

**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 THE MORAN TRUST, DANIEL & TONI MORAN, TRUSTEES

ADDRESS 6135 MATISSE AVE. **CITY/STATE/ZIP** LAS VEGAS NV 89131

TELEPHONE (760) 933 0056 **E-MAIL** DTMORAN56@GMAIL.COM

OWNER, if other than applicant _____

ADDRESS _____ **CITY/STATE/ZIP** _____

TELEPHONE () _____ **E-MAIL** _____

PROJECT DESCRIPTION: Assessor's Parcel# 024-310-001, 024-310-002,
024-310-003, 024-310-005

JOIN/MERGE ABOVE PARCELS

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.

Daniel E. Moran
Signature

[Signature]
Signature

3/24/21
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.

024-310-001, 024-310-002, 024-310-003, 024-310-005

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.

DANIEL E. MORAN, TRUSTEE
Name

Daniel E. Moran
Notarized signature

3/24/21
Date

TONI K MORAN, TRUSTEE
Name

Moran
Notarized signature

3/24/21
Date

Name

Notarized signature

Date

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

ATTEST: _____
Signature

Date

Treasurer / Tax Collector certifying pre-payment of property taxes for Lot Merger _____ MC

ATTEST _____
Signature

Date

**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

**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

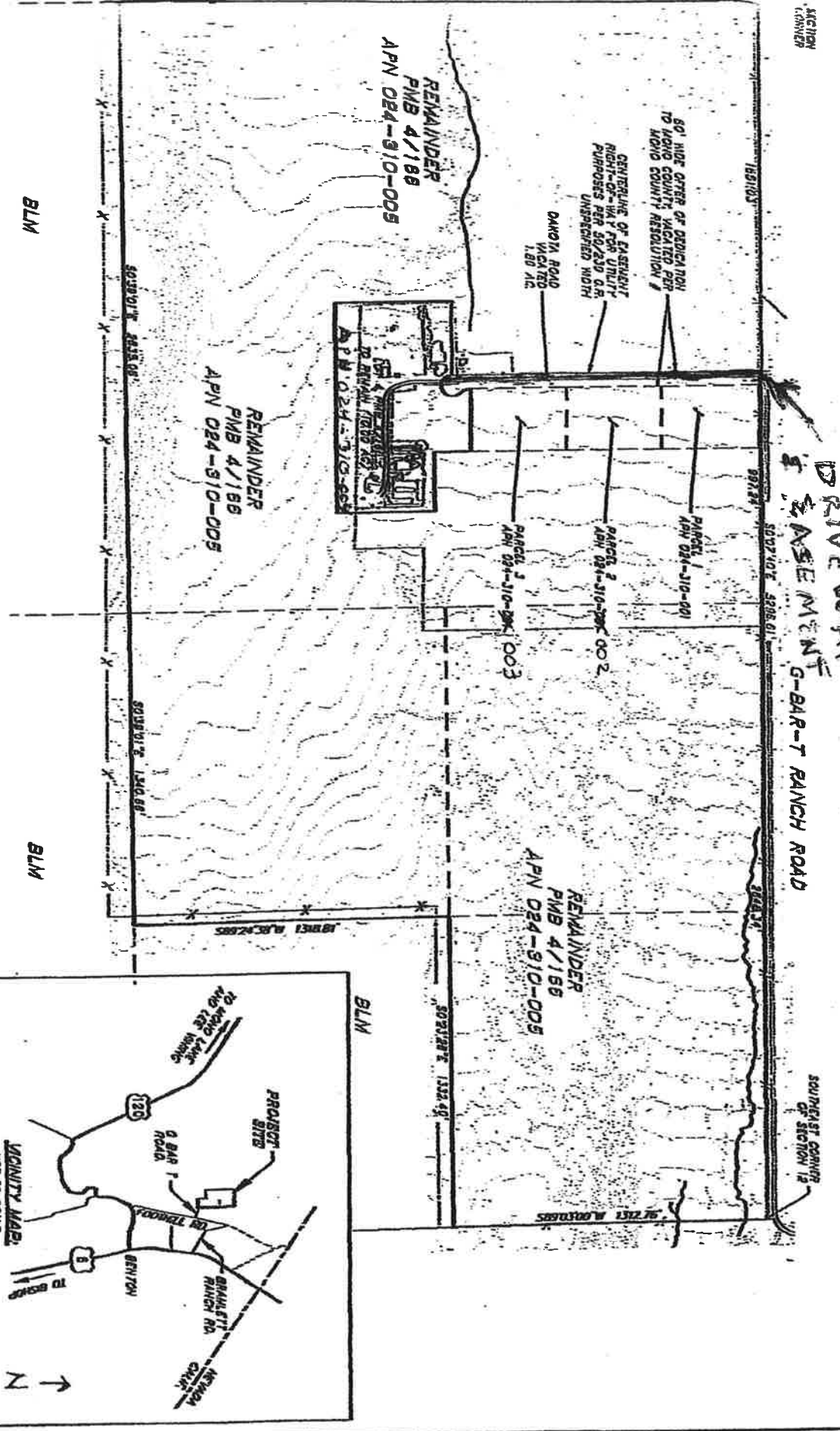
NOTE: New development in the Wheeler Crest area requires additional information for the Wheeler Crest Design Review District.

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

David E. Moran
Signature of Applicant

3/24/21
Date

EXISTING
D RIVE WAY
EASEMENT
G-BAR-T RANCH ROAD



PARCELS TO BE MERGED

- PARCEL 1 (PNB 4/188)
- PARCEL 2 (PNB 4/188)
- PARCEL 3 (PNB 4/188)
- PARCEL REMAINDER (PNB 4/188)

EXISTING AREAS

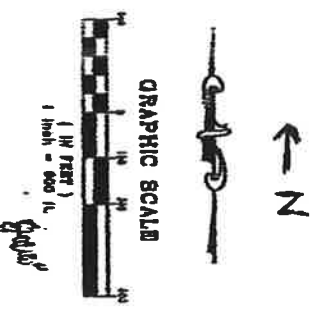
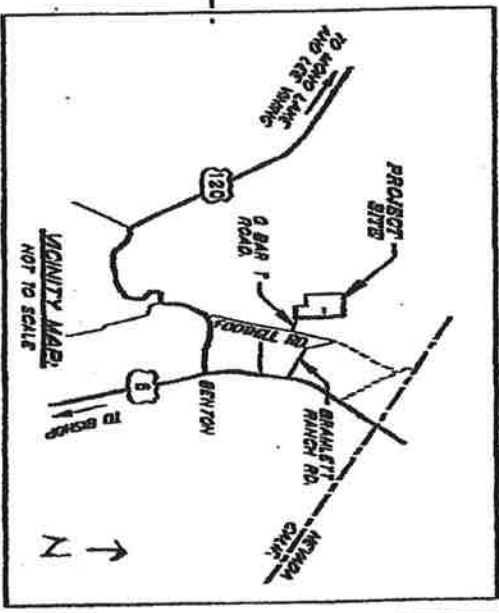
PARCEL 1	2,500 ACRES
PARCEL 2	2,500 ACRES
PARCEL 3	2,500 ACRES
REMAINDER	282,420 ACRES
DANOTA ROAD OFFER OF DED.	1,801 ACRES
PARCEL 4	18,000 ACRES

RECORD OWNER

MORAN TRUST
6135 MATISSE AVE
LAS VEGAS NV 89131
760-9330056

CONTACT

DANIEL MORAN



PARCEL MERGER
PARCELS 1, 2, 3 & REMAINDER
OF PARCEL MAP 35-33, DAKOTA RANCH

Modified by Daniel Moran