION NO. 568254.

PARCEL 2:

LOT S-16, LARKSPUR SUBDIVISION AS IDENTIFIED ON THE PLAT TITLED "PLAT OF LARKPUR LOCATED WITHIN THE E1/2 NE1/4 SECTION 12 T14S, R86W, 6TH PRINCIPAL MERIDIAN GUNNISON COUNTY, COLORADO,"PREPARED BY NCW & ASSOCIATES, INC., DATED AUGUST 21, 2006, AND RECORDED WITH THE GUNNISON COUNTY CLERK AND RECORDER'S OFFICE ON AUGUST 21, 2006 BEARING RECEPTION NO. 568254.

ALSO KNOWN BY STREET AND NUMBER AS: 557 LARKSPUR LOOP AND 575 LARKSPUR LOOP CRESTED BUTTE, CO 81224.

LOT CLUSTER AGREEMENT AND DECLARATION

THIS LOT CLUSTER AGREEMENT AND DECLARATION is made this 29th day of JULY, 20 13 by and between the Board of County Commissioners of the County of Gunnison, Colorado (hereinafter "Gunnison County") and ROBERT AND EMILY PANNIER -(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**

   SEE ATTACHED LEGAL DESCRIPTION

   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 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: 7.30.2013 _____ **Owner**

Date: 7.30.2013 _____ **Owner**

Date: _____ _____ **Owner**

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

STATE OF COLORADO)
)ss
COUNTY OF GUNNISON)

The foregoing instrument was acknowledged before me this 30 day of July 20 13
by Robert and Emily Pannier
(Owner/s).

Witness my hand and official seal.

My Commission expires: 7/29/2014

BRENDA L ARCHER
Notary Public
State of Colorado

Brenda Larcher
Notary Public

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

EXHIBIT "A"

LOT CLUSTER AGREEMENT AND DECLARATION

PARCEL 1:

LOT S-15, LARKSPUR SUBDIVISION AS IDENTIFIED ON THE PLAT TITLED "PLAT OF LARKPUR LOCATED WITHIN THE E1/2 NE1/4 SECTION 12 T14S, R86W, 6TH PRINCIPAL MERIDIAN GUNNISON COUNTY, COLORADO,"PREPARED BY NCW & ASSOCIATES, INC., DATED AUGUST 21, 2006, AND RECORDED WITH THE GUNNISON COUNTY CLERK AND RECORDER'S OFFICE ON AUGUST 21, 2006 BEARING RECEPTION NO. 568254.

PARCEL 2:

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ALSO KNOWN BY STREET AND NUMBER AS: 557 LARKSPUR LOOP AND 575 LARKSPUR LOOP, CRESTED BUTTE, CO 81224.

Assessor Quick Links

Gunnison Assessor Home

Find Property Records

Gunnison County COLORADO

Assessor Property Record Search

Owner and Parcel Information

Owner Name & Mailing Address	
PANNIER ROBERT ETAL PANNIER EMILY PO BOX 1518 CRESTED BUTTE, CO 81224-1518	
Business Name:	NA

Today's Date:	July 30, 2013
Appraisal Year:	2013

Account Number:	R044100
Parcel Number:	3255-120-34-028
Account Type:	Vacant
Economic Area:	Econ Area 6
Tax District:	619
Mill Levy:	47.633

Property Location:	557 LARKSPUR LOOP, CRESTED BUTTE
Neighborhood:	61720
LEA:	LARKSPUR SFR - EXTERIOR SOUTH (61720)
Subdivision:	LARKSPUR SUBDIVISION
Condo:	
Legal Description:	LOT S15 LARKSPUR SUBDIVISION #616258
Parcel Notes	TOTAL PARCEL = .267 AC

Parcel Map	Show Parcel Map
Building Photos	Building Images
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
$75,750	$21,970			$75,750	$21,970

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2012	$118,900	$34,480	47.633	$1,642.39
2011	$118,900	$34,480	48.708	$1,679.45
2010	$179,740	$52,120	44.518	$2,320.28
2009	$168,670	$48,920	45.365	$2,219.24
2008	$87,800	$25,460	40.652	$1,035.00
2007	$84,050	$24,370	35.448	$863.88
2006	$20	$10	44.485	$5.44

