

**Mono County
Community Development Department**

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

Planning Division

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

**LOT MERGER
APPLICATION**

16-00021 / Dore

APPLICATION # _____	FEE \$ <u>495.00</u>
DATE RECEIVED <u>11/11/16</u>	RECEIVED BY <u>[Signature]</u>
RECEIPT # _____	CHECK # <u>1602</u> (NO CASH)

APPLICANT/AGENT ADVENTURE IN CAMPING, MAMMOTH, INC - C. RYAN DORE (PRESIDENT)

ADDRESS PO BOX 1809 CITY/STATE/ZIP ROCKLIN, CA 95677

TELEPHONE (760) 935-4890 E-MAIL RDORE@ADVENTUREINCAMPING.COM

OWNER, if other than applicant PHILLIP O. DORE AND BETSY A. BLAIR

ADDRESS 260 BAYTREE DRIVE CITY/STATE/ZIP MELBOURNE, FL 32940

TELEPHONE (760) 914-3248 E-MAIL PDORE@ADVENTUREINCAMPING.COM

PROJECT DESCRIPTION: Assessor's Parcel # 037260007000

MERGE LOTS 037-260-007-000 AND 037-260-008-000 LOCATED WITHIN THE SIERRA BUSINESS

PARK ON US 395; 400 AND 418 SOUTH INDUSTRIAL CIRCLE, MAMMOTH LAKES, CA 93546

APPLICATION PACKET SHALL INCLUDE:

- A. Plot Plan: A reproducible Plot Plan map, preferably on 8.5" x 11" (maximum size 11" x 17") drawn to a legible scale that illustrates the lot merger. The Plot Plan must contain sufficient detail to verify conformance with existing zoning and building regulations. The Plot Plan must illustrate the following items where applicable: (a) existing and proposed lot areas; (b) existing surface and subsurface structures and improvements; (c) existing septic system and well locations; (d) streams and waterways; (e) existing/proposed easements and access routes; and (f) any unusual topographic features or other information (such as compliance with minimum setback requirements) that may be pertinent to review and approval of the application.
- B. Appropriate application fee: See Development Fee Schedule.
- C. Signed Lot Merger Notice form.

I/We certify that I/we are the owners of the subject property or that I/we have been authorized by the owners to process this application.

[Signature]
Signature

Signature

10/13/16
Date

RECORDING REQUESTED BY

Community Development Department

AND WHEN RECORDED MAIL TO:

Mono County Planning Division
P.O. Box 8
Bridgeport CA 93517

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**LOT MERGER NOTICE
FOR REAL PROPERTY IN MONO COUNTY**

PARCELS TO BE MERGED: Assessor's Parcel Numbers and/or deed reference.

037-260-007-000 037-260-008-000 _____

SIGNATURE OF RECORD TITLE OWNERS: This document will be recorded. All record title owners must sign below, and their signatures must appear as reflected on the recorded deeds. All signatures must be notarized.

I/we hereby attest by my/our signature(s) hereon that I/we am/are all the record title owner/owners of the above-referenced real property. I/we also affirm that said property consists of two or more continuous lots under our common ownership and that I/we understand that recordation of this Merger Notice shall cause the subject parcels to be merged into one parcel and that further actions to sell, lease or finance portions of said parcel shall be subject to applicable provisions of the county subdivision regulations.

I/we hereby attest by our signature(s) hereon that I/we have initiated this merger and are requesting that the County record this Merger Notice; therefore, I/we do not wish to have a protest hearing to present evidence as to why this Merger Notice should not be recorded; and by our signature hereon I/we understand and expressly waive any and all rights to such a hearing.

<u>PHILLIP O. DORE TRUSTEE</u>	<u>[Signature]</u>	<u>9/28/16</u>
Name	Notarized signature	Date
<u>BETSY A. BLAIR Trustee</u>	<u>[Signature]</u>	<u>9/28/16</u>
Name	Notarized signature	Date
<u>PHILLIP O. DORE VICE-PRESIDENT</u>	<u>[Signature]</u>	<u>9/28/16</u>
Name	Notarized signature	Date
<u>Betsy A Blair Vice President</u>	<u>[Signature]</u>	<u>9/28/16</u>
Name	Notarized signature	Date

COUNTY APPROVAL: This Merger Notice has been reviewed and approved by the Mono County Planning Division.

ATTEST: B Scott Hauge September 28, 2016
Signature Date



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**PLOT PLAN
CHECKLIST**

Lack of a plot plan or any of the required information will delay the review of your plans by the Planning Division.

PLOT PLANS MUST INCLUDE:

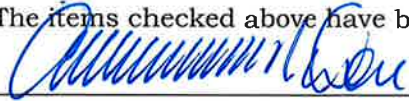
- Name/address/phone number of owner, applicant, plan preparer
- North arrow, scale (1"=20', etc.)
- Assessor's Parcel Number
- Location/name of boundary streets, surface waters and recorded easements on property (include type and size of any easements)
- Dimensioned property lines/project boundary lines
- Location/outside dimensions/use of proposed structures, driveways, parking areas -- distance between structures and setbacks to all property lines and surface waters
- Contour lines if the property is in a flood zone

PLOT PLANS MUST ALSO INCLUDE THE FOLLOWING, if applicable:

- Location/outside dimensions/use of existing structures: distance between structures and setbacks to all property lines and surface waters
- Location and name of surface waters within 50 feet of property
- Location of utility lines 115 kV or greater within 35 feet of property
- Unusual site features (e.g., hilly terrain, drainages) on property

NOTE: New development in the Wheeler Crest area requires additional information for the Wheeler Crest Design Review District.

