AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Lot Cluster Application; Adams

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement:

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

Summary:

Adams requesting to cluster lots in Block 19 in the Town of Irwin

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 db 2/27/20

Reveiwed by: Discharge Date: 2/28/2020 Certificate of Insurance Required Yes ○ No ◉

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 2/28/2020

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

Agenda Date: 4/7/2020

Revised April 2015

TO: BoCC
FROM: Beth Baker (Community Development Staff)
RE: Adams Lot Cluster

Julia, Chance , Bruce and Wendy Adams have applied for a lot cluster approval

Lots 1-5, 14, 15, 16, 17 & ,18 Block 19
Town of Irwin

In order for the lots to be adjacent to one another, they have applied for a street vacation through Public Works.

That public hearing will be conducted the same day as this lot cluster application.

To view the entire file:

https://permitdb.gunnisoncounty.org/citizenaccess/
Click- Projects
Search by- Application number
LUC-20-00005
Search
Click- on the file
Click- on attachments
View- any document

If you have any questions please call.

Thanks,
Beth Baker
Manager of Administrative Services
Community and Economic Development
970-641-0360
bbaker@gunnisoncounty.org

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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 Julia Louise Adams **(Owner)** Chance Walker Adams **(Owner)**
Bruce Adams **(Owner)** Wendy Stevenson Adams **(Owner)**

RECITALS:

Legal Description: Complete – please attach if too long

Lots 1-5, 14, 17, 18 BLK 19 Irwin #651227
Lot 16 BLK 19 Irwin #651227
Lot 15 BLK 19 Irwin #651227

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: 5 May 2018 — Julia Louise Adams
Owner

Date: May 5, 2018 — Wendy Stevenson Adams
Owner

Date: 5 MAY 2018 — Chance Walker Adams
Owner

Date: _____ — _____
Mortgage or Lien Holder

STATE OF COLORADO)
)ss
COUNTY OF ~~GUNNISON~~ Jefferson)

The foregoing instrument was acknowledged before me this 5th day of May 20 18 by Julia Louise Adams, Wendy Stevenson Adams, and Chance Walker Adams (Owner/s).

Witness my hand and official seal.

My Commission expires: 06/17/2020

Notary Public

Address: 3490 Youngfield St. Wheat Ridge CO 80033

ROBERT MCELROY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164023211
MY COMM. EXPIRES JUNE 17, 2020

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: MAY 8 2018 — Bruce Adams
Owner

Date: _____ _____
Owner

Date: _____ _____
Owner

Date: _____ _____
Mortgage or Lien Holder

STATE OF COLORADO)
)ss
COUNTY OF ~~GUNNISON~~)
Archuleta (MA)

The foregoing instrument was acknowledged before me this 8 day of May 2018
by BRUCE ADAMS **(Owner/s).**

Witness my hand and official seal.

My Commission expires: February 12, 2022

Marissa Lovato
Notary Public

Address: 50 Harman Park Dr.
Pagosa Springs CO 81147

MARISSA LOVATO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184006900
MY COMMISSION EXPIRES FEBRUARY 12, 2022

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: _____

_____	_____	_____
Jonathan Houck	Roland Mason	John Messner
Chairperson	Commissioner	Commissioner

Board of County Commissioners
Gunnison County, Colorado

Attest:

