AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Lot Cluster; Taylor

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement:

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

Summary:

Robert & Pamela Taylor request to cluster two lots- Skeleton Lode and Skeleton 1 Lode in Quartz Creek Mining District

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 4/17/20

Reveiwed by: GUNCOUNTY1\dBaumgarten Discharge Date: 4/17/2020 Certificate of Insurance Required

Yes ○ No ◉

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 4/17/2020

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

Agenda Date: 4/21/2020

Revised April 2015

TO: BOCC
FROM: Beth Baker (Community Development Staff)
RE: Lot Cluster Request

Robert and Pamela Taylor are the owners of Skelton No. 1, and Skelton – in the Quartz Creek Properties. They have applied to cluster their lots. The lots combined will be 18.186 acres.

- The taxes are current on the lots
- The utility companies have all agreed to the lot cluster
- The application has been reviewed and approved by both the Director of Community and Economic Development and the County Attorney

You may view the Department File using the link:

- http://204.132.78.100/citizenaccess/
- Click on Projects
- Search by Application Number- LUC-20-00012
- Click on the file
- Click on Attachment
- Click on View – any document.

Please call with any questions.

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

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 Robert E. Taylor **(Owner)** _____ **(Owner)**

Pamela A. Taylor **(Owner)** _____ **(Owner)**

RECITALS:

Legal Description: Complete – please attach if too long

See attached

Skeleton NO 1 Lode Mining Claim, U.S. Survey NO 8569, according to the United States Patent thereof, Quartz Creek Mining Dist.
Skeleton Lode Mining Claim, U.S Survey NO 8569, Quartz Creek Mining Dist, said mining claim as defined and limited by its respective patent.

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: 3/9/20 — Robert E Taylor
Owner

Date: 3/9/20 — Pamela A. Taylor
Owner

Date: _____ — _____
Owner

Date: _____ — _____
Mortgage or Lien Holder

STATE OF COLORADO)
)ss
COUNTY OF GUNNISON)

The foregoing instrument was acknowledged before me this 9th day of March 2020 by Robert & Pamela Taylor **(Owner/s).**

Witness my hand and official seal.

My Commission expires: 1/11/2024

JULIE BATHJE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20164001177
My Commission Expires January 11, 2024

Julie Bathje
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:

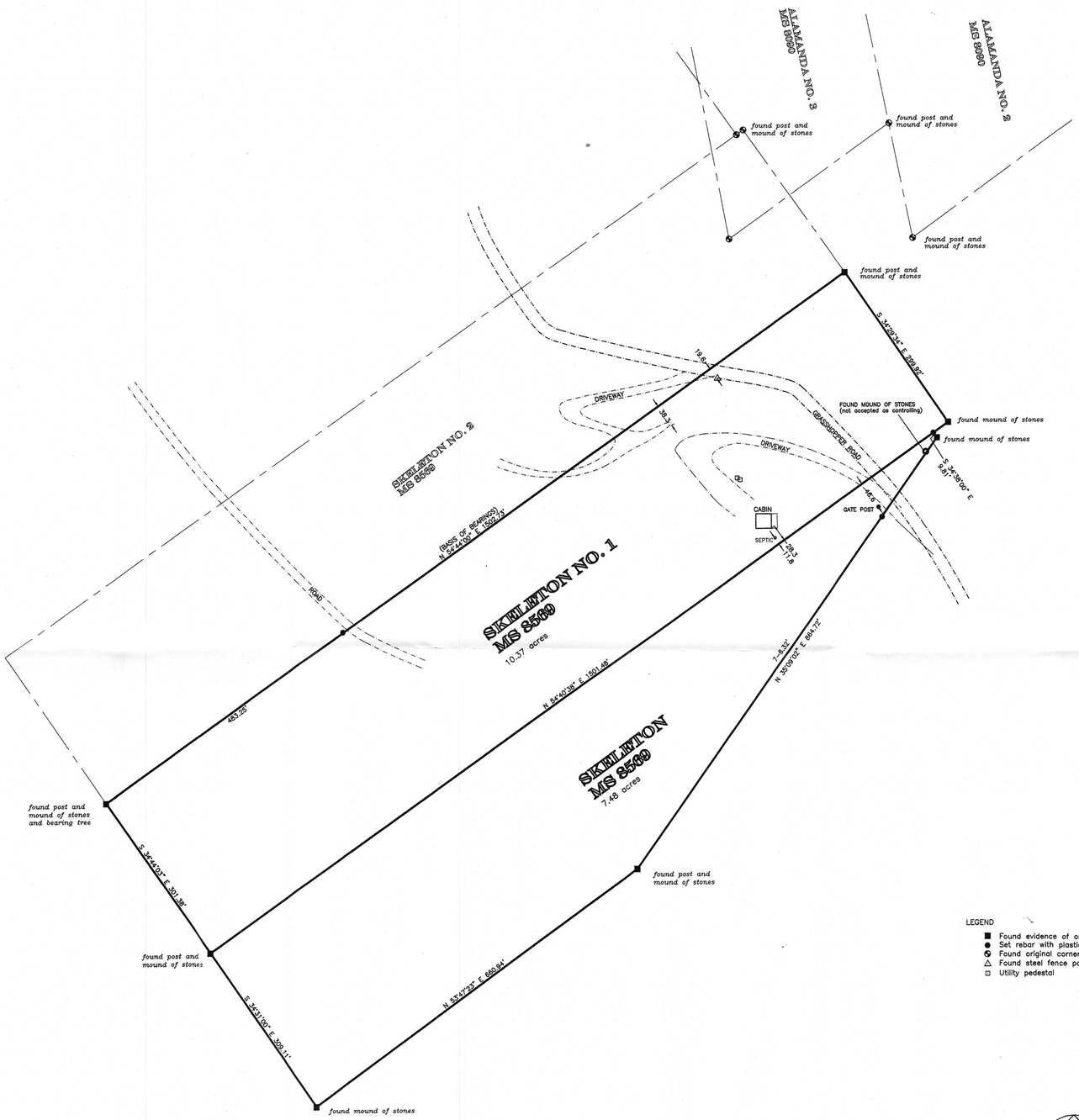
Date: _____

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

Board of County Commissioners
Gunnison County, Colorado

Attest:

_____
Gunnison County Clerk and Recorder



SURVEYOR'S CERTIFICATE

I, Timothy E. Pearson, a registered land surveyor in the State of Colorado, certify that this plat and the survey referred to herein were made under my direction and control and that both are true and correct to the best of my knowledge.

Dated this 15th day of October, 2019.

Timothy E. Pearson
Timothy E. Pearson
Colorado L.S. No. 34979

COLORADO REGISTERED TIMOTHY E. PEARSON 34979 PROFESSIONAL LAND SURVEYOR

LEGEND

- ■ Found evidence of original corner – set aluminum cap monument "LS 34979"
- ● Set rebar with plastic cap stamped "LINE PT. LS 34979"
- Found original corner evidence – previous survey
- △ Found steel fence post
- ▫ Utility pedestal

N

100 0 100 200

Scale: 1" = 100'

SURVEY PLAT
SKELETON AND SKELETON NO. 1
MS 8569
WITHIN SECTION 5, T50N, R4E, N.M.P.M.
GUNNISON COUNTY, COLORADO

PEARSON SURVEYING P.O. BOX 652 GUNNISON, CO 81230 970-641-2910 PROJECT # 19-1-5	DATE : 10/8/19 LATEST REVISION DATE : 10/15/19 SHEET 1 OF 1