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	0.267	YEAR ROUND	YES	CENTRAL	CENTRAL	LAND TYPE - SAGE

Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
10/19/2012		MARKS MELODY PUBLIC TRUSTEE	PANNIER ROBERT ETAL	N/A	616258	PUBL TRUST DEED - NO FEE
11/03/2006	$220,000	GARLAND PROPERTIES INC	SCHAFFER GARY ETAL	Vacant	570645	WARRANTY 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: July 28, 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	
PANNIER ROBERT ETAL PANNIER EMILY PO BOX 1518 CRESTED BUTTE, CO 81224-1518	
Business Name:	NA

Today's Date:	July 30, 2013
Appraisal Year:	2013

Account Number:	R044101
Parcel Number:	3255-120-34-029
Account Type:	Vacant
Economic Area:	Econ Area 6
Tax District:	619
Mill Levy:	47.633

Property Location:	575 LARKSPUR LOOP, CRESTED BUTTE
Neighborhood:	61720
LEA:	LARKSPUR SFR - EXTERIOR SOUTH (61720)
Subdivision:	LARKSPUR SUBDIVISION
Condo:	
Legal Description:	LOT S16 LARKSPUR SUBDIVISION #616258
Parcel Notes	TOTAL PARCEL = .293 AC

Parcel Map	Show Parcel Map
Building Photos	Building Images
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
$75,750	$21,970			$75,750	$21,970

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2012	$118,900	$34,480	47.633	$1,642.39
2011	$118,900	$34,480	48.708	$1,679.45
2010	$179,740	$52,120	44.518	$2,320.28
2009	$168,670	$48,920	45.365	$2,219.24
2008	$87,800	$25,460	40.652	$1,035.00
2007	$84,050	$24,370	35.448	$863.88
2006	$20	$10	44.485	$5.44

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	0.293	YEAR ROUND	YES	CENTRAL	CENTRAL	LAND TYPE - SAGE

Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
10/19/2012		MARKS MELODY PUBLIC TRUSTEE	PANNIER ROBERT ETAL	N/A	616258	PUBL TRUST DEED - NO FEE
11/03/2006	$235,000	GARLAND PROPERTIES INC	SCHAFFER GARY ETAL	Vacant	570646	WARRANTY 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: July 28, 2013

