



****If filling out online and printing at home, it is important that your application is not printed double-sided.**

LAND COMBINATION REQUIREMENTS

Review Required: No parcels of land shall be combined by an unrecorded contract of agreement, or recordation of a contract of sale or deed of conveyance, or by requesting a combination of a tax assessor parcel, unless the herein required material has first been submitted and reviewed by the Director, or designee, at the La Paz County Community Development Department.

1. Ownership must be exactly the same and the deeds must be the same type. For example, ownership must be vested as joint tenants, severalty (single owner), community property, in a trust, etc.
2. A copy of the current deed(s) whereby title was acquired must be provided.
3. All parcels must be contiguous and located within the same taxing authority (shown on tax bill as TAX AREA CODE).
4. Combination fee of \$110.00, per new parcel, is required.
5. Legal description of what you're proposing to create is required, and *at the county's discretion*, a new survey may be required.
6. **Section B-** this form is to be hand submitted to the La Paz County Treasure's Office for completion and verification that the taxes are **current/up-to-date** on affected parcels.
7. **Section C-** after Treasure's verification, this form should then be hand submitted to the La Paz County Assessor's Office for their review and completion. Their fee schedule is:
 - a. Less than 5 parcels - \$60.00/per parcel created
 - b. 5-9 parcels - \$55.00/per parcel created
 - c. 10 and over - \$50.00/per parcel created
8. Once completed, approved, and you've received your approval letter from Community Development, take your letter and the Combination form to the La Paz County Recorders Office to be recorded in the order stated on the letter.

LAND DIVISION REQUIREMENTS REQUIREMENTS

Review Required: No parcels of land shall be divided into five or fewer parcels either by an unrecorded contract of agreement, or recordation of a contract of sale or deed of conveyance, or by requesting a split of a tax assessor parcel, unless the herein required material has first been submitted and reviewed by the Director, or designee, at the Community Development Department.

1. A copy of the current deed(s) whereby title was acquired must be provided.
2. Land Division fee of \$110.00 **per each new parcel created** is required.
3. A rezone application might be required so all parcels comply with the Zoning Regulations.
4. If parcel sizes or shapes, or legal access details are altered in any way, a new Land Division issue building permits for parcels, which do not meet the requirements for the Zoning Regulations or which do not appear to have legal access.
5. Legal description of what you're proposing to create is required, and a new survey is required.
6. **Section B-** this form is to be hand submitted to the La Paz County Treasure's Office for completion and verification that the taxes are **current/up-to-date** on affected parcels.
7. **Section C-** after Treasure's verification, this form should then be hand submitted to the La Paz County Assessor's Office for their review and completion. Their fee schedule is:
 - a. Less than 5 parcels - \$60.00/per parcel created
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8. Once completed, approved, and you've received your approval letter from Community Development, take your letter and the Combination form to the La Paz County Recorders Office to be recorded in the order stated on the letter.

LOT LINE ADJUSTMENT REQUIREMENTS

This form is only to be used when lot lines are to be altered and the change will NOT result in more lots being created than were originally shown on the map. A new Legal description of what you're proposing to create is required, and a new survey is required. Once completed, approved, and you've received your approval letter from Community Development, take your letter and the Combination form to the La Paz County Recorders Office to be recorded in the order stated on the letter.

WHEN RECORDED, MAIL TO:



La Paz County Community Development
1112 Joshua Ave, Ste 202
Parker, AZ 85344
928-669-6138

AFFIDAVIT FOR:

LAND COMBINATION LAND DIVISION LOT LINE ADJUSTMENT

Number of new parcels being created: _____

PART A- Community Development (Community Development must approve before this process can move any further)

Current Parcel Owner: _____

Street Address: _____

Phone Number: _____ **E-Mail Address:** _____

LAND COMBINATION LEGAL DESCRIPTION STATEMENT

The accompanying legal descriptions and/or survey are the basis of my/our proposal to combine the original parcels into 1 parcel. I/We understand that La Paz County assumes no liability for any claims arising out of this review process. This is a permanent combining. Any subsequent re-division will require review and approval of the La Paz County Community Development Department. I/We agree to record a copy of this Combining Affidavit and the accompanying map(s), drawing(s), and/or legal descriptions and survey (as Exhibit A) as an attachment to the deed of the parcel herein request the following parcels to be combined and listed under one parcel number.