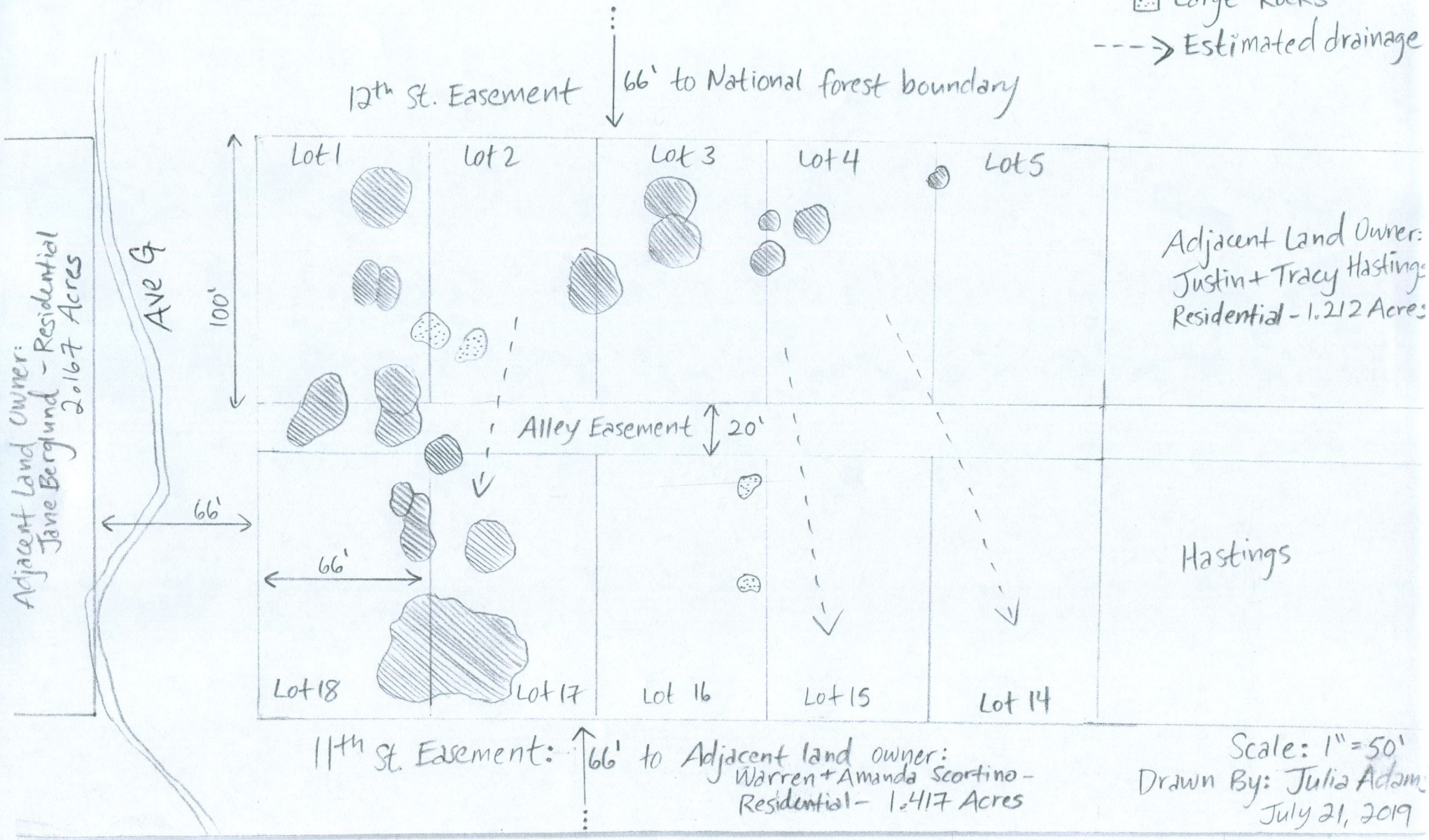
_____
Gunnison County Clerk and Recorder

Irwin, Colorado
Block 19
Vacant Land
Lots 1-5, 14-18

Parcel # 3179-340-04-010, # 3179-340-04-007, # 3179-340-04-006

Acrage: [Lots 1-5, 14, 17, 18: 1.212], [Lot 15: 0.152], [Lot 16: 0.152]
Total: 1.516

KEY
- Existing Vegetation
- Large Rocks
- ---> Estimated drainage



Scale: 1" = 50'
Drawn By: Julia Adams
July 21, 2019