AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Plat Approval; Tassinong Condominiums; 241 Gillasp

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement:

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

Summary:

Tassonong Condominiums- 241 Gillaspey Ave., in Crested Butte So.

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 11/15/17

Reveiwed by: GUNCOUNTY1\dBaumgarten Discharge Date: 11/15/2017 Certificate of Insurance Required

Yes ○ No ◉

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 11/15/2017

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

Agenda Date: 11/21/2017

Revised April 2015

Community Development Department

November 9, 2017

RE: Condominiumize a commercial structure in CB So.
Tassinong Condominiums – 241 Gillaspey Ave.
LUC-17-00040

AOHCB LLC , represented by Andrew Haverkampf has applied to convert his structure located at, 241 Gillaspey Ave, in Crested Butte So., to condominiums.

The County Attorney has reviewed the plat, the HOA has approved the application, the Lender has approved and signed the plat.

You may view the entire application at:

http://204.132.78.100/citizenaccess/
Click- projects
Click-application number
Use application number- LUC-17-00040 (exactly)
Click on application
Click on attachments and then view

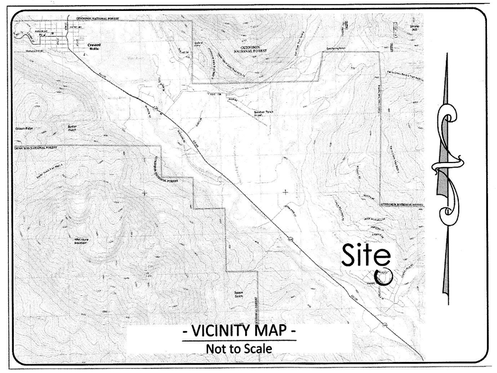
If you have any questions please call.

Thanks,

Beth Baker
Gunnison County Community Development Department
641-7932
bbaker@gunnisoncounty.org

Map of Tassinong Condominiums

Lot 26, Block 5
Crested Butte South Filing #2
Gunnison County, Colorado
0.34 Ac.



PROPERTY DESCRIPTION:

Lot 26, Block 5, CRESTED BUTTE SOUTH – SECOND FILING, according to the official plat thereof recorded as Reception No. 281588, County of Gunnison, State of Colorado,.

SURVEY NOTES:

1. Basis of Bearings: Bearings shown hereon are based on a bearing of N 90° 00' 00" W between a rebar and plastic cap inscribed LS 38048 at the southeast corner of Lot 26 and a rebar and plastic cap inscribed LS 38048 at the southwest corner of Lot 26.
2. This map has been prepared pursuant to client request for a condominium plat of subject property.
3. Date of field survey : August 22, 2017
4. Units of linear measurements are displayed in US Survey Feet.
5. SGM will not be responsible for any changes made to this document after it leaves our possession. Any copy, facsimile, etc., of this document must be compared to the original signed, sealed and dated document to insure the accuracy of the information shown on any such copy, and to insure that no such changes have been made.
6. Any subsurface utilities not shown, were not marked by appropriate utility companies at the time of this survey and therefore may not be shown hereon. Client/contractor must contact specific utility companies to verify both the location and depth of respective utilities. Additional surveying work may be required to show any such subsurface utility locations on this drawing. SGM will not be responsible for protection of subsurface utilities not marked on the ground at the time of this survey.
7. Fences shown hereon, if any, have been shown for general reference and do not necessarily depict limits of ownership.
8. The property shown hereon is subject to all easements, rights-of-way, building setbacks or other restrictions of record, as such items may affect this property. This survey does not represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record.
9. Construction of parking and vehicle access areas shown on Page 2 was not completed at time of survey and is shown per client's current design.

SURVEYOR'S CERTIFICATE

I, Robert E. Brandeberry, do hereby certify that I am a professional land surveyor licensed under the law of the State of Colorado, that this map is a true, correct and complete map of Tassinong Condominiums as laid out, platted and dedicated and shown hereon, that such map was made by me from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the boundary and easements of said Tassinong Condominiums as the same are staked upon the ground in compliance with applicable regulations governing the subdivision of land. This Map contains all information required by C.R.S. Section 38-33.3-209.

