



City of La Quinta

Design and Development Department
78-495 Calle Tampico
La Quinta, California 92253
(760) 777-7125 FAX: (760) 777-7011

OFFICE USE ONLY	
LCN No. _____	
Date Recv'd. _____	
Related Apps: _____	

Received by: _____	

APPLICATION FOR LOT LINE ADJUSTMENT APPROVAL

LOT LINE ADJUSTMENT applications are reviewed and approved by the Design and Development Director pursuant to Chapter 13.32 of the Subdivision Regulations. The purpose of the review is to allow reconfiguration of two or more adjoining lots into sizes or shapes appropriate for desired uses and in compliance with Municipal Code requirements.



APPLICANT _____
(Print)

MAILING ADDRESS _____ Phone No. _____
CITY, STATE, ZIP _____ Fax No. _____

PROPERTY OWNERS

*Owner "A" Name: _____

Address: _____

(City) (State) (Zip)

Phone: _____

*Owner "B" Name: _____

Address: _____

(City) (State) (Zip)

Phone: _____

*Owner "C" Name: _____

Address: _____

(City) (State) (Zip)

Phone: _____

*Attach sheet for additional owners

PROPERTY DATA

Property A: Assessor's Parcel Number: _____
Street Address (if any): _____

Property B: Assessor's Parcel Number: _____
Street Address (if any): _____

Property C: Assessor's Parcel Number: _____
Street Address (if any): _____

DESCRIPTION OF ADJUSTMENT REQUESTED: _____

REASON FOR REQUEST: _____

APPLICABILITY

The following criteria must be met to approve a lot line adjustment:

- The adjustment shall not create a greater number of parcels than originally existed.
- The resulting parcels shall conform with City Zoning and Building Codes.
- The adjustment shall not cause existing uses or improvements of the property to be out of compliance with any provision of the City Codes.

MINIMUM SUBMISSION REQUIREMENTS:

- Existing grant deeds or title reports for all affected parcels.
- A description of each new parcel proposed.
- Closing calculations for each new parcel proposed.
- Original, unrecorded Grant Deeds for each new parcel with the following:
 - State on the Grant Deed when all affected parcels are under one ownership.
 - Assessor’s Plat
- Copy of record map which created or amended parcels or proof that the parcels were legally created (provide copy of Deed recorded prior to March 4, 1972)
- Lot Line Adjustment or Parcel Merger form completed with legal description, plat and site plan exhibits prepared by and signed/sealed by a Professional Land Surveyor or Registered Civil Engineer authorized to practice land surveying in the State of California
- Grant Deeds for each new parcel
- Existing grant deeds or current title report for each parcel being amended
- Record maps showing the basis for the parcel dimensions, if available
- Assessor’s Plat of the parcels concerned
- Proof that the parcels were legally created, if not shown on any record subdivision map (a deed for the property recorded prior to March 4, 1972 is acceptable)
- Traverse closures showing area of each new parcel
- Please download, complete and submit the following required forms from the County of Riverside ACR website <http://www.asrclrec.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.asrclrec.com/Portals/1/Documents/Other%20Documents/Fee%20Schedule.pdf>:
 - o First Page \$15.00
 - o Each Additional Page \$3.00

(Please refer to the County of Riverside link above for updated fee schedule information)

GRANT DEED	
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged	
Owner A	
hereby GRANTS to	
Owner A	
The real property in the City of	La Quinta
County of Riverside	State of California, described as
(Property Description)	
See Exhibits A and B attached hereto and by reference made a part hereof.	
NOTE:	This grant deed implements the revised lot configurations pursuant to Lot Line Adjustment ____ - ____ as approved by the City of La Quinta. All property subject to this lot line adjustment is owned by a single entity, hence ownership conveyance is a nonessential secondary function of this deed. The primary function of the deed is to provide constructive notice of the revised lot configurations pursuant to Government Code Section 66412 (d), and to perfect the intent of the Lot Line Adjustment ____ - ____ as approved.

- State on Grant Deed when affected parcels are under multiple ownership:

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Owner B

hereby GRANTS to

Owner A

the real property in the City of

La Quinta

County of Riverside

State of California, described as

that portion of land in Lot B which is overlaid by the reconfigured shape of Lot A pursuant to LLA ____ - ____ approved by the City of La Quinta. The reconfigured lots are described in Exhibits A and B attached hereto and made a part hereof.

NOTE: This grant deed perfects the intent of Lot Line Adjustment ____ - ____ as approved by the City of La Quinta.