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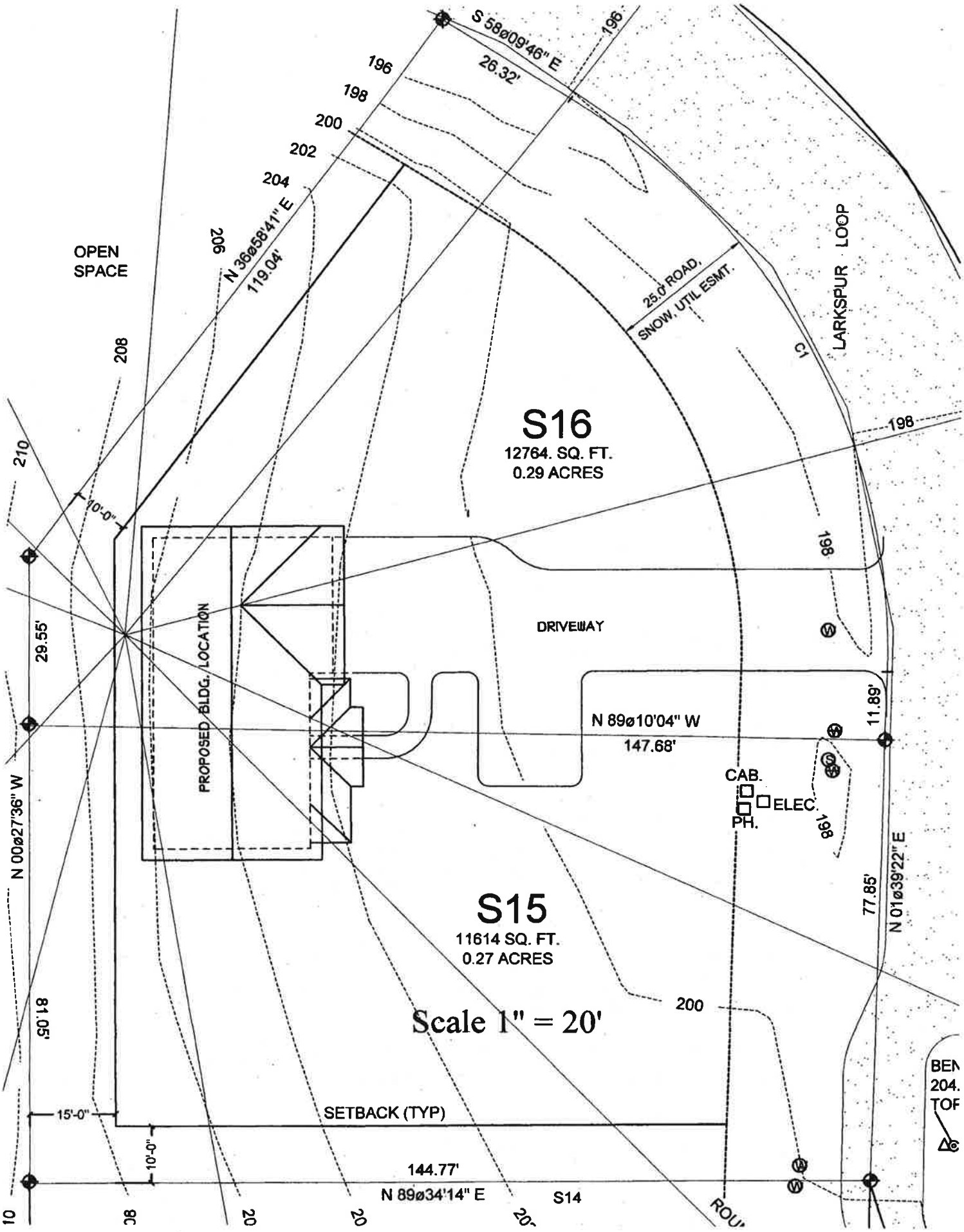
S 58ø09'46" E
26.32'
196
198
200
202
204
206
208
210
N 36ø58'41" E
119.04'
OPEN SPACE
25.0' ROAD, SNOW, UTIL ESMT.
LARKSPUR LOOP
S16
12764. SQ. FT.
0.29 ACRES
10'-0"
PROPOSED BLDG. LOCATION
DRIVEWAY
29.55'
N 89ø10'04" W
147.68'
11.89'
CAB.
ELEC.
PH.
N 00ø27'36" W
81.05'
S15
11614 SQ. FT.
0.27 ACRES
77.85'
N 01ø39'22" E
Scale 1" = 20'
15'-0"
SETBACK (TYP)
10'-0"
144.77'
N 89ø34'14" E
S14

S Dominguez Gunnison County, CO
10/19/2012 2:44:26 PM
317

616258
Page 1 of 1
R 11.00 D 0.00

CONFIRMATION DEED
(CRS §38-38-502)
Public Trustee's Foreclosure Sale No. 2012-030

THIS DEED is made October 19, 2012 between Melody Marks as the Public Trustee in and for the County of Gunnison, State of Colorado, grantor and Robert Pannier and Emily Pannier, grantee, the holder of the certificate of purchase whose legal address is PO Box 1518, Crested Butte, CO 81224.