Date: 10/13/17

COLORADO LICENSED ROBERT E. BRANDEBERRY 38388 10/13/17 PROFESSIONAL LAND SURVEYOR

Robert E. Brandeberry
Colorado Professional L.S. No. 38388

NOTES

1. Any person who acquires any interest in any of the real property platted on this Map shall be deemed to have accepted the terms, conditions, exceptions, restrictions, limitations and definitions set forth herein and in the Declaration Establishing Tassinong Condominiums recorded as Reception No. _____.
2. According to Colorado law you must commence 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 on any defect in this survey be commenced more than ten years from the date of the surveyor's certificate shown hereon.
3. Upon completion of the installation or maintenance of any utilities, the property disturbed or damaged by such installation or maintenance shall be restored as near as reasonably possible to its original condition.
4. Animals must be controlled by kenneling, leashing or other physical restraint. Any expense of enforcing domestic animal control restrictions by Gunnison County shall be at the expense of the Tassinong Condominiums Association or the individual unit owner.
5. C.R.S. Section 35-46-101 et. seq. requires the Tassinong Condominiums Association to construct and maintain fencing to keep livestock off of the Tassinong Condominiums property.
6. An irrigation ditch owner has the right to enter the designated irrigation ditch maintenance easement, maintain the ditch and leave natural debris on the bank of the ditch.

BOARD OF COUNTY COMMISSIONERS APPROVAL

The within Map of TASSINONG CONDOMINUMS is approved this _____ day of _____, 2017, and the private dedication of roads and common areas is approved on the condition that such roads and common areas shall be maintained and snowplowed, by and at the expense of the unit owners and not by Gunnison County or any other public agency.

_____
Chairperson

Attest:

_____
Gunnison County Clerk & Recorder

APPROVAL OF CRESTED BUTTE SOUTH DESIGN REVIEW COMMITTEE

This Map of TASSINONG CONDOMINIUMS is approved this 9 day of NOVEMBER, 2017.

SEAL

Crested Butte South Design Review Committee

By Dominic Egmore
_____ Chairperson

COMPLIANCE WITH BOARD OF COUNTY COMMISSIONERS' RESOLUTION

The property described on this Map is subject to the requirements, terms and conditions of the Board of County Commissioners' Resolution No. _____, Series 2017, recorded at Reception No. _____ of the Records of the Clerk and Recorder of Gunnison County.

GUNNISON COUNTY CLERK & RECORDER'S ACCEPTANCE

This map was accepted for filing in the office of the Clerk & Recorder of Gunnison County, Colorado on this _____ day of _____, 2017, Reception No. _____, Time _____.

_____
Gunnison County Clerk & Recorder

ATTORNEY'S OPINION

I, David Leinsdorf, an attorney at law licensed to practice in the State of Colorado, hereby certify that I have examined title to all lands herein dedicated and shown upon this Map. Such title is vested in AOHCB LLC, a Colorado limited liability company, and is free and clear of all liens, defects, encumbrances, restrictions and reservations, except as follows:

1. United States Patents recorded in Book 184 at page 136, Book 184 at page 353, Book 101 at page 248, and Book 115 at page 303.
2. Easement and right of way reserved in Warranty Deed recorded in Book 245 at page 364.
3. Plat of Crested Butte South, Second Filing, bearing Reception No. 281588.
4. Easement for Right of Way recorded in Book 502 at page 237.
5. Covenants and Restrictions of Crested Butte South recorded in Book 420 at page 404, in Resolutions recorded in Book 589 at page 304, Book 661 at page 284, Book 667 at page 578, Book 667 at page 581, Book 684 at page 901, Book 725 at page 218, Book 733 at page 740 and Book 757 at page 223, and as amended in Book 782 at pages 202, 204 and 205.
6. Notice of Amendment of Covenants and Restrictions bearing Reception No. 472225.
7. Resolutions of the Board of Directors of Crested Butte South Property Owners' Association, Inc. bearing Reception Numbers 482581, 483318, 497930, 497644, 509429, 514482, 517978 and 531851.
8. Board of County Commissioners Resolution No. 03-46 bearing Reception No. 535203.
9. Amendment to Covenants and Restrictions Crested Butte South bearing Reception No. 539220.
10. Board of County Commissioners of Gunnison County Resolution No. 43 Series 2004 bearing Reception No. 544256.
11. Certificate of Administrative Review Certification No. 58, Series 2015, bearing Reception No. 636432.
12. Real property taxes for 2017 due and payable in 2018.
13. Construction Deed of Trust to secure $855,000.00 payable to Bank of the West bearing Reception No. 641922.

