

LAW OFFICES OF TIMOTHY B. SANFORD
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Mammoth Lakes, CA 93546-8081
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(760) 934-4529

Via Hand Delivery

Date: March 26, 2021

To: Wendy Sugimura
Community Development Director
County of Mono
1290 Tavern Road
Mammoth Lakes, CA 93546

From: Timothy B. Sanford, Esq.

Re: Dakota Ranch

Enclosed please find the completed Lot Merger Application packet from the Morans re: Dakota Ranch, and their check for \$495.00 for the deposit.

Please let me know if you have any questions.

(moran\ltrs\speed.sugimura032621)

Mono County Community Development Department

PO Box 347
Mammoth Lakes, CA 93546
760-924-1800, fax 924-1801
commdev@mono.ca.gov

Planning Division

PO Box 8
Bridgeport, CA 93517
760-932-5420, fax 932-5431
www.monocounty.ca.gov

LOT MERGER INFORMATION

INTRODUCTION:

A lot merger is the process of combining two separate and distinct parcels into one parcel. Lot Mergers are processed by the Planning Division at the request of property owners. A merger process takes approximately two to four weeks. Lot mergers are subject to pre-payment of property taxes and clerk recording fees, including a \$75 SB-2 fee at the time of recording.

APPLICATION PACKET SHALL INCLUDE:

- A. Completed application form.
- B. Signed and notarized Merger Notice.
- C. Detailed Plot Plan meeting the requirements of the attached Plot Plan guidelines (one copy no larger than 8.5" x 14").
- D. Deposit for project processing: See Development Fee Schedule for Lot Merger.

APPLICATION REVIEW PROCEDURE:

- A. **Application packet submitted** to the Planning Division.
- B. **Planning staff review** of the application packet. If it is determined incomplete, the applicant will be notified of the deficiencies. If deemed complete, Planning Staff will proceed with processing.
- C. **Staff verification** of property ownership, property tax, and zoning consistency. Once the packet is complete, staff will verify property ownership, check on the status of property taxes for the parcels, new deed descriptions, and verify that the proposed merger is consistent with applicable county policies.
- D. **Review and approval by Land Development Technical Advisory Committee (LDTAC).** LDTAC will review the merger application and pertinent background information and take action. The merger may be: 1) denied, 2) approved, or 3) approved with conditions. The applicant will be notified of LDTAC's decision.
- E. **Appeal of the decision.** The applicant or other interested parties can appeal the LDTAC's decision to the Planning Commission. If an appeal is filed, the merger will not be recorded until the Planning Commission considers the appeal and renders a decision. A completed appeal application with accompanying fees must be filed with the Planning Division within 10 days of the decision date.
- F. **If no appeal is filed**, Planning staff will record the Merger Notice at the County Clerk-Recorder's office.
- G. **Property Tax Installments.**
 - a. Government Code § 66493 (a) provides that whenever a subdivision is subject to a lien for taxes or special assessments collected as taxes not yet due, prior to recording the owner must pay property tax installments. For information on property tax installments and amounts due, please contact the tax collector's office at 760.932.5480.
- H. **County Clerk Recording Fees** Please contact the County Clerk at 760.932.5530 for fees due at time of Lot Merger recording.
- I. **Inactive Project.** The project shall be deemed inactive if the applicant has not submitted requested materials from the most recent County correspondence within 180 days, in accordance with 04.360, Mono County Land Use Element.

DONE
3/2/21 →

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**LOT MERGER
APPLICATION**

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

APPLICANT/AGENT MORAN TRUST, DANIEL & TONI MORAN

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 & VACATED DAKOTA RANCH ROAD.
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.


Signature


Signature

3/24/21
Date

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PLOT PLAN INFORMATION

A plot plan, sometimes referred to as a site plan, is an accurate drawing or map of your property that shows its size and configuration and the size and precise location of most man-made features on the property such as buildings, parking areas and driveways. Plot plans show what currently exists on your property as well as changes that will occur either to the land or to man-made features as a result of the physical changes you wish to make to the property.

Plot plans are required for most applications you will make to the county in order to change how your property is used or in order to construct something on your property. For example, plot plans are required when you apply for:

- A Building Permit to construct a new structure or an addition, alter the roofline, or other exterior remodeling.
- A Variance to the Zoning Code requirements.

