

# City of North Royalton

Mayor Robert A. Stefanik

Daniel J. Collins, P.E.  
Assistant City Engineer

Diane Veverka  
Engineering Secretary

## Mark A. Schmitzer, P.E.

City Engineer

### CITY OF NORTH ROYALTON ENGINEERING DEPARTMENT

### LOT CONSOLIDATION APPLICATION

1. Applicant: Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/St/Zip \_\_\_\_\_  
 Phone/Fax \_\_\_\_\_

2. Property owner(s): Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/St/Zip \_\_\_\_\_  
 Phone/Fax \_\_\_\_\_

3. Existing lot information	Permanent Parcel Number	Area (acres)
Lot #1	_____	_____
Lot #2	_____	_____
Lot #3	_____	_____
Lot #4	_____	_____
Lot #5	_____	_____

4. Current zoning of property \_\_\_\_\_

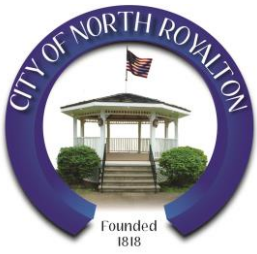
5. Is a public sanitary sewer available to these properties? \_\_\_\_Yes \_\_\_\_No  
 If no, please consult with the Cuyahoga County Board of Health at (216) 201-2000 regarding regulations pertaining to private sanitary sewer systems.

6. Is a public water system available to these properties? \_\_\_\_Yes \_\_\_\_No  
 If no, please consult with the Cuyahoga County Board of Health at (216) 201-2000 regarding regulations pertaining to private water systems.

**\*\*\* PLEASE READ INSTRUCTIONS AND ADDITIONAL INFORMATION REGARDING THE SUBMITTAL REQUIREMENTS ATTACHED TO THIS PAGE BEFORE SIGNING \*\*\***

\_\_\_\_\_  
 SIGNATURE OF APPLICANT / DATE

\_\_\_\_\_  
 SIGNATURE OF PROPERTY OWNER / DATE



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### LOT CONSOLIDATIONS

#### Additional information required for processing this application includes:

1. Plat shall be prepared by a State of Ohio Professional Surveyor in good standing and shall be stamped, dated and signed by the Professional Surveyor. The Plat must include the original acreage and the new total acreage of the consolidated parcels.
2. Deposit of \$500.00 as per Chapter 1244 of the Codified Ordinances and the Engineering fee Schedule.
3. Current and accurate legal descriptions of the properties shall be included with the Plat (prepared by a State of Ohio Professional Surveyor in good standing).
4. Copies of the current Deeds for all properties being consolidated shall be submitted with the Application.
5. At the discretion of the Building Commissioner and/or City Engineer, the plat may have to be approved by the Planning Commission. If the plat needs Planning Commission approval, please follow all Planning Commission requirements and deadlines for submittal.
6. It is recommended that the Applicant consult with the Cuyahoga County Board of Health at (216) 201-2000 prior to making application to determine any potential future permitting requirements that may be affected by the proposed lot consolidation.
7. If plat can be approved administratively, two (2) copies and one (1) Mylar copy of a sketch plan including the boundaries of the consolidated lot, dimensions of the existing lots to be consolidated, existing dedicated streets including full width and names, and compass. A property description shall also be submitted including a drawing showing by scale and dimension the parcels to be consolidated, the name of the owner and of adjoining property owners, including designations of parcels according to official records, and baring the distance to the nearest intersections of dedicated streets.
8. Lot consolidation approval may only be granted if the consolidation complies with all applicable platting, subdivision, zoning regulations and other adopted plans of the City.
9. The filing of the final plat for recording with the County Recorder shall be done by the City Engineer. All costs charged for recording shall be paid for by the developer.