



Planning Division

6617 Third Street
Riverbank, CA 95367

Tel: (209) 863-7138
Fax: (209) 863-7126

INFORMATION FOR FILING AN APPLICATION FOR A LOT LINE ADJUSTMENT OR LOT MERGER

A lot line adjustment is an adjustment between four (4) or fewer existing adjoining parcels, where the land taken from one (1) parcel is added to an adjacent parcel and where a greater number of parcels than originally existed is not thereby created.

A lot merger is the combination of two (2) or more adjoining parcels into one (1) parcel, resulting in fewer parcels than originally existed.

Approval of a lot line adjustment or lot merger shall be subject to the following limitations:

1. Said lot line adjustment or lot merger shall be subject to the Community Development Director’s approval.
2. The Community Development Director’s review shall be limited to a determination of whether or not the parcels resulting from the lot line adjustment or lot merger will conform to the Zoning Ordinance and Building Code.
3. No conditions shall be imposed except to conform to the Zoning Ordinance and/or Building Code or to facilitate the relocation of existing utilities, infrastructure or easements.
4. The lot line adjustment or lot merger shall be reflected in a deed or record of survey which shall be recorded. No parcel map shall be required but may be filed at the owner’s discretion.
5. Documents required are as follows:
 - Completed application and application fee
 - 1 copy of lot closures (if applicable)
 - 1 copy of the current grant deed for each parcel
 - Title report for each existing parcel, not older than six months
 - Legal description of existing parcel **BEFORE** Lot Line Adjustment/Lot Merger
 - Legal description of resulting parcels **AFTER** Lot Line Adjustment/Lot Merger

- Legal description of land to be transferred (for Lot Line Adjustments only)
 - 8.5 x 11 maps of lots **BEFORE** and **AFTER** Lot Line Adjustment/Lot Merger
 - 8.5 x 11 map of existing lots outlined in red and labeled “Before Lot Line Adjustment” or “Before Lot Merger”
 - 8.5 x 11 map of proposed lots outlined in green and labeled “After Lot Line Adjustment” or “After Lot Merger”
 - 8.5 x 11 site plan showing location of existing buildings/structures in their relationship to property lines **BEFORE** and **AFTER** Lot Line Adjustment/Lot Merger
 - 1 copy of a folded lot line adjustment map 26” by 18” or larger
6. The action of the Community Development Director may be appealed to the City Council or the Planning Commission in accordance with City Code.



**CITY OF RIVERBANK
COMMUNITY DEVELOPMENT DEPARTMENT**

www.Riverbank.org

Planning Division

6617 Third Street
Riverbank, CA 95367

Tel: (209) 863-7138
Fax: (209) 863-7126

LOT LINE ADJUSTMENT / LOT MERGER APPLICATION

~ For office use only ~

Date Received: _____

LLA App. No.: _____

Dept. File No.: _____

CONTACT INFORMATION

Applicant:		Phone:	
Address:			
City:		State:	Zip:
Email:			

Property Owner: <i>(attach list of owners if necessary)</i>		Phone:	
Address:			
City:		State:	Zip:
Email:			

Engineer/Surveyor:		Phone:	
Contact:		License No.	
Address:			
City:		State:	Zip:
Email:			

PROPERTY / PROJECT INFORMATION

PARCEL 1		PARCEL 2	
Address:		Address:	
APN:	Zoning:	APN:	Zoning:
PARCEL 3		PARCEL 4	
Address:		Address:	
APN:	Zoning:	APN:	Zoning:

REQUIRED PROPERTY OWNER SIGNATURES

We hereby certify that this application and all accompanying documents are true and correct to the best of our knowledge and belief. We further certify that we are the owners of the property/properties identified in this application, or that written consent from all property owners has been provided authorizing this filing.

Owner 1 – Signature:	Date:
Owner 2 – Signature:	Date:
Owner 3 – Signature:	Date:
Owner 4 – Signature:	Date: