

**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**

APPLICATION # _____	FEE \$ _____
DATE RECEIVED _____	RECEIVED BY _____
RECEIPT # _____	CHECK # _____ (NO CASH)

APPLICANT/AGENT Craig Tapley, Design-Dimension

ADDRESS P.O. Box 7193 CITY/STATE/ZIP Mammoth Lakes, 93546

TELEPHONE (760) 934-4348 E-MAIL ct@design-dimension.net

OWNER, if other than applicant Annette Downing

ADDRESS 1039 Avenue D CITY/STATE/ZIP Redondo Beach, CA 90277

TELEPHONE (310) 686-5360 E-MAIL annettedowning@msn.com

PROJECT DESCRIPTION: Assessor's Parcel # 016-101-022 & 016-101-025

Lots 25 & 26, and Lots 15 & 16, Block 26, Silver Lake Pines Tract No. 5

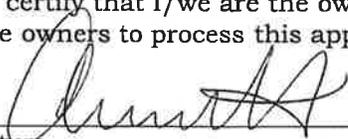
Map Book 1, Page 11, June Lake

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

Date

10/5/2020

RECORDING REQUESTED BY

Annette Downing

MAIL TO

Mono County Planning Division
P.O. Box 347
Mammoth Lakes, CA 93546

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

LOT MERGER

20-005/DOWNING

NOTICE OF APPROVAL

DESCRIPTION	Merge adjacent lots on Washington St. & West Steelhead Rd., June Lake.
ASSESSOR'S PARCELS #	016-101-022 & 016-101-025
RECORD TITLE OWNER(S)	Downing Trust

NOTICE IS HEREBY GIVEN that the Mono County Land Development Technical Advisory Committee (LDTAC) has reviewed the attached exhibits for **Lot Merger 20-005** and finds that they conform with applicable provisions of the Mono County Code and the Subdivision Map Act, California Government Code, Sec. 66410 (et seq.). The subject Lot Merger is therefore approved by the LDTAC subject to the following:

- 1) Future deed descriptions shall substantially conform to the attached exhibit(s) and shall be prepared in conformance with applicable provisions of the California Land Surveyors Act. Transfer of title and preparation and recordation of appropriate deeds, acknowledged by all parties having record title ownership interest in the subject property, shall be the responsibility of the record title owners or their agents.
- 2) The merged parcel shall retain their prior land use designations and any easements.
- 3) Recordation of this Lot Merger shall serve as constructive notice.

Approved for filing by the Mono County LDTAC on **October 19, 2020**

Attest by CDD staff _____

Attachments (list attachments):

- 1) Request for Merger
- 2) Owner's Notary
- 3) Legal/ Deed Description
- 4) Merger Map Exhibit

Treasure / Tax Collector certifying pre-payment

Printed Name

Date: _____

Signature

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.

016-101-022

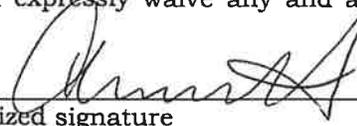
016-101-025

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.

Annette Downing
Name


Notarized signature

10/5/2020
Date

Name

Notarized signature

Date

Name

Notarized signature

Date

Name

Notarized signature

Date

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

ATTEST: _____
Signature

Date

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

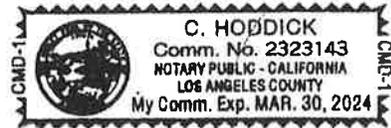
State of California
County of Los Angeles)

On 10/5/2020 before me, C. Hoddick, Notary Public
(insert name and title of the officer)

personally appeared Annette Downing,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



Signature *C. Hoddick* (Seal)

**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.mono.ca.gov

**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.

John P. [Signature] TRIAD/HOLMES ASSOC. 10-5-2020
Signature of Applicant Date

**PLOT PLAN
PARCEL MERGER
LOT LINE ADJUSTMENT LM 20- , MC
MONO COUNTY, CALIFORNIA**

RECORDING INFORMATION:

LOT LINE ADJUSTMENT/MERGER APPLICATION BETWEEN LOTS 15 & 16 AND
25 & 26 OF SILVER LAKE PINES TRACT 5, MB 1/11

OWNER: ANNETTE DOWNING
1039 AVENUE D
REDONDO BEACH, CA 90277
310 686-5360
annettedowning@msn.com

APPLICANT: DESIGN DIMENSIONS
CRAIG TAPLEY
P.O. 7193
MAMMOTH LAKES, CA 93546
760 934-4348
ct@design-dimension.net