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Owner A

hereby GRANTS to

Owner B

The real property in the City of La Quinta

County of Riverside

State of California, described as

(Property Description)

that portion of land in Lot A which is overlaid by the reconfigured shape of Lot B pursuant to LLA ____ - ____ approved by the City of La Quinta. The reconfigured lots are described in Exhibits A and B attached hereto and made a part hereof.

NOTE: This grant deed perfects the intent of Lot Line Adjustment ____ ____ as approved by the City of La Quinta.

- Attached to the Grant Deeds shall be Exhibits A and B, a metes and bounds legal description of the new parcels and a plat (8½" x 11") of the new parcels, respectively (see attached sample Exhibits A and B).
- If structures or other improvements exist on the affected parcel(s), provide separate plot plan showing dimensioned location in relation to new property lines.



SIGNATURE OF APPLICANT _____ DATE _____

NAME OF APPLICANT _____

(Print)

SIGNATURE OF PROPERTY OWNER "A"

IF NOT SAME AS APPLICANT: _____ DATE _____

NAME OF OWNER _____ DATE _____

(Print)

SIGNATURE OF PROPERTY OWNER "B"

IF NOT SAME AS APPLICANT: _____ DATE _____

NAME OF OWNER _____ DATE _____

(Print)

SIGNATURE OF PROPERTY OWNER "C"

IF NOT SAME AS APPLICANT: _____ DATE _____

NAME OF OWNER: _____ DATE _____

(Print)

(Separate written authority by owner to submit application may be provided)

*I hereby certify that all information contained in this application, including all plans and materials required by the City's application submission requirements, is, to the best of my knowledge, true and correct. **FALSE OR MISLEADING INFORMATION GIVEN IN THIS APPLICATION SHALL BE GROUNDS FOR DENYING APPLICATION.** I hereby grant the City authority to enter onto the property to conduct site inspections and to post required public notices.*

RECORDING REQUESTED BY

ADD WHEN RECORDED MAIL THIS DEED AND UNLESS OTHERWISE KNOWN BELOW MAIL TAX STATEMENT TO:

Name []
Street Address []
City & State []

MAIL TAX STATEMENTS TO

Name []
Street Address []
City & State []

TITLE ORDER NO. _____ ESCROW NO. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ _____

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- unincorporated area city of _____ AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

hereby GRANT(s) to

the following described real property in the
County of _____, State of California:

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, _____
(Date) (Name and Title of officer)

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

{SEAL}

Notary Public

EXHIBIT "A"
LOT LINE ADJUSTMENT 2012-___

PARCEL A

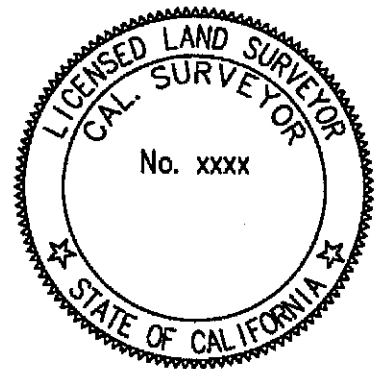
LOT 12 OF DESERT CLUB TRACT UNIT NO. 5 AS SHOWN BY MAP ON FILE IN BOOK 21 OF MAPS, AT PAGES 61 AND 62, THEREOF, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, IN THE CITY OF LA QUINTA.

TOGETHER WITH THE WESTERLY 8.00 FEET OF LOT 11 OF SAID DESERT CLUB TRACT UNIT NO. 5.

SAID PARCEL A CONTAINING 13,791.42 SQUARE FEET, 0.317 ACRES MORE OR LESS.

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

EXAMPLE



PREPARED BY:

February 14, 2012

CAL SURVEYOR LS xxxx

EXHIBIT "A"
LOT LINE ADJUSTMENT 2012-__

PARCEL B

LOT 11 OF DESERT CLUB TRACT UNIT NO. 5 AS SHOWN BY MAP ON FILE IN BOOK 21 OF MAPS, AT PAGES 61 AND 62, THEREOF, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, IN THE CITY OF LA QUINTA.

EXCEPTING THEREFROM THE WESTERLY 8.00 FEET THEREOF.

SAID PARCEL B CONTAINING 11,047.76 SQUARE FEET, 0.254 ACRES, MORE OR LESS.

