



Gunnison County, CO.
 Community Development Department
 221 N. Wisconsin St. Ste. #D
 Gunnison, Co. 81230 (970) 641-0360
 Website: www.gunnisoncounty.org
 Email: planning@gunnisoncounty.org

Information Sheet: Lot Clusters

Clustering lots removes lot lines between two lots. Steps to complete the process include:

- A. **OBTAINING AND COMPLETING BOTH AN APPLICATION AND A DECLARATION AND AGREEMENT:** You can pick up the *Application to Combine Existing Parcels of Real Property* and the *Declaration and Agreement* at the Community Development Department, or by e-mail, fax, or postal Mail. When you submit the completed application please include:
 - A. **SITE PLAN.** The site plan shall include the following (as illustrated in Appendix Figure 1: *Site Plan Example*):
 - a. **LOTS TO BE CLUSTERED.** The lots whose shared boundaries will be vacated by the Lot Cluster Agreement, the mane of the subdivision in which the lots are located, if applicable, and the numbers of the lots.
 - b. **ADJACENT LOTS.** The lots immediately adjacent to all boundaries of the lots that will be clustered.
 - c. **ROADWAYS.** Platted development. County or other public, state or federal roadways adjacent to the proposed clustered lots.
 - d. **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.
 - e. **CONSENT OR SUBORDINATION BY LIEN HOLDERS.** As applicable, notarized letters of consent or a signed and notarized subordination to the lot cluster from lien or mortgage holders of the individual preclustered lots.
 - B. **NOTIFYING UTILITIES.** You will be required to contact the utility providers in your area and have them vacate the utility easements, if any exist. Four your convenience, we include the addresses of utility companies that serve properties in Gunnison County.

The addresses proved are meant to help you in contacting the utility companies in your area. You will not be contacting all the utility companies on this list, just the ones that are in your area. There may also be other municipal or County facilities that serve your property. We will determine that at the time of your submittal.

HOLY CROSS ENERGY P O DRAWER 2150 Glenwood Springs, Co. 81602 % Buzz Quaco	ATMOS ENERGY 970-641-2729 719-275-3338	GUNNISON COUNTY ELECTRIC 37250 W. Highway 50 P O BOX 180 Gunnison Co. 81230 641-3520
QWEST 222 W. 5 th St. First Floor Pueblo, Colorado 81003 % Murk Mansell 719-584-6484	EAST RIVIER REGIONAL SANITATION DISTRICT 350 Country Club Dr. # 2A Crested Butte, Co. 81224 970-349-7411	ADELPHIA CABLE 412 W. Tomichi Gunnison, Co. 81230 641-6023 1-800-626-6299
SKYLAND METROPOLITAN 350 Country Club Dr. Crested Butte, Co. 81224 970-349-7411		

- C. **STAFF REVIEW.** The Community Development staff will review for completeness. When the application has been deemed complete it will be reviewed by the Director of Community Development and the County Attorney. If they determine the application complete, it will be put on a Board of County Commissioners meeting agenda for their consideration. If they approve the request the Lot Cluster Declaration and Agreement will be signed by the BOCC and you will then be responsible to have the Lot Cluster Declaration and Agreement recorded. You may send our office the fee to record your lot cluster and we will have it recorded. The lot cluster is not complete until it is recorded in the County Clerks records.