LAND DIVISION LEGAL DESCRIPTION STATEMENT

The accompanying legal descriptions and/or survey are the basis of my/our proposal to divide the original parcel into 5 or fewer parcels. I/We understand that La Paz County assumes no liability for any claims arising out of this review process. I/We agree to record a copy of this Land Division Review Form and the accompanying legal descriptions and survey (as Exhibit A) as an attachment to the deed of the parcels and herein request the following parcel to be divided and listed under separate parcel numbers.

LOT LINE ADJUSTMENT LEGAL DESCRIPTION STATEMENT

The undersigned owner(s) hereby declare, under penalty of perjury, that the accompanying legal descriptions and survey are the basis of my/our proposal to alter existing lot lines. I (We) further declare that the attached survey depicts the placement of all structures and improvements, that the newly altered parcels will meet all zoning and size requirements, all set back requirements and health codes in effect as of this date.

Original APN	Original Parcel Size	Original Zone	*New APN (Assessor's Use)	New Parcel Size	Current New Zone (If Rezone Applies)

PRINTED NAME(s) _____ **SIGNATURE(s)** _____ **DATE** _____

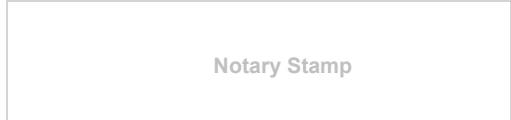
All signatures must be the legal owner(s) of the parcel and all signatures must be notarized.

State of: _____ County of: _____

Signed and Sworn before me on: _____

By: _____

Notary Public Signature: _____



My Commission Expires: _____

Community Development Review Results:

- This proposed land project **DOES CONFORM** to the requirement of the La Paz County Zoning Regulations.
- This proposed land project **DOES NOT CONFORM** to the requirement of the La Paz County Zoning Regulations because: _____

- It appears that there **IS** legal access (as defined in Section 2.14.2 of the La Paz County Subdivision Regulations).
- It appears that there **IS NOT** legal access (as defined in Section 2.14.2 of the La Paz County Subdivision Regulations). The deficiency(ies) is/are: _____

Date Review Completed: _____ **LPCCD Signature:** _____

PART B- TREASURER'S OFFICE (928) 669-6145 | 1112 Joshua Ave, Ste 203, Parker, AZ, 85344
 (please hand deliver to the La Paz County Treasurer's Office for their review and signature) DELENQUENCIES MUST BE PAID PRIOR TO APPROVAL.

Parcel No.: _____ Property Taxes Due: _____ Year: _____
 Parcel No.: _____ Property Taxes Due: _____ Year: _____
 Parcel No.: _____ Property Taxes Due: _____ Year: _____
 Parcel No.: _____ Property Taxes Due: _____ Year: _____
 Parcel No.: _____ Property Taxes Due: _____ Year: _____

Received By: _____ Signature: _____ Ext: _____ Date: _____

Comments or Special Instructions: _____

PART C- ASSESSOR'S OFFICE (928) 669-6165 | 1112 Joshua Ave, Ste 204, Parker, AZ, 85344
 (please hand deliver to the La Paz County Assessor's Office for their review and signature)

Please note: Assessor's fees must be paid in full and paid separately to their office.

INITIAL	CHECKLIST	NOTES
	Survey or plat has all applicable information needed for comb/div/adj.	
	Recorded new legal description and/or survey per parcel.	
	Ownership is the same on all parcels to be comb/div/adj.	
	Vesting is correct for comb/div/adj subject parcels.	
	Tax Area Codes are the same for subject parcels.	
	Collect Filing Fee of: a. less than 5 parcels - \$60.00 per parcel created b. 5 - 9 parcels - \$55.00 per parcel created c. 10+ parcels - \$50.00 per parcel created \$ _____	(ASSESSOR'S OFFICE DATE STAMP)

****ASSESSOR'S REPRESENTATIVE- PLEASE FILL IN THE NEW PARCEL NUMBER(S) IN SECTION A ON PAGE 1.**

Received By: _____ Signature: _____ Ext: _____ Date: _____

Comments or Special Instructions: _____

Once you have completed all sections, take this form with your approval/cover letter from Community Development along with your legal description(s) and survey, and have them recorded in the order specified in your letter at the La Paz County Recorders Office. Their Recording fee is \$30.00 per document (not per page).

La Paz County Recorders Office (928) 669-6136 | 1112 Joshua Ave, Ste 201, Parker, AZ, 85344