AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

AgendaTitle:
Plat Correction; Lot 3, Darien River Subdivision; Larry and Dana Darien

Action Requested: Motion

Parties to the Agreement:

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

Summary:
See attached.

Fiscal Impact: None.

Submitted by: Cathie Pagano **Submitter's Email Address:** cpagano@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: 9/11/2013

◉ Consent Agenda ○ Regular Agenda ○ Worksession Time Allotted:

Agenda Date: 9/17/2013 Follow Up Agenda Date: N/A

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

From: Cathie Pagano, Planner

Date: September 10, 2013

Re: Darien Plat Correction

Larry and Dana Darien have applied for a Land Use Change permit to correct a boundary line adjustment plat. The original boundary line adjustment between Lot 3, Darien River Subdivision and the adjacent metes and bounds parcel was approved by the Board of County Commissioners on September 4, 2007 and is recorded in the office of the Gunnison County Clerk and Recorder at Reception No. 578416.

The proposed correction plat, corrects the previous boundary line adjustment. The purpose of the correction is to eliminate an overlap in the southeast corner created by the previous boundary line adjustment.

The applicants are also currently pursuing a Land Use Change permit to approve the development of a single-family residence and associated individual sewage disposal system on this parcel. When the Darien River Subdivision was approved in 2000, “no use” was approved for Lot 3 due to the constraints of wetlands and at the request of the applicant at that time.

Please feel free to contact me with any questions or concerns. Thanks.

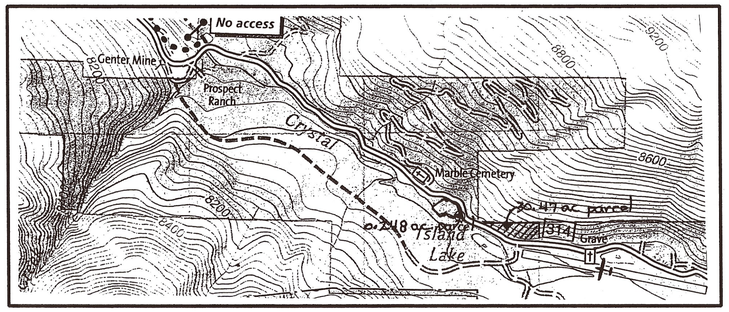
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CORRECTED PLAT
BOUNDARY LINE ADJUSTMENT TO LOT 3, DARIEN RIVER SUBD.
SECTION 28, T.11 S., R.88 W., 6th P.M.
GUNNISON COUNTY, COLORADO

