

CONSOLIDATION OF PARCELS

PURPOSE:

To consolidate two (2) or more lots/parcels into one (1) for the express purpose of allowing for the construction of buildings over existing lot lines or to develop a commercial/industrial/multi-family development over two (2) or more lots/parcels.

The following steps are necessary for the Lot Consolidation to be accepted:

1. Applicant must have fee title to all parcels.
2. Combined lot must meet all area requirements of the applicable zone.
3. All new construction must meet set back requirements of the applicable zone.
4. Consolidation of Parcels form must be recorded at the Kootenai County Records Office and be submitted with the building permit application.

Important Note***

Once a lot consolidation has been completed and recorded, it can only be removed by completing the City of Post Falls subdivision process as defined in Section 17, Subdivisions of the PFMC.

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KNOW ALL MEN BY THESE PRESENTS, that _____

Whose address is _____

Being the owner/s of the following described land:

Lots _____, Block _____ of _____ as
Shown on the plat recorded in Book “___” of Plats, Page/s _____, records
of Kootenai County, Idaho;

do hereby combine said lots into one unified parcel to meet the requirements of the City of Post Falls Building Department, and the City of Post Falls Planning Department for the purpose of obtaining a building permit.

It is understood by the undersigned that said building permit requires that said property is to remain as a consolidated parcel so long as the property is utilized under the conditions of said building permit and that no part of the consolidated parcel shall be separated or sold from said consolidated parcel if said action shall result in the remainder parcel no longer meeting the conditions of said permit. Should the owner choose to separate or sell any of the reconfigured parcel, the owner will be required to complete the City of Post Falls subdivision process as delineated in Title 17 of the City of Post Falls Municipal Code.

Signature/s _____

STATE OF IDAHO)
 :SS
County of Kootenai)

On this ___ day of _____, 20___, before me, a Notary for the State of Idaho, personally appeared _____ known , or identified to me to be the person/s whose name is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal the date and year in this certificate first above written.

Notary Public for the State of Idaho
Residing at: _____
Commission Expires: _____