WHEREAS, the Grantor(s) described below did convey to the public trustee, in trust, the property hereinafter described to secure the payment of the indebtedness provided in said deed of trust:

Original Grantor(s)	GARY AND MARGARET SCHAFFER AND TONY LAMBERT
Original Beneficiary(ies)	COMMUNITY BANKS OF COLORADO
Current Holder of Evidence of Debt	BANK MIDWEST, N.A.
Date of Deed of Trust	November 03, 2006
County of Recording	Gunnison
Recording Date of Deed of Trust	November 03, 2006
Recording Information (Reception Number)	570647
Re-Recording Date of Deed of Trust	November 21, 2006
Re-Recording Information (Reception Number)	571142

WHEREAS, a violation was made in certain of the terms and covenants of said deed of trust as shown by the notice of election and demand for sale filed with the Public Trustee; the said property was advertised for public sale at the place and in the manner provided by law and by said deed of trust; combined notice of sale and right to cure and redeem was given as required by law; said property was sold according to said combined notice; and a certificate of purchase thereof was made and recorded in the office of said county Clerk and Recorder; and

WHEREAS, all periods of redemption have expired.

NOW, THEREFORE, the Public Trustee, pursuant to the power and authority vested by law and by the said deed of trust, confirms the foreclosure sale and sells and conveys to grantee the following described property located in the County of Gunnison, State of Colorado, to wit:

PARCEL 1:
LOT S-15, LARKSPUR SUBDIVISION AS IDENTIFIED ON THE PLAT TITLED "PLAT OF LARKSPUR LOCATED WITHIN THE E1/2 NE1/4 SECTION 12 T14S, R86W, 6TH PRINCIPAL MERIDIAN GUNNISON COUNTY, COLORADO," PREPARED BY NCW & ASSOCIATES, INC., DATED AUGUST 21,2006, AND RECORDED WITH THE GUNNISON COUNTY CLERK AND RECORDER'S OFFICE ON AUGUST 21, 2006 BEARING RECEPTION NO. 568254.
PARCEL 2:
LOT S-16, LARKSPUR SUBDIVISION AS IDENTIFIED ON THE PLAT TITLED "PLAT OF LARKSPUR LOCATED WITHIN THE E1/2 NE1/4 SECTION 12 T14S, R86W, 6TH PRINCIPAL MERDIAN GUNNISON COUNTY, COLORADO," PREPARED BY NCW & ASSOCIATES, INC, DATED AUGUST 21,2006 AND RECORDED WITH THE GUNNISON COUNTY CLERK AND RECORDER'S OFFICE ON AUGUST 21, 2006, BEARING RECEPTION NO. 568254

Also known by street and number as: 557 LARKSPUR LOOP AND 575 LARKSPUR LOOP, CRESTED BUTTE, CO 81224

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

To have and to hold the same, with all appurtenances, forever.

Executed on: October 19, 2012

Melody Marks, Public Trustee in and for the County of Gunnison, State of Colorado

GUNNISON COUNTY
Property Tax Receipt

Receipt Number 1027422
Transaction Number 83080324255622
Transaction Date 02/21/2013
Date Receipt Printed 07/31/2013

CURRENT TAX YEAR INFORMATION

Account Number R044100
Owner PANNIER ROBERT ETAL
PO BOX 1518
CRESTED BUTTE, CO
812241518

Parcel Number 325512034028
Property Address
557 LARKSPUR LOOP
CRESTED BUTTE 81224

Legal LOT S15 LARKSPUR SUBDIVISION #616258

Actual Value $118,900.00
Assessed Value $34,480.00
Tax District 619
Mill Levy 47.633

PAID	Tax Year:	Bill Item Type:	Amount:	Description:
	2012	AD VALOREM	$821.20	1ST HALF
		Annual Total:	$821.20	
		Account Total:	**$821.20**	

Receipt Number 1027421
Transaction Number 83080324255622
Transaction Date 02/21/2013
Date Receipt Printed 07/31/2013

CURRENT TAX YEAR INFORMATION

Account Number R044101
Owner PANNIER ROBERT ETAL
PO BOX 1518
CRESTED BUTTE, CO
812241518

Parcel Number 325512034029
Property Address
575 LARKSPUR LOOP
CRESTED BUTTE 81224

Legal LOT S16 LARKSPUR SUBDIVISION #616258

Actual Value $118,900.00
Assessed Value $34,480.00
Tax District 619
Mill Levy 47.633