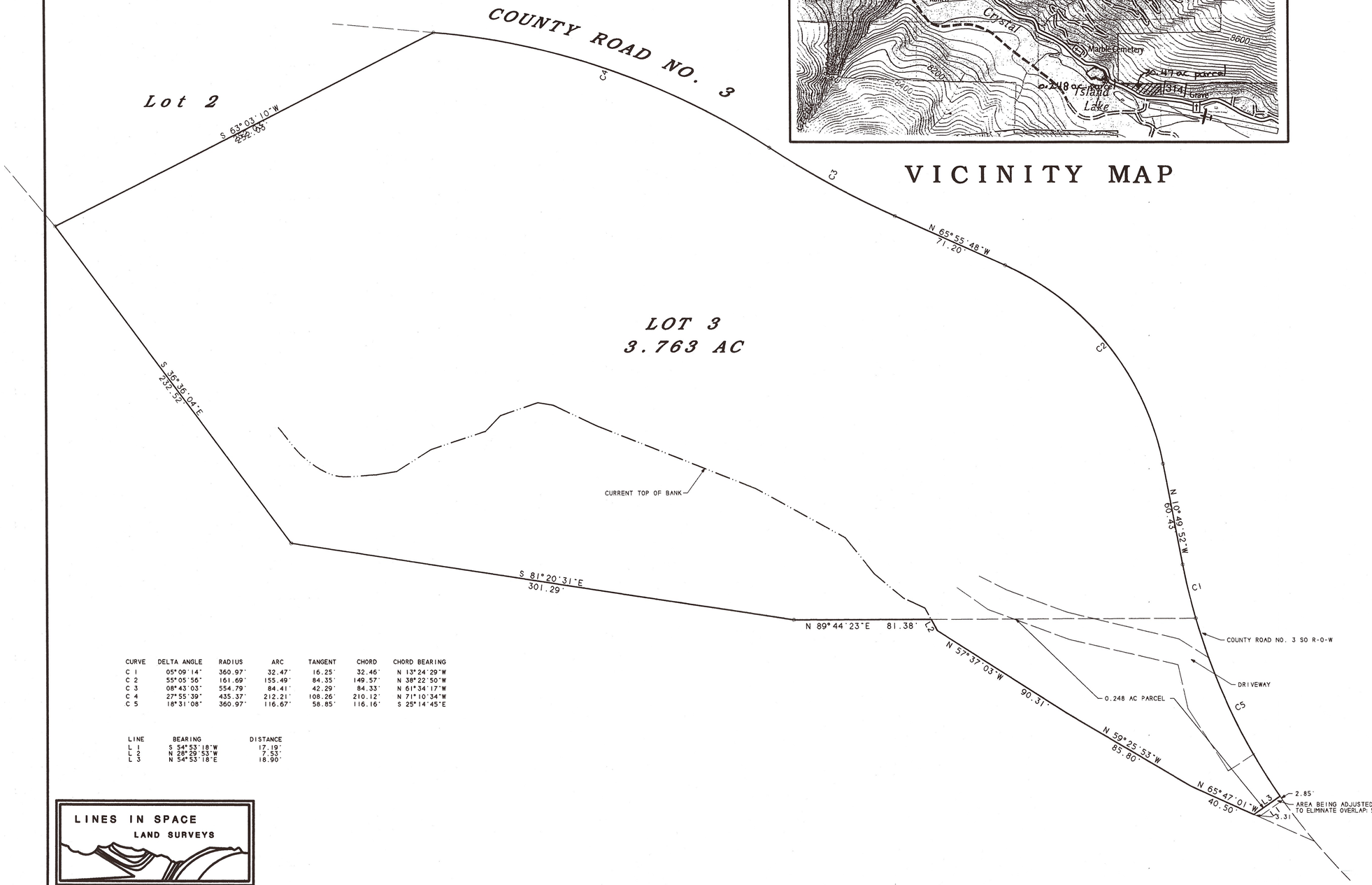
N
W E
S

0 15' 30' 45' 60'

SCALE: 1"=30'



VICINITY MAP



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	05°09'14"	360.97'	32.47'	16.25'	32.46'	N 13°24'29"W
C 2	55°05'56"	161.69'	155.49'	84.35'	149.57'	N 38°22'50"W
C 3	08°43'03"	554.79'	84.41'	42.29'	84.33'	N 61°34'17"W
C 4	27°55'39"	435.37'	212.21'	108.26'	210.12'	N 71°10'34"W
C 5	18°31'08"	360.97'	116.67'	58.85'	116.16'	S 25°14'45"E

LINE	BEARING	DISTANCE
L 1	S 54°53'18"W	17.19'
L 2	N 28°29'53"W	7.53'
L 3	N 54°53'18"E	18.90'

LINES IN SPACE
LAND SURVEYS

NOTES

THE PURPOSE OF THIS CORRECTED PLAT IS TO ELIMINATE AN OVERLAP IN THE SOUTHEAST CORNER CREATED BY THE ORIGINAL BOUNDARY LINE ADJUSTMENT TO LOT 3, DARIEN RIVER SUBDIVISION

0.248 ACRE PARCEL IS BEING ADDED TO LOT 3, DARIEN RIVER SUBDIVISION. THE 0.248 ACRE PARCEL IS PART OF A 30.47 ACRE PARCEL SEPARATED FROM IT BY COUNTY ROAD NO. 3. SAID PARCEL IS OWNED BY MARBLE MEMORIAL AIRPORT LLC RECORDED IN GUNNISON COUNTY, COLORADO AS RECEPTION NO. 490380 AND THE CORRECTED WARRANTY DEED RECORDED JUNE 2, 2009 AT RECEPTION NO. 591032.