EXISTING ASSESSOR PARCEL NUMBERS

LOTS 25 & 26, = 016-101-022
LOTS 15 & 16, = 016-101-025

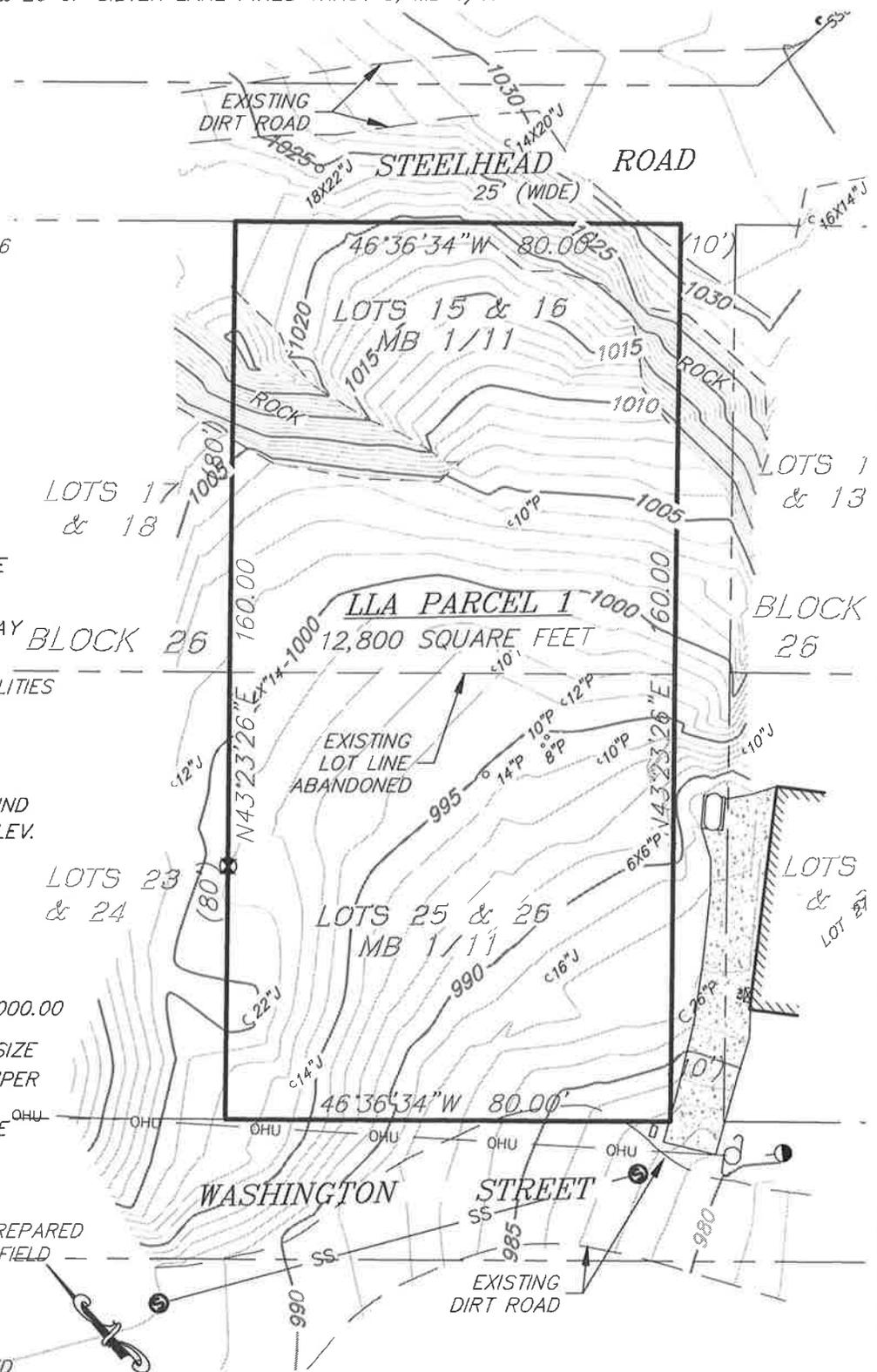
LEGEND

-  PROPERTY LINE
-  CONC. DRIVEWAY
-  OHU OVERHEAD UTILITIES
-  SS SEWER LINE
-  EXISTING GROUND CONTOUR & ELEV.
-  UTILITY POLE
-  GUY ANCHOR
-  BENCHMARK ELEVATION= 1000.00
-  TREE TYPE & SIZE P=PINE/J=JUNIPER
-  SEWER MANHOLE

NOTES:

TOPOGRAPHY SHOWN HEREON WAS PREPARED BY TRIAD/HOLMES ASSOCIATES INC., FIELD SURVEY DATE 9-30-2020

BENCHMARK FOR THE TOPOGRAPHY SHOWN HEREON IS FROM FIELD SURVEY BASED ON AN ASSUMED ELEVATION,



SCALE: 1"=30'

 triad/holmes associates