APPLICATION FOR PARCEL MERGER APPROVAL

PARCEL MERGER applications are reviewed and approved by the Design and Development Director pursuant to Chapter 13.36 of the Subdivision Regulations. The purpose is to allow merger of contiguous parcels or units of real property, under common ownership.

APPLICANT_______________________________________________________________________________
(Print)
MAILING ADDRESS___________________________________Phone No.____________________________
CITY, STATE, ZIP:____________________________________Fax No. _____________________________

PROPERTY OWNER (If different):_____________________________________________________________
(Print)
MAILING ADDRESS___________________________________Phone No.____________________________
CITY, STATE, ZIP:____________________________________Fax No. _____________________________

MERGER LOCATION:_______________________________________________________________________

Assessor Parcel Number of Parcels to be Merged:

Parcel 1 _____ - _____ - _____
Parcel 2 _____ - _____ - _____
Parcel 3 _____ - _____ - _____
Parcel 4 _____ - _____ - _____

(Attach additional sheets, if necessary)

APPLICABILITY:

Merger may be processed if the following requirement is satisfied:

☐ At least one of the affected parcels is undeveloped by any structure for which a building permit was issued or for which a building permit was not required at the time of construction, or is developed only with an accessory structure or accessory structures, or is developed with a single structure, other than an accessory structure, that is also partially sited on a contiguous parcel or unit.
CRITERIA FOR APPROVAL:

To obtain approval of a merger, the following criteria shall be met:

☐ The merger complies with the standards specified in Section above.
☐ The parcel will be consistent with the zoning of the property.
☐ The parcel will not conflict with the location of existing structures on the property.
☐ The parcel will not be deprived of adequate access as a result of the merger.
☐ Access to adjoining properties will not be restricted as a result of the merger.
☐ No new lot lines are created by the merger.

MINIMUM SUBMISSION REQUIREMENTS:

☐ Existing grant deeds or title reports for all affected parcels.
☐ New, original, unrecorded Certificate of Parcel Merger for each resulting parcel with the following:

☐ Correct legal description of the merged parcel and the statement, “This Certificate of Parcel Merger” reflects Parcel Merger No. _______, as approved the City of La Quinta.”
☐ Completed Certificate of Parcel Merger No. ______, “Exhibit A”
☐ Completed Certificate of Parcel Merger No. ______, “Exhibit B” - Plat showing merged parcels
☐ Completed Site Plan, showing merger parcels and existing structures and improvements; if any.
☐ If metes and bounds legal description is used for merged parcels, closing calculations shall be submitted.
☐ Assessor’s Plat
☐ Copy of record map which created or amended parcels or proof that the parcels were legally created (a deed for the property recorded prior to March 4, 1972 is acceptable).

☐ Please download, complete and submit the following required forms from the County of Riverside ACR website http://www.asrclkrec.com/FormsFees/Forms.aspx
  ✔ Documentary Transfer Tax Affidavit (ACR 521)
  ✔ Preliminary Change of Ownership Report (BOE 502 A)

☐ A check made out to the City of La Quinta for Basic Recording Fees to be calculated as follows http://www.asrclkrec.com/Portals/1/Documents/Other%20Documents/Fee%20Schedule.pdf:
  o First Page       $15.00
  o Each Additional Page  $3.00
  o Surveyor Monument Preservation Fund  $10.00
(Please refer to the County of Riverside link above for updated fee schedule information)

SIGNATURE OF APPLICANT _____________________________________ DATE_______________________

NAME OF APPLICANT _____________________________________________________________________
(Please print)

SIGNATURE OF PROPERTY OWNER(S)
IF NOT SAME AS APPLICANT: ___________________________________ DATE______________________

NAME OF OWNER ___________________________________________________________________________
(Please print)
(Separate written authority by owner to submit application may be submitted)

NOTE: FALSE OR MISLEADING INFORMATION GIVEN IN THIS APPLICATION SHALL BE GROUNDS FOR DENYING APPLICATION.
CERTIFICATE OF PARCEL MERGER NO.

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<th>RECORD OWNERS</th>
<th>EXISTING PARCELS (Assessor Parcel Numbers)</th>
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LEGAL DESCRIPTION OF MERGED PARCELS
See attached - Exhibit “A” and Exhibit “B”

SIGNATURE(S) OF RECORDED OWNER(S) (Must be Notarized)

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<th>Signature:</th>
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This Certificate of Parcel Merger reflects Parcel Merger No. - as approved by the City of La Quinta.

Date: ____________________________

Bryan McKinney, P.E., City Engineer, R.C.E. No. 49418

NOTARY ACKNOWLEDGEMENT

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 ____________________________)

On _____________ before me, ____________________________, Notary Public, personally appeared ____________________________, (Name(s) of signer(s))

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

______________________________
Notary Public
EXHIBIT “A”
PARCEL MERGER No. 2011-499

PARCEL A

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12, IN BLOCK 132 OF UNIT NO. 14 SANTA CARMELITA AT VALE LA QUINTA, IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGES 82 AND 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SAID MERGED PARCEL CONTAINING 50,234 SQUARE FEET, (1.15 ACRES) MORE OR LESS.

ATTACHED HERETO AND MADE A PART OF THIS LEGAL DESCRIPTION, IS A PLAT LABELED EXHIBIT "B".

SUBJECT TO ALL COVENANTS, RIGHTS, RIGHTS OF WAYS AND EASEMENTS OF RECORD, IF ANY.