PLOT PLAN REQUIREMENTS:

1. Names, addresses and phone numbers of the record owner, applicant, and person preparing the plot plan.
2. North arrow, date of drawing, and scale (suggested scale is 1"=20' or 1"=30'). The direction of "north" should be shown to the top or right of the page.
3. Assessor's Parcel Number.
4. Location and name(s) of boundary street(s), surface waters, and recorded easements on the property (trails, roads, sewer, utility lines, etc.). The size and type of the easement should be noted, e.g., 10' utility line easement.
5. Dimensioned property lines or boundary lines of the project.
6. Location, size (outside dimensions), and use of all existing structures on the property. Indicate distance between structures and setbacks in relation to all property lines and surface waters. Show building appurtenances, including balconies, decks, stairs, rooflines, etc.
7. Location and size (outside dimensions) of all proposed structures, parking spaces, and driveways. Indicate distance between structures and setbacks in relation to all property lines and surface waters. Show building appurtenances, including balconies, decks, stairs, rooflines, etc.
8. Indicate with contour lines and flowline arrows any unusual site features, such as hilly terrain or drainages that might affect the building site, parking area, or access. All off-site features that could influence building locations should be indicated. All lakes, streams, creeks, or other surface waters within 50 feet of the property must be shown. Utility lines of 115 kV or greater within 35 feet of the property must be shown. Contour lines are required if your property is in a flood zone.
9. New development in the Wheeler Crest area requires additional information for the Wheeler Crest Design Review District.

Incomplete plot plans may delay the review of your application. If you have any questions about your plot plan, please contact the Planning Division.

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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.

David E. Moran
Signature of Applicant

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, DAKOTA RANCH ROAD

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
Name

Daniel E. Moran
Notarized signature

3/24/21
Date

TONI K MORAN
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

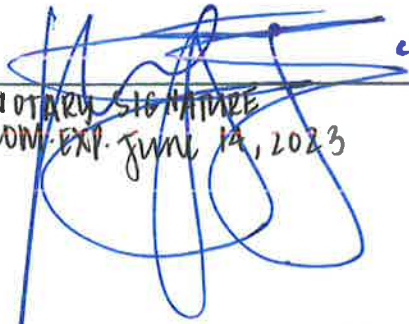
State of Nevada

County of Clark

Subscribed and sworn before me

this 24 day of MARCH 20 21

by Daniel and Toni Moran


NOTARY SIGNATURE
COM. EXP. June 14, 2023



**PARCEL MERGER
OF PARCELS 1, 2, 3 & REMAINDER
OF PARCEL MAP 85-39, DAKOTA RANCH**



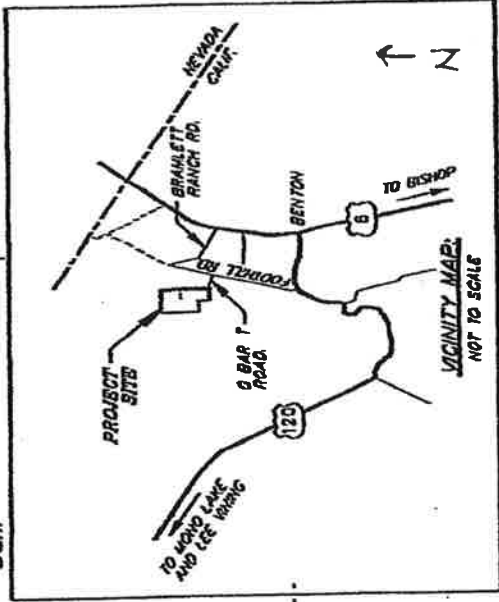
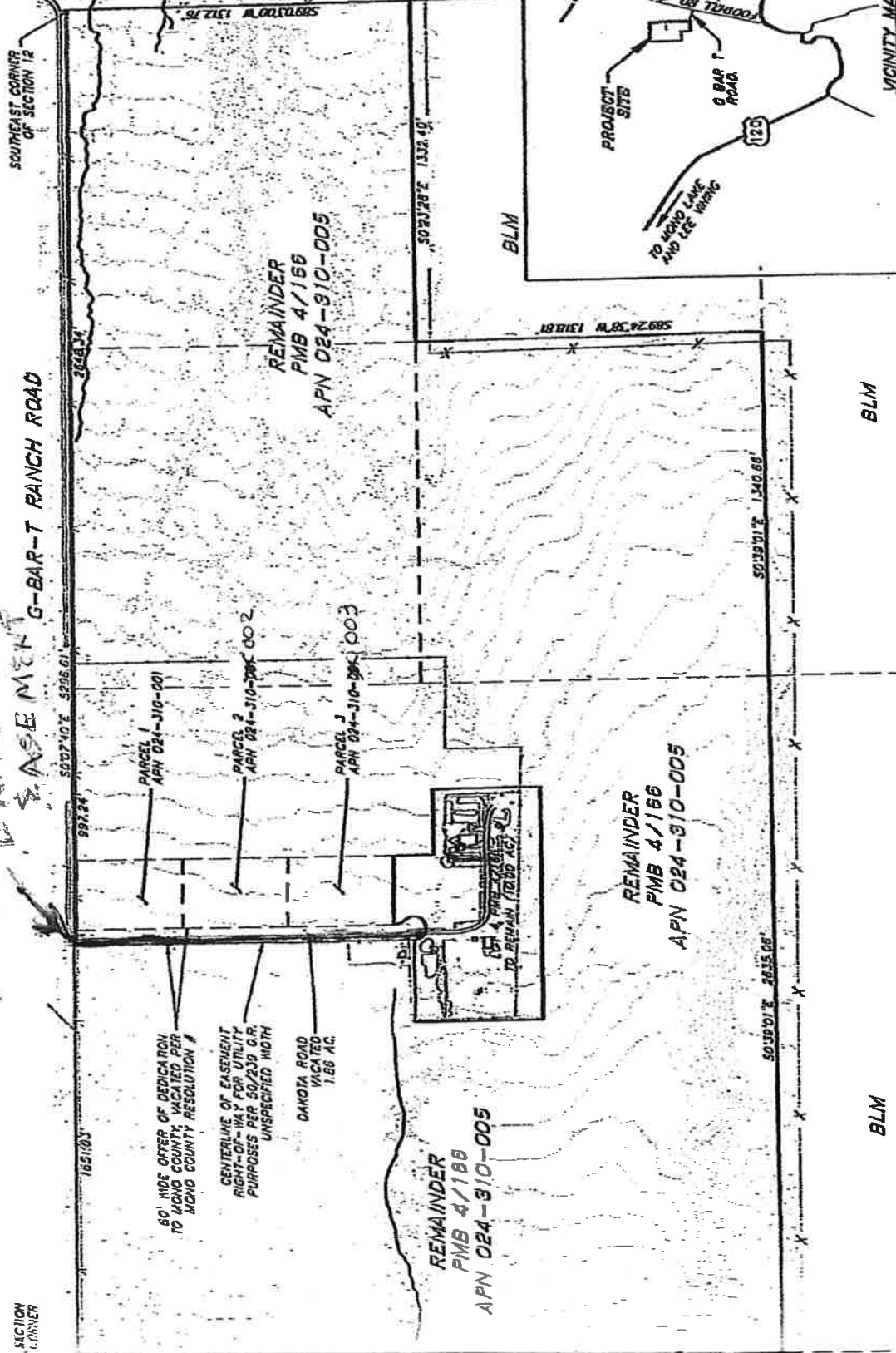
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INCLUDING PHOTOCOPYING,
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INFORMATION STORAGE
AND RETRIEVAL SYSTEM
WITHOUT PERMISSION IN
WRITING FROM TRIAD HOME
ASSOCIATION