PAID	Tax Year:	Bill Item Type:	Amount:	Description:
	2012	AD VALOREM	$821.20	1ST HALF
		Annual Total:	$821.20	
		Account Total:	**$821.20**	

PAID BY INFORMATION

CHECK	1033	PANNIER ROBERT ETAL	$1,642.40
Over/Short			$0.00
Change			$0.00

Refund	$0.00
Transaction Total Received	**$1,642.40**

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

GUNNISON COUNTY
Property Tax Receipt

Receipt Number 1047633
Transaction Number 83080324267649
Transaction Date 05/21/2013
Date Receipt Printed 07/31/2013

CURRENT TAX YEAR INFORMATION

Account Number R044101
Owner PANNIER ROBERT ETAL
PO BOX 1518
CRESTED BUTTE, CO
812241518

Parcel Number 325512034029
Property Address
575 LARKSPUR LOOP
CRESTED BUTTE 81224

Legal LOT S16 LARKSPUR SUBDIVISION #616258

Actual Value $118,900.00
Assessed Value $34,480.00
Tax District 619
Mill Levy 47.633

PAID	Tax Year:	Bill Item Type:	Amount:	Description:
	2012	AD VALOREM	$821.19	2ND HALF
		Annual Total:	$821.19	
		Account Total:	**$821.19**	

Receipt Number 1047632
Transaction Number 83080324267649
Transaction Date 05/21/2013
Date Receipt Printed 07/31/2013

CURRENT TAX YEAR INFORMATION

Account Number R044100
Owner PANNIER ROBERT ETAL
PO BOX 1518
CRESTED BUTTE, CO
812241518

Parcel Number 325512034028
Property Address
557 LARKSPUR LOOP
CRESTED BUTTE 81224

Legal LOT S15 LARKSPUR SUBDIVISION #616258

Actual Value $118,900.00
Assessed Value $34,480.00
Tax District 619
Mill Levy 47.633

PAID	Tax Year:	Bill Item Type:	Amount:	Description:
	2012	AD VALOREM	$821.19	2ND HALF
		Annual Total:	$821.19	
		Account Total:	**$821.19**	

PAID BY INFORMATION

CHECK	1042	PANNIER ROBERT ETAL	$1,642.38
Over/Short			$0.00
Change			$0.00

Refund	$0.00
Transaction Total Received	**$1,642.38**

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

"Owned By Those We Serve"

Phone: (970) 641-3520
Fax: (970) 641-5302
Toll Free: 1-800-726-3523
Web Site: www.gcea.coop

Gunnison County Electric Association, Inc.
37250 Hwy. 50 • P.O. Box 180
Gunnison, CO 81230

February 13, 2013

Robert Pannier
Gunnison County Colorado
Planning Department
221 N. Wisconsin St. Ste D
Gunnison, CO 81230

Lots 15S & 16S, Larkspur Sub.

Dear Sirs:

Gunnison County Electric Association has no objections in vacating lot lines between lots 15S and 16S in the Larkspur Neighborhood subdivision in section 12,T14S,R86W, in Gunnison County, Colorado. We have no objection in the clustering of lots by owner ROBERT A. PANNIER .

This letter shall in no way be construed to grant permission to vacate any other utility easements on the property, specifically including, but not limited to, the easement for the existing lines that traverse the property. Also, please note that any buildings or structures on this property must be constructed so as to meet proper clearances from any existing underground electric power lines as specified with the National Electrical Safety Code.

We do want to keep the existing underground easement in front of 15S and 16S as recorded on plat of the Larkspur Neighborhood subdivision.

Please call if you have questions regarding this matter.

Respectfully,

Chico Dominguez
Engineering Tech

cc:

State of Colorado
County of Gunnison

The foregoing instrument was acknowledged before me this 13th day of February 2013 by Chico Dominguez of Gunnison County Electric Association, Inc. on behalf of the association.