THE FOLLOWNG REGULATIONS REGARDING LONG TERM CAMPING SHALL APPLY TO THIS PARCEL:

1. Use of a recreational vehicle or other camping shelter for longer than a total of 14 days during any consecutive three months on the same parcel shall require a Long-term Camping Permit, which may be obtained from the Planning Department.

2. A recreational vehicle or other camping shelter may be parked on an individual parcel and may be occupied by the landowner or by his/her guests, and shall comply with these requirements:

3. If any applicable protective covenants or deed restrictions are recorded against the property in the Office of the Gunnison County Clerk and Recorder, they do not prohibit this use.

4. No recreational vehicle or other camping shelter shall be parked on any public right-of-way or road for camping, storage or residential use.

5. There is no compensation to the owner of the parcel involved.

6. The travel trailer, recreational vehicle, camper or other camping shelter may only be used for camping for a period that does not exceed a total of 14 days during any consecutive three months on the same parcel without obtaining a Long-Term Camping Permit. The vehicle or other camping shelter shall be removed from the parcel after that time.

7. The lot or parcel on which camping occurs shall be maintained in a safe, clean and sanitary manner, and shall not be a nuisance or create adverse impacts to surrounding property, land or land uses.

8. Septage and other sewage or wastewater shall be disposed of only pursuant to a permit obtained in full compliance with the Gunnison County Individual Sewage Disposal System Regulations, and any other applicable County, state or federal standard or regulation. Compliance with those Regulations may require that a long-term individual sewage disposal system be installed and maintained on the parcel.

PROHIBITED ACTIONS. The following shall be prohibited:
9. Storage of refuse, debris or litter in an exposed or unsanitary condition.
10. Placing any substance that pollutes, or may pollute the water body within 150 feet of a stream, lake or other water body.

11. LOT 3 - NO USE IS APPROVED FOR THIS LOT BY GUNNISON COUNTY. ANY USE IS SUBJECT TO THE COUNTY REVIEW AND APPROVAL, AND MAY REQUIRE THE OWNER TO OBTAIN A LAND USE CHANGE PERMIT.

SURVEYOR'S CERTIFICATE

I, Sydney Lincicome, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado that this plat is a true, correct and complete plat of the Corrected Plat of the Boundary Line Adjustment to Lot 3, Darien River Subdivision, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and correctly show the location and dimensions of the parcels of said boundary line adjustment.

In witness whereof I have set my hand and seal this Seventh day of August A.D., 2013.

Sydney Lincicome P.L.S. 14111

COLORADO LICENSED 14111 PROFESSIONAL LAND SURVEYOR

BOARD OF COUNTY COMMISSIONERS' APPROVAL

The within corrected plat of the BOUNDARY LINE ADJUSTMENT TO LOT 3, DARIEN RIVER SUBDIVISION is approved this _____day of _____, 20___.

_____
Chairman, Gunnison County Board of Commissioners

Attest:_____
Gunnison County Clerk and Recorder

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

This survey was accepted for deposit in the office of the Clerk and Recorder of Gunnison County, Colorado, on this _____ day of _____, A.D., 20___. Deposit Number _____.
Time _____. Date _____.

_____
County Clerk

CORRECTED PLAT
BOUNDARY LINE ADJUSTMENT TO LOT 3, DARIEN RIVER SUBDIVISION
SEC. 28, T.11 S., R.88 W., 6th P.M.
GUNNISON COUNTY, COLORADO
BY: LINES IN SPACE
SYDNEY LINCICOME (L.S. 14111)
67 GLENWOOD AVE. CARBONDALE, CO. 970-963-3852
DATE: 07/18/2013 SCALE: 1" = 30' JOB NO.: 05-117

DARNCORR