DATE 8-18-2020
SCALE 1"=100'
DRAWN JSP
CHECKED 4-0404
PROJECT LAS VEGAS NV 89131
760-933-0056

RECORD OWNER
MORAN TRUST
6135 MATILDE AVE
LAS VEGAS NV 89131
760-933-0056
SUBDIVISION
TRINITY HOMES ASSOCIATION, INC.
P.O. BOX 1575
1100 W. WILSON AVE., SUITE 200
DANIEL MORAN

Modified by Daniel Moran

EXISTING DRIVEWAY BASEMENT
G-BAR-T RANCH ROAD



EXISTING AREAS

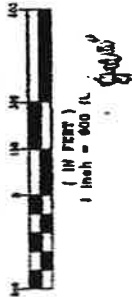
PARCEL 1	2,500 ACRES
PARCEL 2	2,500 ACRES
PARCEL 3	2,504 ACRES
REMAINDER	282,428 ACRES
DAKOTA ROAD OFFER OF DED.	1,861 ACRES
PARCEL 4	10,002 ACRES

PARCELS TO BE MERGED

- PARCEL 1 (PMB 4/166)
- PARCEL 2 (PMB 4/166)
- PARCEL 3 (PMB 4/166)
- PARCEL REMAINDER (PMB 4/166)



GRAPHIC SCALE



SECTION CORNER

50' WIDE OFFER OF DEDICATION
TO MONO COUNTY, VACATED PER
MONO COUNTY RESOLUTION #

CENTERLINE OF EASEMENT
RIGHT-OF-WAY FOR UTILITY
PURPOSES PER 56/230 C.R.
UNSPECIFIED WIDTH

DAKOTA ROAD
VACATED
1.86 AC.