The items checked above have been included on the submitted plot plan.


Signature of Applicant

10/13/14
Date

SOUTH INDUSTRIAL CIRCLE

EXISTING CONCRETE WALLS
EXISTING DRIVEWAYS

EXISTING 115v UTILITY LINE

EXISTING SEPTIC SYSTEM
EXISTING LEACH FIELD
EXISTING OFFICE SPACE
EXISTING PROPERTY LINES
PROPOSED PROPERTY LINE

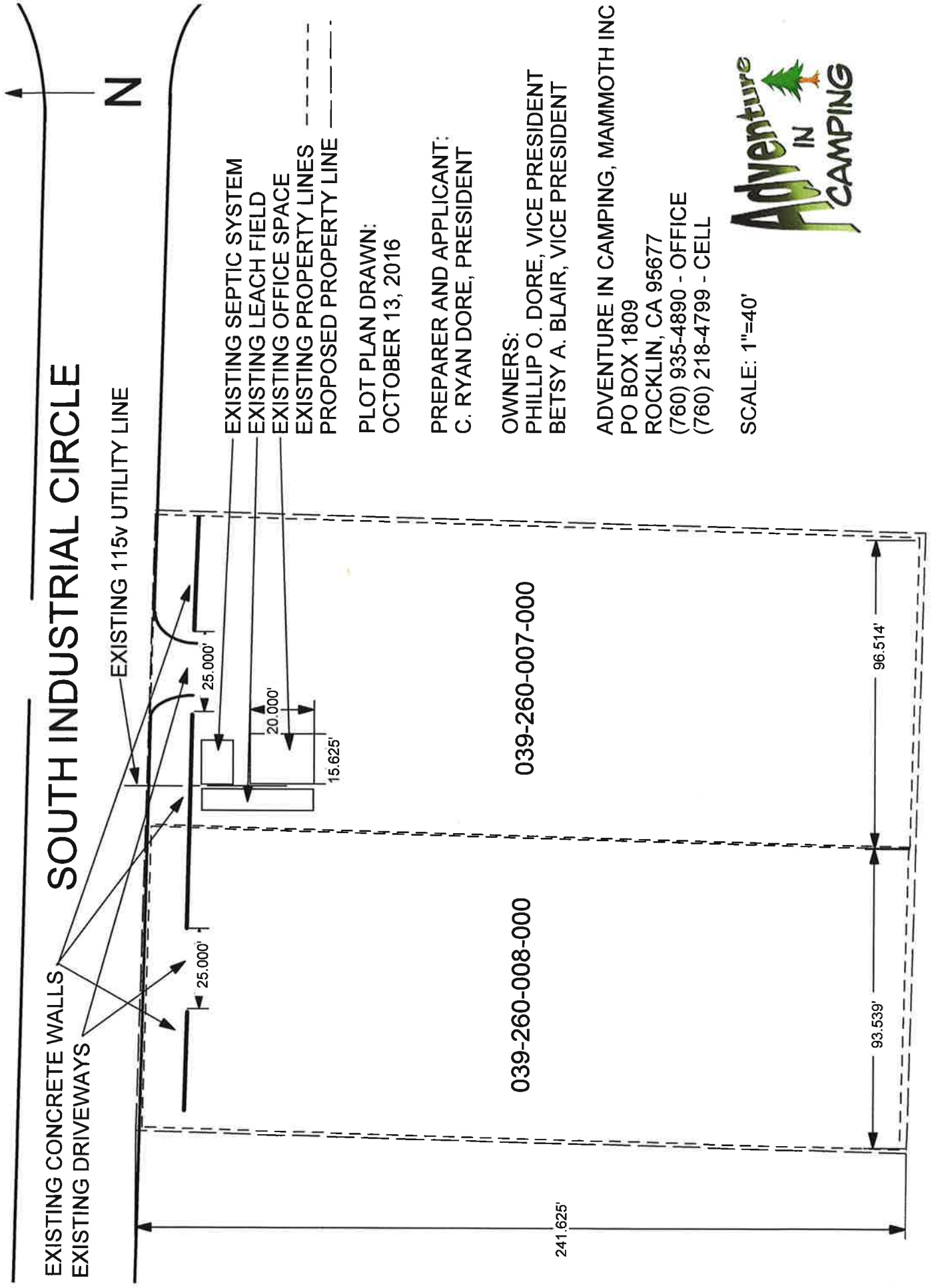
PLOT PLAN DRAWN:
OCTOBER 13, 2016

PREPARER AND APPLICANT:
C. RYAN DORE, PRESIDENT

OWNERS:
PHILLIP O. DORE, VICE PRESIDENT
BETSY A. BLAIR, VICE PRESIDENT

ADVENTURE IN CAMPING, MAMMOTH INC
PO BOX 1809
ROCKLIN, CA 95677
(760) 935-4890 - OFFICE
(760) 218-4799 - CELL

SCALE: 1"=40'



241.625'

039-260-008-000

039-260-007-000

93.539'

96.514'

N