AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Lot Cluster; SGA Revocable Trust

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement:

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

Summary:

SGA Revocable Trust cluster lot 13, block 14 , Marble Ski Area #2, & Opens space landscaping lot adjacent to Lot 13, Block 14, marble ski area #2

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 7/15/20

Reveiwed by: GUNCOUNTY1\dBaumgarten Discharge Date: 7/15/2020 Certificate of Insurance Required

Yes ○ No ◉

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\emense Discharge Date: 7/17/2020

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

Agenda Date: 7/21/2020

Revised April 2015

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

SGA Revocable Trust has applied to cluster their lots in Marble Ski Area Filing 2: Lot 13 Block 14 Marble Ski Area Filing 2 and the Open Space Landscaping parcel adjacent to Lot 13 Block 14 Marble Ski Area Filing 2

- 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-20-00031
- Click on File
- Click on Attachment
- Click on View- any attachment

Please call with any questions.

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

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 SGA Revocable Trust
(Owner)

SGA Revocable Trust
(Owner)

_____
(Owner)

_____
(Owner)

RECITALS:

Legal Description: Complete – please attach if too long

Lot 13 Block 14 Marble Ski Area Filing 2 (deed reception #630691) and

Open Space Landscaping parcel adjacent to Lot 13 Block 14 Marble Ski Area Filing 2 (deed reception # 631010)

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: 6/23/2020 _____ **Owner**

Date: 6/23/2020 _____ **Owner**

Date: _____ Joshua Alexander as Trustee SGA Revocable Trust **Owner**

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

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

The foregoing instrument was acknowledged before me this 23rd day of June 2020 by Joshua Alexander **(Owner/s).**

Witness my hand and official seal.

My Commission expires: Feb 6, 2023

Cara L Haugan
Notary Public

CARA L HAUGAN
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 19994000112
MY COMMISSION EXPIRES FEB 6, 2023

Address: 15 Kearns Rd
Snowmass Village CO 81615

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: _____

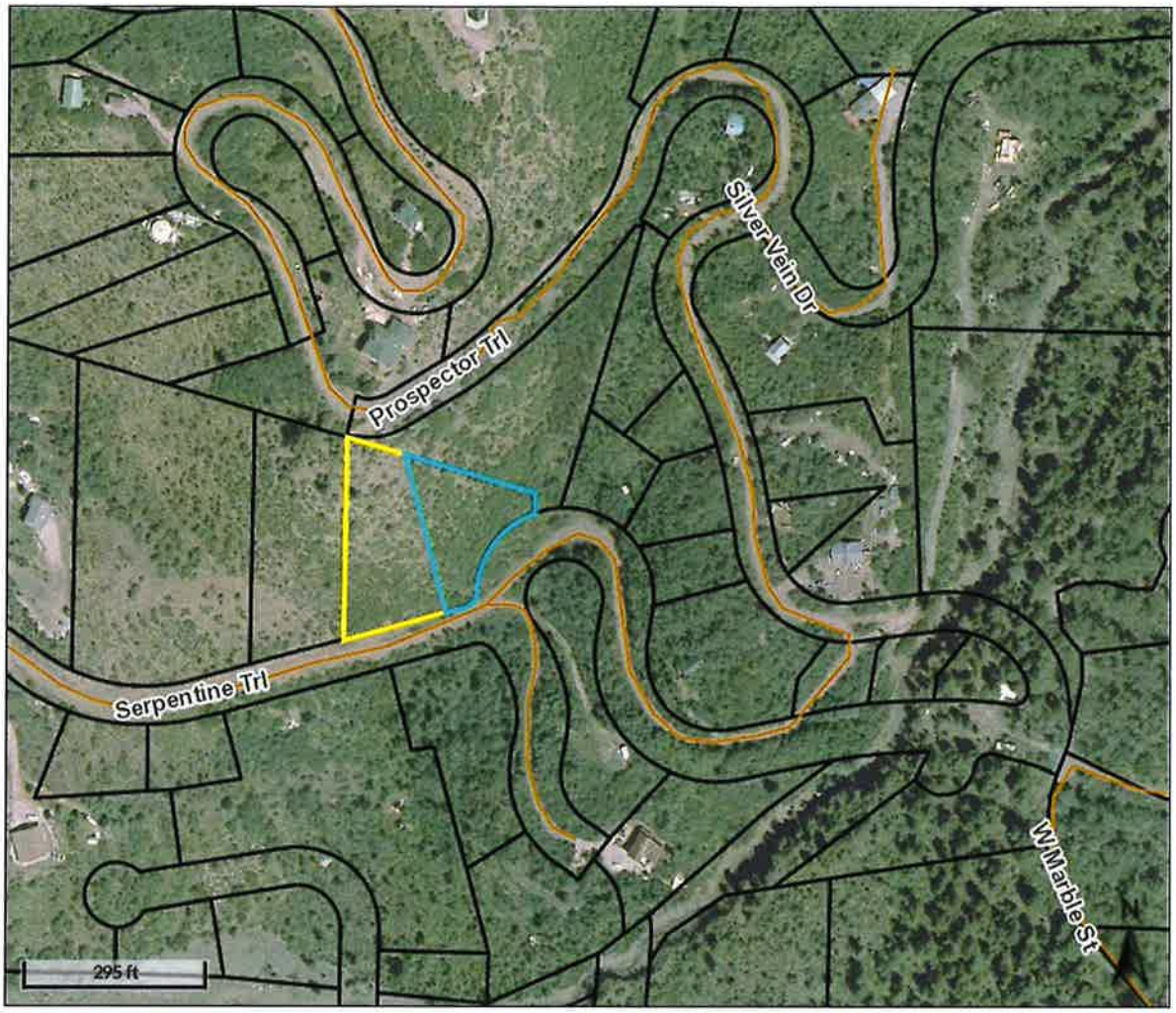
_____	_____	_____
Jonathan Houck	Roland Mason	John Messner
Chairperson	Commissioner	Commissioner

Board of County Commissioners
Gunnison County, Colorado

Attest:

_____
Gunnison County Clerk and Recorder

qPublic.net™ Gunnison County, CO



Overview

Legend

- Parcels
- Roads
  - Back Roads
  - Local Roads
  - State Highways
  - Unconstructed
  - City Labels
- County Outlines
  - <all other values>
  - Gunnison

?

Account Number	R013975	**Owner Address**	SGA REVOCABLE TRUST PO BOX 8267 ASPEN, CO 81612-8267	**Total Current Value**	$420	**Last 2 Sales**		
Parcel Number	2917-262-12-001	**Physical Address**	SERPENTINE TRL , MARBLE	**Current Assessed Value**	$120	**Date**	**Price**	**Qualified**
Account Type	Vacant	**Subdivision**	MARBLE SKI AREA 2			1/26/2015	$2,000	Unqualified
Lot/Block	n/a	**LEA**	MSA OPEN SPACE (81890)	**Mill Levy**	58.947		$	n/a
Tax District	617	**Legal Description**	TRACT A .511 A OPEN SPACE MARBLE SKI AREA 2 #631010 (Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.)	**Total Value**	$420			
Acres	0.51			**Last Year Taxes**	$7			

This electronic transmission may contain a map, diagram or information prepared by Gunnison County and represents generalized geographic data for general planning purposes only. The data portrayed should not be relied upon to establish legal title, boundary lines, the precise location of improvements, ownership, maintenance, easements or public rights-of-ways.

Date created: 7/9/2020
Last Data Uploaded: 7/9/2020 6:11:25 AM

Developed by Schneider GEOSPATIAL