Dated this 13 day of October, A.D. 2017.

_____
David Leinsdorf, Attorney at Law
Colorado Supreme Court Registration No. 2740

DEDICATION

AOHCB LLC, a Colorado limited liability company, being the owner of the land described below, and Bank of the West, being the mortgagee, hereby declare and execute this map of TASSINONG CONDOMINIUMS, County of Gunnison, State of Colorado, as follows:

1. Dedication. We, AOHCB LLC, a Colorado limited liability company, and Bank of the West, being the owner and mortgagee of the land described as follows:

   Lot 26, Block 5, CRESTED BUTTE SOUTH – SECOND FILING, according to the official plat thereof recorded as Reception No. 281588, County of Gunnison, State of Colorado,

   under the name of TASSINONG CONDOMINIUMS, have laid out, platted and/or subdivided the same as shown on this map and do hereby permanently dedicate and convey to the owners of condominium units within this condominium and their guests, but not to the public at large, the common right to use streets, alleys and roads, if any, and other areas as shown hereon and hereby permanently dedicate those portions of land labeled as easements for the installation and maintenance of public utilities as shown hereon.
2. Condominium Declaration. The real property laid out as TASSINONG CONDOMINIUMS, County of Gunnison, State of Colorado, is platted and dedicated pursuant to the terms and conditions of the Declaration Establishing Tassinong Condominiums dated _____, 2017 and recorded _____, 2017 as Reception No. _____ of the records of Gunnison County, Colorado.

IN WITNESS WHEREOF, AOHCB LLC, a Colorado limited liability company, and Bank of the West have subscribed their names this 13 day of October, A.D. 2017.

AOHCB LLC, a Colorado limited liability company
By _____
Andrew O. Haverkampf
Member

Bank of the West
By: _____
President

STATE OF COLORADO)
) ss.
COUNTY OF GUNNISON)

The foregoing Dedication was acknowledged before me this 13 day of October, 2017 by Andrew O. Haverkampf, Member of AOHCB LLC, a Colorado limited liability company.

Witness my hand and official seal. My commission expires:

DAVID LEINSDORF
Notary Public - State of Colorado
Notary ID 19964014769
My Commission Expires Sep 16, 2020

_____
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing Dedication was acknowledged before me this 9 day of November, 2017 by Heidi Hahn as _____ President of Bank of the West.

Witness my hand and official seal. My commission expires: 1-24-2021

ELIZABETH E. MALONEY BERNHOLTZ
Notary Public - State of Colorado
Notary ID 20004012322
My Commission Expires Jan 24, 2021

_____
Notary Public

Table of Contents:

Sheet 1 –Title Page
Sheet 2 –Site Map
Sheet 3 –Level 1 and 2 Floorplans
Sheet 4 –Profile A and B

Notice:
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 legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355 www.sgm-inc.com

Map of Tassinong Condominiums
241 Gillaspey Avenue, Crested Butte South
Gunnison County, Colorado

#	Revision	Date	By
1	Revise Certification Page Language	9/20/17	CF
2	Revision to C1 and C2, sheet 3	9/28/17	EB
3	Revise Floorplan and Profile Dimensions	10/2/17	CF
4	Revisions to text	10/13/17	CF

Condominium Map

Job No.	2015-228.002
Drawn by:	CF
Date:	10/13/2017
Approved:	REB
File:	241 Gill Condo Plat