REMAINDER
PMB 4/166
APN 024-310-005

REMAINDER
PMB 4/166
APN 024-310-005

REMAINDER
PMB 4/166
APN 024-310-005

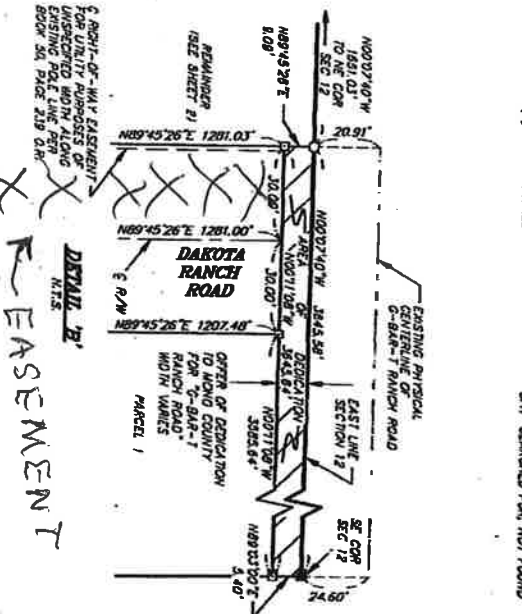
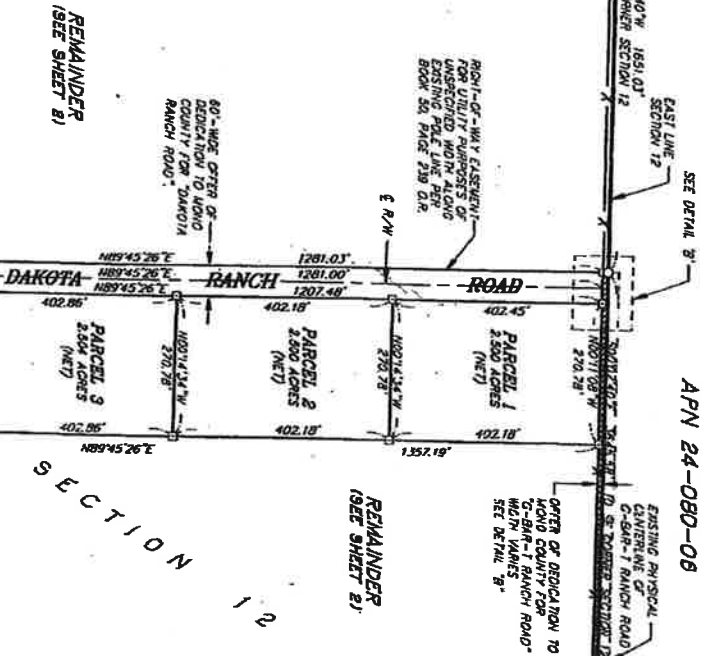
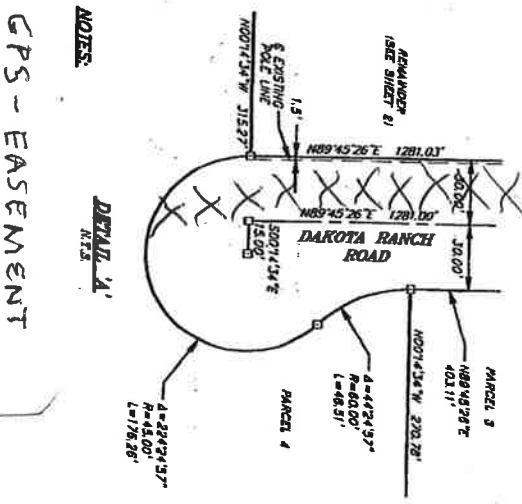
BLM

BLM

BLM

LANDS OF B.L.M.
APN 24-080-09

EASEMENT



NOTES:
GPS - EASEMENT
AT GATE:
37° 52' 45.45" N
118° 29' 54.82" W
AT PARCEL - 4
024-310-004.000
37° 52' 45.45" N
118° 30' 11.32" W
LENGTH 1281 FEET
WIDTH 30 FEET

- LEGEND:
- FOUND MOVEMENT AS NOTED
 - SET 3" I.P. AND TAG LS 4488
 - SET 5/8" REBAR W/CAP LS 4488
 - FOUND BULL BASS CAP AS NOTED
 - (R) RECORDED
 - (M) MEASURED
 - (P) PHOTOGRAPHED
 - (C) CALCULATED
 - (CN) CALCULATED FROM RECORD
 - (PR) PHOTOGRAPHED FROM RECORD
 - NO. FOUND
 - I.P. NON PIPE
 - PLUG PARCEL MAP BOOK
 - SNV SEARCHED FOR, NOT FOUND



DAKOTA RANCH
PARCEL MAP NO. 35-33

IN THE UNINCORPORATED TERRITORY OF MONO COUNTY
BEING A SUBDIVISION OF THE NORTHEAST QUARTER, THE NORTH
HALF OF THE SOUTHEAST QUARTER AND THE SOUTHEAST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 1 SOUTH, RANGE 31 EAST, M.D.B.M., COUNTY OF
MONO, STATE OF CALIFORNIA.

282.403 ACRES GROSS
278.805 ACRES NET

Northwest Associates, A.P. 04/04/09

SHEET 3 OF 3