

COMMUNITY DEVELOPMENT DEPARTMENT LOT MERGER

This outline provides you with information on how to apply for a Lot Merger. We hope that the information packet will be beneficial in instructing you on what information is required. The more thorough and complete the application packet that is submitted to the Town, the better we are able to serve you and help you achieve your goals in a timely manner. It should be noted that processing occurs on a first come first serve basis and that based on the completeness of the application, the work load and the complexity of the project your application will be processed as quickly as feasible.

What it is?

A **Lot Merger (LM)** is the merger of two or more lots into one parcel. The number of parcels is reduced by at least one.

What do I submit?

A completed application form signed by all involved property owners, plats maps, proposed and existing legal descriptions, certificate of compliance, and fees must be submitted.

FEES: See attached fee schedule.

Should you have any questions or need assistance in filling out the application, please contact the Community Development Department at (760) 369-6575, Monday through Friday 8:00 a.m. to 5:00 p.m.

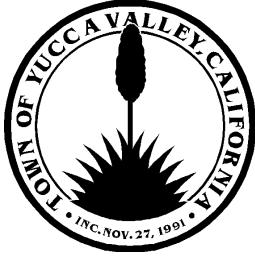
What is the process?

Upon a determination by the Community Development Director that the proposed Lot Merger meets all the requirements of approval or conditional approval, the Town will forward the legal and plat map to the San Bernardino County Recorder for recordation.

What is the criteria?

The following criteria must be met when processing the Lot Merger:

1. The lot merger is consistent with the provision of the Development Code.
2. The lot merger shall not impair existing easements or the relocation of existing easements, utilities or infrastructure serving adjacent lots, parcels or public lands and streets.
3. The lot merger shall not impair existing access or create a need for access to adjacent lots or parcels
4. The lot merger shall not require alteration of existing improvements or buildings, create a need for any building improvements, or otherwise create noncompliance with the Uniform Building Code; or
5. The lot merger shall be consistent with or more closely compatible with the applicable land use district standards.



Date Received	_____
By	_____
Fee	_____
Case #	_____

LOT MERGER

(PLEASE TYPE OR PRINT CLEARLY)

REQUEST: _____

LEGAL OWNER

Signature: _____ Printed Name: _____
 Address: _____ City: _____
 State: _____ Zip: _____ Phone #: _____

APPLICANT: (if other than legal owner)

REPRESENTATIVE: (if other than legal owner)

Printed Name: _____	Printed Name: _____
Address: _____	Address: _____
City: _____ State: _____ Zip: _____	City: _____ State: _____ Zip: _____
Phone #: _____	Phone #: _____

ADDRESS OF SUBJECT PROPERTY: _____
ASSESSOR'S PARCEL NUMBER(S) (APN): _____
EXISTING PARCEL SIZE(S): _____
PROPOSED PARCEL SIZE(S): _____
ZONING DESIGNATION: _____

NOTE: THE INFORMATION I HAVE PROVIDED IS TRUE AND OPEN AS PUBLIC INFORMATION. THE PLANNING APPLICATION DOES NOT GUARANTEE APPROVAL OR CONSTITUTE A BUILDING PERMIT APPLICATION.

**Town of Yucca Valley
 Community Development/Public Works Department
 58928 Business Center Dr
 Yucca Valley, CA 92284
 760 369-6575 Fax 760 228-0084**