



City of La Quinta
Planning Department
 78-495 Calle Tampico - P O Box 1504
 La Quinta, California 92253
 (760) 777-7125 - fax (760) 777-1233

OFFICE USE ONLY	
App No.	_____
Date Recvd,	_____
Fee:	_____
Logged in by:	_____
Related	_____
Files:	_____

***Application for
 Certificate of Compliance***

IMPORTANT: Instructions attached must be completed in order for application to be accepted.

APPLICATION FEES: \$ 50.00 if in conjunction with approved waiver of parcel map
 Or \$200.00 for all other cases.

Applicant _____ Phone _____

Mailing Address _____
 (Street) (City) (Zip Code)

Legal Owner _____ Phone _____

Mailing Address _____
 (Street) (City) (Zip Code)

PROPERTY DATA:

Assessor's Parcel Number: _____

Street Address _____

FOR WAIVER OF PARCEL MAP ONLY: PM# _____ APPROVAL DATE: _____

REQUEST: (Include number of parcels to be certified and dimensions of such parcels)

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. (Authorized agent must possess letter from owners including authority to sign on owner's behalf.)

Signature _____ Date _____

Signature _____ Date _____

APPLICATION FOR CERTIFICATE OF COMPLIANCE

- A. Purpose: To determine if a parcel of land is in conformance to the Subdivision Map Act and Riverside County Ordinances in order to permit the sale, lease, or finance of such real property.
- B. Application: Any owner of real property, including owners who have been denied a building permit, may file an application for Certificate of Compliance. Application for a certificate shall be made to the Planning Director, accompanied by the fees set forth in Section 17.1, Ordinance 460.

APPLICATION FOR A CERTIFICATE MUST INCLUDE THE FOLLOWING ITEMS:

1. A complete application form provided by the Planning Department.
2. A legible map, drawn to an acceptable scale (engineer's preferably) with the scale shown on the map. The map shall show the property with dimensions and the gross and net area as well as the location, width, and name of all streets and roads adjacent to and providing access to the property. Assessor's maps are acceptable provided all appropriate information is placed upon them.
3. The map shall also show the location and use of all structures on the subject property; a small vicinity map showing distances to the nearest street corner and the name, address, and telephone number of the owner of the property and the map preparer, if different from the owner. The assessor's parcel number shall be placed in a conspicuous location on the map.
4. A legible copy of the current owner's grant Deed or Contract of Sale.
5. A map and copies of deeds of all other property owned by the applicant that is contiguous to the subject property.
6. Documentation of recorded access to the subject property unless abutting a public street.
7. Documentation showing the subject parcel as a separate parcel based upon the following:
 - a. Gift Deeds: Must have been recorded between January 1, 1977 and June 8, 1978 or prior to March 2, 1972.
 - b. Parcel of 4 acres or less: Documents dated prior to July 14, 1971.
 - c. Parcels greater than 4 acres but less than 60 acres: Documents dated prior to March 4, 1972.
 - d. Parcels greater than 60 acres: Documents dated prior to June 6, 1977.
 - e. Contiguous held property of multiple parcels: Documents dated prior to June 6, 1977.
8. A legal description for each parcel to be shown on the Certificate of Compliance shall be typed on plain white paper, 8-1/2 x 11", single spaced with a one inch margin at the top, sides, and bottom. The legal description shall be reproducible so as to yield a legible copy that must clearly indicate the individual parcel or parcels for which the certificate is requested. Submit two copies of legals if application is in conjunction with a waiver of final map.

- C. Incomplete Application: Incomplete application will not be accepted for review. Any application that is submitted at the counter and found to be incomplete at that time will be returned. If the application is mailed in, the applicant will be informed as to what is needed and the applications will not be processed until complete.
- D. Processing: Within fifty (50) days after receipt of a complete application, the Planning Director shall make a final determination as to whether or not the real property complies with applicable provisions of the Subdivision Map Act and Ordinance 460.28. Certificate of Compliance may also be issued on parcels provided they are detrimental to the public health, welfare, and safety.
- E. Approval: If the application is approved, it shall be submitted to the County Recorder's Office to be recorded. When returned from the Recorder, a copy of the Certificate shall be mailed to the applicant as proof of approval.

“SAMPLE ONLY”

RECORDING REQUESTED BY

CITY OF LA QUINTA

WHEN RECORDED RETURN TO:

CITY OF LA QUINTA
Planning Department
P.O. 1504
La Quinta, CA 92253

CERTIFICATE OF COMPLIANCE AND WAIVER OF PARCEL MAP
(Chapter 13.20.120, La Quinta Municipal Code)

I certify that I have reviewed the following described real property and have determined that it substantially conforms to TENTATIVE PARCEL MAP _____, approved _____; that all required conditions for waiver of the filing of parcel map and all applicable requirements of the Subdivision Map Act and the City of La Quinta Subdivision Regulations have been completed.

The real property is located in the City of La Quinta, County of Riverside, State of California, described as follows:

SEE EXHIBIT “A”

OWNER(S) OF RECORD

Executed on _____, at Riverside, California

LES JOHNSON
Planning Director
City of La Quinta