

**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** Jones Snyder & Associates

ADDRESS 40315 Junction Dr, Ste H CITY/STATE/ZIP Oakhurst, CA 93644

TELEPHONE (559) 683-7661 E-MAIL office@jssurveying.com

**OWNER**, if other than applicant Andrew Y. Murrietta

ADDRESS 7596 E. Big Canyon Dr CITY/STATE/ZIP Anaheim, CA 92808

TELEPHONE (714) 448-9781 E-MAIL andy@murrietta.com

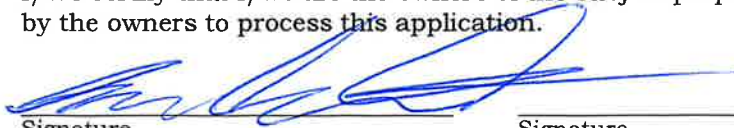
**PROJECT DESCRIPTION:** Assessor's Parcel# Merge Assessor's

Parcels 015-290-002 & 015-290-003, Lots 2 & 3

**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

11-1-2023  
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:**

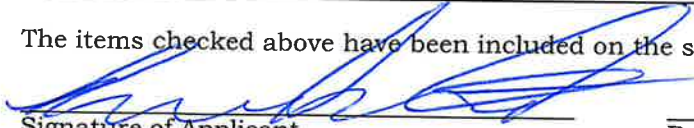
- Name/address/phone number of owner, applicant, plan preparer
- North arrow, scale (1"=20', etc.)
- Assessor's Parcel Number
- Location/name of boundary streets, surface waters and recorded easements on property (include type and size of any easements)
- Dimensioned property lines/project boundary lines
- 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

11-1-2023  
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.

015-290-002

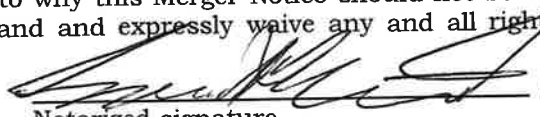
015-290-003

**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.

Andrew Y. Murrietta  
Name

  
Notarized signature

10-27-2023  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Notarized signature

\_\_\_\_\_  
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

**PLEASE SEE ATTACHED  
NOTARY DOCUMENTS**







SCALE 1"=30'

# LOT MERGER

OF

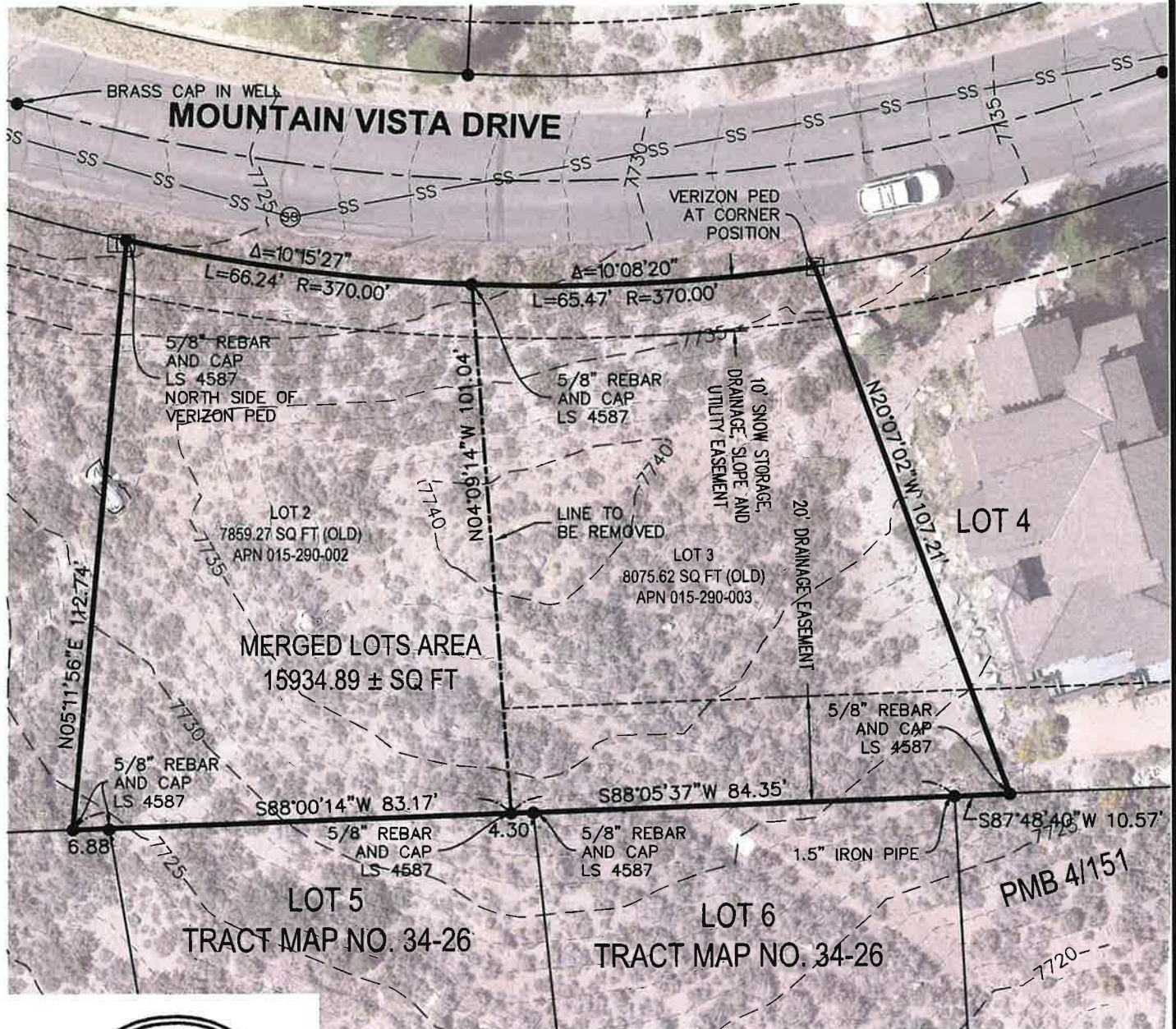
LOT 2 & 3 OF FINAL MAP TRACT NO. 34-24,  
ON FILE IN BOOK 10 OF TRACT MAPS AT  
PAGE 64B, M.C.R.

LOCATED IN SECTION 15, 2/26

APN 015-290-002  
& APN 015-290-003

OWNER: ANDREW MURRIETA  
7596 E. BIG CANYON DRIVE, ANAHEIM CA 92808  
(714) 448-9781

APPLICANT AND PREPARED BY: JONES SNYDER AND ASSOCIATES  
40315 JUNCTION DRIVE, STE H, OAKHURST, CA 93644  
(559) 683-7661



## LEGEND

- SURVEY MONUMENT (AS NOTED)
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- - - RIGHT-OF-WAY CENTERLINE
- - - EASEMENT LINE

## NOTES

• AERIAL PHOTO SOURCE: (JSA UAV FLIGHT) (AUGUST 2022)  
**JONES SNYDER & ASSOCIATES**  
 P.O. BOX 2292, OAKHURST, CA 93644  
 (559)683-7661 WWW.JSSURVEYING.COM  
 DATE: 11/28/22 BY: JAKOB LOPEZ  
 FILE: V:\USA Dropbox\USA - Active Jobs\2022\22-213\CAD\Drawings\MERGER.dwg