1 Of 4

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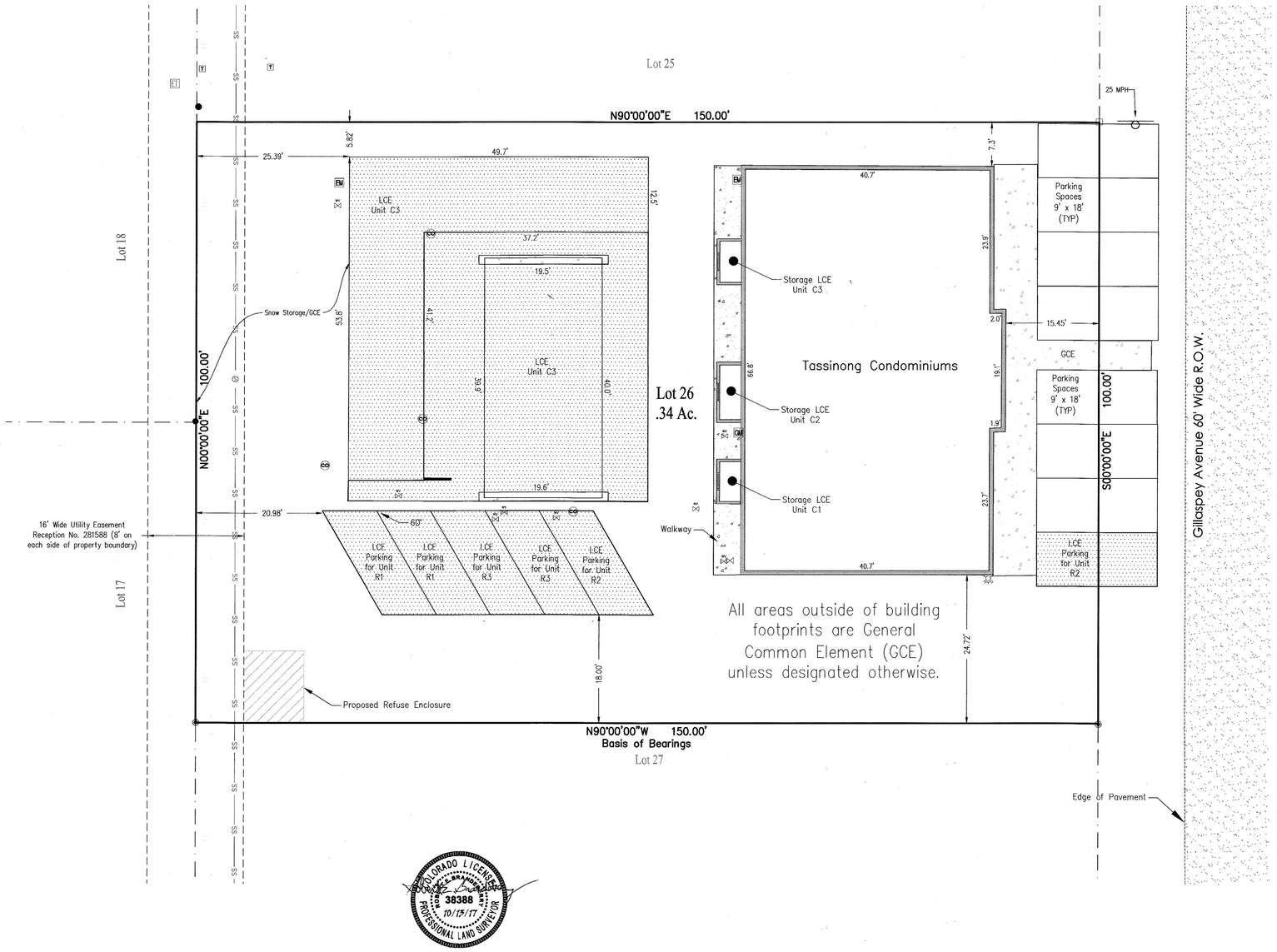
Map of Tassinong Condominiums

Lot 26, Block 5
Crested Butte South Filing #2
Gunnison County, Colorado
0.34 Ac.