JOSIE CASEBOLT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124051371
MY COMMISSION EXPIRES SEPTEMBER 21, 2016

Notary signature: Josie Casebolt

My Commission expires: 9.21.16

ATMOS energy

April 3, 2013

Gunnison County, Colorado
Planning Department
221 N Wisconsin St. Ste. D
Gunnison, CO 81230

Lots 15S and 16S, Larkspur Neighborhood Subdivision Owned by Robert Pannier

Atmos Energy does not object in the vacating of the lot line between lots 15S and 16S in the Larkspur Neighborhood Subdivision located in Section 12, Township 14S, Range 86W, 6th principle meridian, in Gunnison County, Colorado. Atmos Energy does not object to the clustering of these 2 lots owned by Robert Pannier.

Atmos Energy does not wish, nor does this letter allow for the vacating of any other utility easements located on the property, specifically including, but not limited to, the easement for the existing gas line that traverses the property parallel to Larkspur Loop.

Please call if you have any questions regarding this issue.

Thank you,

Mark Cristelli
Project Specialist
Atmos Energy
719-275-3338 x201

KIM LAMOUREUX
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064028646
MY COMMISSION EXPIRES JULY 24, 2014

This letter was acknowledged before me this 3rd day of April 2013 by Mark Cristelli

of Atmos Energy

Notary signature: Kim Lamoureux

My Commission expires: 07/24/2014

CenturyLink

222 West 5th Street
Pueblo, CO 81003
TEL 719-584-6484
FAX 719-584-6462

February 22, 2013

Mr. Robert Pannier
P.O. Box 1518
Crested Butte, CO 81224

Re: Lot Consolidation

Dear Mr. Pannier:

Please be advised that CenturyLink has no objection to the consolidation of Lots S-15 and S-16, Larkspur Subdivision, located in the NE ¼ Sec. 12, T14S, R86W, 6th P.M., Gunnison County, Colorado, nor the vacation of any utility easements associated with the consolidation.

Please call if I can be of further assistance.

Yours truly,

Murk Mansell
Murk Mansell
Right of Way Manager

STATE OF COLORADO
COUNTY OF PUEBLO

The foregoing instrument was acknowledged before me this 22nd day of February, 2013, by Murk Mansell as Right of Way Manager for Qwest Corporation d/b/a CenturyLink QC

(NOTARY SEAL) VALERIE RIVERA NOTARY PUBLIC STATE OF COLORADO MY COMMISSION EXPIRES 08/08/2015

Witness my hand and official seal:

Valerie Rivera
Notary Public

My commission expires: 8-8-2015

May 1, 2013

Robert Pannier
Gunnison County Colorado
Planning Department
221 N. Wisconsin St., Ste. D
Gunnison, CO 81230

Dear Sirs,

SUBJECT: LOT CLUSTER APPLICATION LOTS S-15 & S-16 LARKSPUR SUB.

Larkspur Water Association, a sub-committee of the Larkspur Community Association responsible for supplying water, both potable and non-potable, and for fire protection to all lands and dwellings within Larkspur subdivision has no objections in vacating lot lines between lots S-15 and S-16 in Larkspur subdivision in section 12, T14S, R86W, in Gunnison County, Colorado. We have no objection in the clustering of lots by owners Robert and Emily Pannier.

This letter shall in no way be construed to affect any fees, assessments, or charges regarding Lots S-15 and S-16 that may currently or in the future be legally levied on such lots by the Larkspur Community Association or any of its committees or sub-committees irrespective of the lot clustering.

We do want to keep the existing underground easement in front of S-15 and S-16 as recorded on the plat of the Larkspur subdivision.

Please contact us if you have questions regarding this matter.

Sincerely,

LARKSPUR WATER ASSOCIATION,
a sub-committee of Larkspur Community Association

By: _____
Its: Larkspur Association Water board

State of Colorado
County of Gunnison

The foregoing instrument was acknowledged before me this 2nd day of May 2013 by Wouter Van Tiel of Larkspur Water Association on behalf of the Larkspur Community Association.

Notary signature: _____

My Commission expires: 1/14/2017

ANNA CHODOUNSKY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094001609
MY COMMISSION EXPIRES JANUARY 14, 2017