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

EXAMPLE

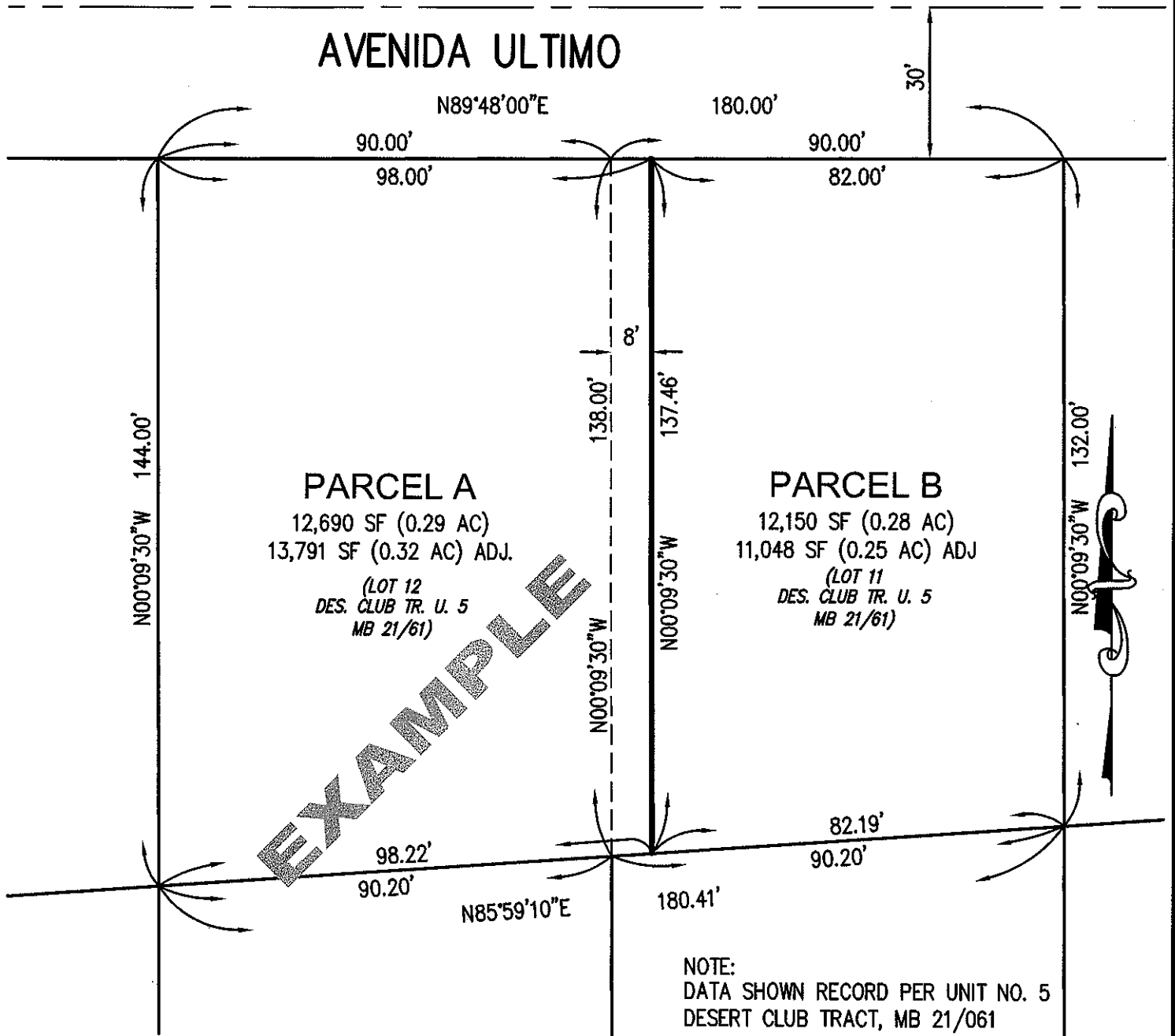


PREPARED BY:

February 14, 2012
CAL SURVEYOR LS xxxx

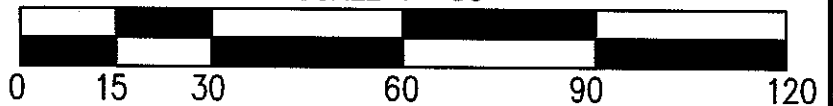
EXHIBIT "B"

AVENIDA ULTIMO



NOTE:
 DATA SHOWN RECORD PER UNIT NO. 5
 DESERT CLUB TRACT, MB 21/061

SCALE 1"=30'



LOT LINE ADJUSTMENT

PREPARED BY:



CAL SURVEYOR,
 LS XXXX

DATE
 EXP. X/X/2012