LEGEND

- Set No.5 Rebar & Blue Plastic Cap LS 38388
- Found Red Plastic Cap LS 9476
- Found Red Plastic Cap LS 38048
- Found No.5 Rebar
- Electric Transformer
- Electric Meter
- Telephone Ped
- Sanitary Sewer Manhole
- Sign
- Fire Department Connection
- Water valve
- Cleanout
- Gas Meter
- Fenceline
- Sanitary Sewer Line
- Asphalt paving
- Concrete
- Earth
- Interior/Partition Walls
- Common Walls
- Deck Railing
- Interior or Exterior Door
- Limited Common Element (LCE)

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

COLORADO LICENSED
BRANDON E. BRANDT
No. 38388
10/13/17
PROFESSIONAL LAND SURVEYOR

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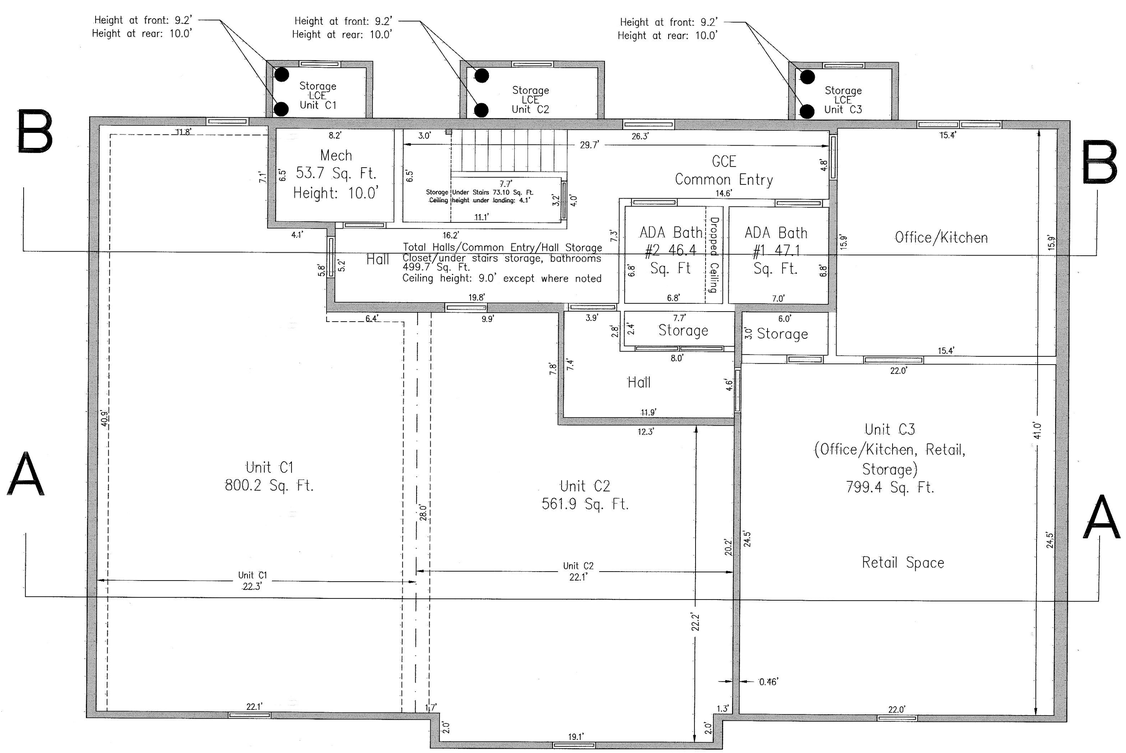
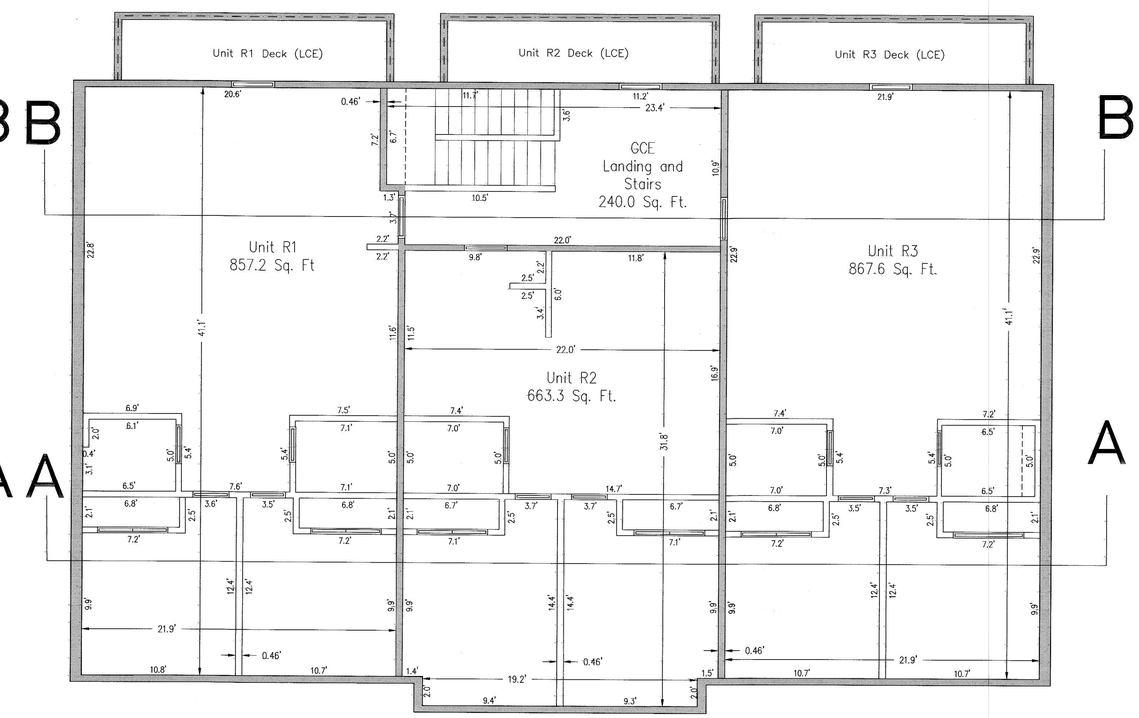


