



## APPLICATION TO COMBINE EXISTING PARCELS OF REAL PROPERTY IN GUNNISON COUNTY

Gunnison County Community Development Department 221 N. Wisconsin St. Gunnison, CO  
Website: <https://www.gunnisoncounty.org/144/Community-and-Economic-Development>

Telephone: 970-641-0360

**SUBMIT ALL PERMIT PACKET INFORMATION TO [PERMIT@GUNNISONCOUNTY.ORG](mailto:PERMIT@GUNNISONCOUNTY.ORG)**

**LAND USE FEES CAN BE FOUND AT <https://gunnisoncounty.org/370/Land-Use-Change-Permits>**

Date Received: \_\_\_/\_\_\_/\_\_\_

<b>APPLICANT/ Owners:</b>		
<b>PRIMARY CONTACT:</b>		
<b>MAILING ADDRESS:</b>		
<b>CITY:</b>	<b>STATE:</b>	<b>ZIP:</b>
<b>PHONE</b>	<b>E- Mail Address</b>	
<b>Please submit:</b> <ul style="list-style-type: none"><li>• <b>Both</b> the Complete Application and the Complete Declaration and Agreement</li><li>• Fee</li><li>• Copy of Warranty Deeds</li><li>• Tax certificates- showing taxes current</li><li>• All items 1-9 in the application</li></ul>	<ul style="list-style-type: none"><li>• Owners names must be as they appear on the warranty deeds for the properties.</li><li>• Legal descriptions must be as they appear on the warranty deeds for the properties</li></ul>	

1. **LEGAL DESCRIPTION.** The undersigned (is) (are) the owner (s) of the following described adjacent parcels of real property in Gunnison County, Colorado (**insert or attach the full legal description**):

**\*\*And any adjacent street or alley that is or may be vacated. County of Gunnison, State of Colorado.**

2. **REQUEST TO COMBINE LOTS AND VACATE BOUNDARY LINE(S).** The undersigned desire(s) to create a single undivided building lot from the adjacent parcels described above; the undersigned expressly desires to vacate the boundary line(s) between such adjacent parcels. (Signature blocks on last page of application)

3. **LIEN OR MORTGAGE HOLDER ADDRESS(ES).** For each parcel described in #1, above, state the name, address and telephone number of each lien and or mortgage holder and briefly describe each lien and/or mortgage: Attach information

4. **LIEN OR MORTGAGE HOLDER CONSENT.** For each lien and/or mortgage described in #4, above, as applicable, provide notarized letters of consent or a signed and notarized subordination to the lot cluster from lien or mortgage holders of the individual pre-clustered lots; the lien/mortgage holder is required to sign the attached "Lot Cluster Agreement and Declaration."

**\*\*If there are no liens or encumbrances on the lots, please provide a signed statement noting there are no liens.**

5. **PROTECTIVE COVENANTS OR DEED RESTRICTIONS.** Attach a copy of the applicable Declaration of Protective Covenants, and /or deed restriction.

6. **HOMEOWNERS ASSOCIATION APPROVAL.** Provide a signed statement of approval of the lot cluster application.

7. **LOCATION WITHIN SPECIAL DISTRICT.** Identify each district or entity (such as a water and sanitation district) that provides service to each lot described in #1, above. Approval of this application to combine the described parcels or lots does NOT affect fees, assessments, or charges regarding any serve to those lots; changes to those fees, assessments or charges can only be made by such districts.
8. **CONSENT BY UTILITIES.** As applicable, 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.
9. **SITE PLAN.** All the listed information MUST be shown on the drawing, as applicable. The site plan must be legible, clearly marked, on 8.5 x 11 inch paper, with a scaled representation of the lots.  Exterior lot lines for all parcels described in #1, above
- All existing and proposed structures
  - Locations of driveways and parking areas/spaces
  - Locations of utilities (septic tanks, leach fields, wells, electric, gas, telephone or cable lines)
  - Distance of structures from property lines
  - Easements (include width as well as locations)
  - Irrigation and drainage ditches
  - Boundary line(s) to be vacated between lots
  - If the lots are located within a platted townsite or recorded subdivision, indicate on the site plan the date, book and page or receipt numbers as recorded in the Office of the Gunnison County Clerk and Recorder.
  - The lots immediately adjacent to all boundaries of the lots that will be clustered.

Each undersigned applicant, for themselves, their heirs, successors, personal representatives and assigns, declares an intention to combine the parcels described in #1, above, into one lot to be maintained as one new integrated single building lot and further declares an intention that no portion of such new lot constituting less than the entire new lot may be conveyed, mortgaged, encumbered or otherwise transferred without prior compliance with applicable subdivision requirements including but not limited to those required by the *Gunnison County Land Use Resolution*. The above declaration is for the benefit of Gunnison County, Colorado and shall run with the land in perpetuity. Nothing in this Agreement is or shall be construed to be a waiver of applicable County building, sewage disposal, driveway and/or other permit requirements.

Date: \_\_\_\_\_

\_\_\_\_\_  
Owner/ Applicant

Date: \_\_\_\_\_

\_\_\_\_\_  
Owner/ Applicant

#### AUTHORIZATIONS

Date: \_\_\_\_\_

\_\_\_\_\_  
Gunnison County Attorney

Date: \_\_\_\_\_

\_\_\_\_\_  
Gunnison County Community Development Director



Authorized Representative  
for Land Use Change Application

AGREEMENT AND CONSENT OF PROPERTY OWNER FOR REPRESENTATION BY OTHER  
PERSON DURING THE PERMITTING AND DEVELOPMENT PROCESS

I/We, \_\_\_\_\_  
Owner(s) of \_\_\_\_\_  
legally described as \_\_\_\_\_  
hereby authorize \_\_\_\_\_  
for the project described as \_\_\_\_\_

as our representative through the permitting and development process and give  
authorization for this representative to act on our behalf during the application process  
and to be the primary person to be contacted as necessary by the Community Development  
Department for the property.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Owner

State of \_\_\_\_\_

County of \_\_\_\_\_

Signed before me on \_\_\_\_\_, 20\_\_\_\_

by \_\_\_\_\_ (name(s) of individual(s) making statement).

\_\_\_\_\_  
(Notary's official signature)

\_\_\_\_\_  
(Title of office)

\_\_\_\_\_  
(Commission Expiration)