



City Of Warrenton
Planning Department
Lot Line Adjustment Application
WMC 16.216.120

OFFICE USE	FEE \$150
	File# LL - _____ - _____
	Date Received _____
	Receipt# _____

Lot line adjustments which is the modification of lot boundaries, and where no new lots are created. This application is processed as a Type I review process.

Property

Address: _____

Tax Lot (s): _____

Zone: _____ Flood Zone: _____ Wetlands: _____

Applicant

Name (s): _____

Phone: _____ E-Mail Address: _____

Mailing Address: _____

Applicant Signature(s): _____ Date: _____

Property Owner(s) (if different from applicant)

Name (s): _____

Phone: _____ E-mail Address: _____

Mailing Address: _____

Owner's Signature: _____ Date: _____

I am a record owner of property (person(s) whose name is on the most recently-recorded deed), or contract purchaser with written permission from the record owner and am providing my signature as written authorization for the applicant to submit this application.

Name (s): _____

Phone: _____ E-mail Address: _____

Mailing Address: _____

Owner's Signature: _____ Date: _____

I am a record owner of property (person(s) whose name is on the most recently-recorded deed), or contract purchaser with written permission from the record owner and am providing my signature as written authorization for the applicant to submit this application.

Description of Proposed Land Use

Lot Line Adjustment Review Criteria

Please provide written responses to each of the criteria below that clearly explain how your proposal meets each item. Attach a separate piece of paper if needed. Be as specific as possible. "Yes" and "No" responses are not sufficient.

The Community Development Director shall approve or deny a request for a lot line adjustment in writing based on the following:

WMC 16.216.120

1. No additional parcel or lot is created by the lot line adjustment.

2. All lots and parcels comply with the applicable lot standards of the land use district (Division 2) including lot area and dimensions.

3. All lots and parcels affected by the lot line adjustment are in the same zoning district except that lots already located within one or more zoning district designations (i.e., "split-zone lots") may receive adjusted lot lines as long as the adjusted line remains in the zone in which it was originally located.

4. An existing structure(s) on one or both of the tax lots, must comply with current setback standards of the appropriate zoning district in Division 2.

5. Exemptions from Dedications and Improvements. A lot line adjustment is not considered a development action for purposes of determining whether right-of-way dedication or improvement is required.

Submittal Checklist

Applicants shall submit all of the following items along with the application form. The application shall include:

- A preliminary map identifying all:
 - Existing and proposed lot lines;
 - Footprints of existing structures (including accessory structures);
 - Location and dimensions of driveways and public and private streets within the subject lots;
 - Existing fences and walls;
 - And any other information deemed necessary by the Community Development Director for ensuring compliance with City codes.

This application will not be officially accepted until department staff have determined that the application is completely filled out, signed, the application fee has been paid, and the submittal requirements have been met. Failure to submit necessary information may lead to a delay in the review of the application.

Recording

Upon the City's approval of the proposed lot line adjustment, the applicant shall record the lot line adjustment with Clatsop County.