1st Floor



2nd Floor

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 38388 10/13/17

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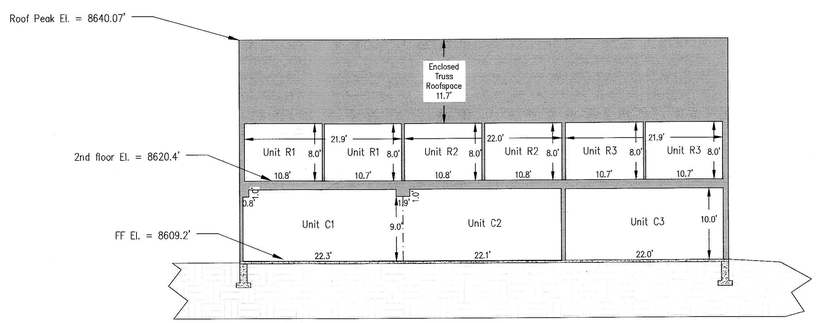

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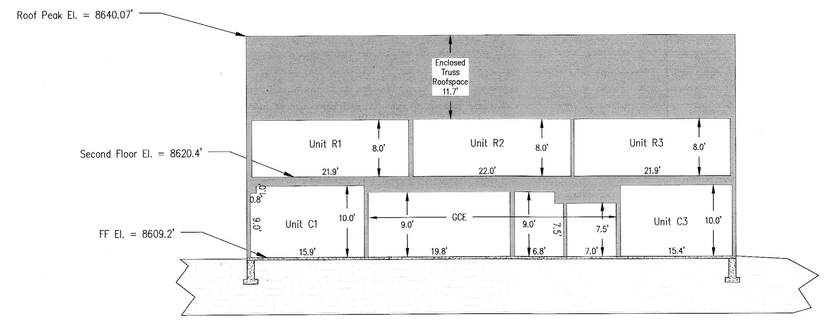

B B

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GRAPHIC SCALE

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COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
REGISTERED
38388
10/13/17

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