

COMMUNITY DEVELOPMENT DEPARTMENT

LOT LINE ADJUSTMENT

This outline provides you with information on how to apply for a Lot Line Adjustment. We hope that the information packet will be beneficial in instructing you on what information is required. The more thorough and complete the application packet that is submitted to the Town, the better we are able to serve you and help you achieve your goals in a timely manner. It should be noted that processing occurs on a first come first serve basis and that based on the completeness of the application, the work load and the complexity of the project your application will be processed as quickly as feasible.

What it is?

A **Lot Line Adjustment (LLA)** is a shift or rotation of an existing lot line between two (2) or more existing adjacent parcels, where the land taken from one (1) parcel is added to an adjacent parcel, and where no greater number of parcels are created other than originally existing.

What do I submit?

A completed application form signed by all involved property owners, plats maps, proposed and existing legal descriptions, certificate of compliance, and fees must be submitted.

FEES: See attached fee schedule

Should you have any questions or need assistance in filling out the application, please contact the Community Development Department at (760) 369-6575, Monday through Friday 8:00 a.m. to 5:00 p.m.

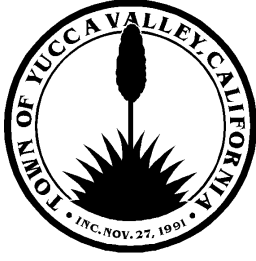
What is the process?

Upon a determination by the Community Development Director that the proposed Lot Line Adjustment meets all the requirements of approval or conditional approval, the Town will forward the legal and plat map to the San Bernardino County Recorder for recordation.

What is the criteria?

The following criteria must be met when processing the LLA:

1. The lot line adjustment is consistent with the provision of the Development Code.
2. The lot line adjustment shall not impair existing easements or the relocation of existing easements, utilities or infrastructure serving adjacent lots, parcels or public lands and streets;
3. The lot line adjustment shall not impair existing access or create a need for access to adjacent lots or parcels;
4. The lot line adjustment shall not require alteration of existing improvements or buildings, create a need for any building improvements, or otherwise create noncompliance with the Uniform Building Code; or
5. The lot line adjustment shall not adjust or remove the boundary between parcels for which a covenant of improvement requirements has been recorded and all required improvements have not been completed, unless the Director can determine if the proposed adjustment or removal will not significantly affect the covenant of improvement requirements;
6. The lot line adjustment shall be consistent with or more closely compatible with the applicable land use district standards.



Date Received	_____
By	_____
Fee	_____
Case #	_____

LOT LINE ADJUSTMENT

 (PLEASE TYPE OR PRINT CLEARLY)

REQUEST: _____

LEGAL OWNER

Signature: _____ Printed Name: _____
 Address: _____ City: _____
 State: _____ Zip: _____ Phone #: _____

APPLICANT: (if other than legal owner)

REPRESENTATIVE: (if other than legal owner)

Printed Name: _____	Printed Name: _____
Address: _____	Address: _____
City: _____ State: _____ Zip: _____	City: _____ State: _____ Zip: _____
Phone #: _____	Phone #: _____

ADDRESS OF SUBJECT PROPERTY: _____

ASSESSOR'S PARCEL NUMBER(S) (APN): _____

EXISTING PARCEL SIZE(S): _____

PROPOSED PARCEL SIZE(S): _____

ZONING DESIGNATION: _____

NOTE: THE INFORMATION I HAVE PROVIDED IS TRUE AND OPEN AS PUBLIC INFORMATION. THE PLANNING APPLICATION DOES NOT GUARANTEE APPROVAL OR CONSTITUTE A BUILDING PERMIT APPLICATION.

**Town of Yucca Valley
 Community Development Department
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 Yucca Valley, CA 92284
 760 369-6575 Fax 760 228-0084**