

LOT LINE ADJUSTMENT CONDITIONS
APPLICATION NO.: PL-2022-099
500 and 550 ELLIS STREET

1. LLA-01 [LOT LINE ADJUSTMENT/SUBDIVISION CONDITION]
PLAT AND LEGAL DESCRIPTION: Submit to the Public Works Department for review and approval a legal description (metes and bounds) and plat (drawing) of the proposed adjusted parcels per the Legal Description and Plat Requirements handout or other documents, as required by the Public Works Director. The handout is available online at www.mountainview.gov/landdevelopment. The legal description and plat must be prepared by a registered civil engineer or land surveyor. All required materials shall be submitted electronically (i.e., flattened, reduced-size PDFs).
2. LLA-02* [LOT LINE ADJUSTMENT/SUBDIVISION CONDITION]
PRELIMINARY TITLE REPORT: Submit to the Public Works Department, with the plat and legal description, a current preliminary title report of all properties to be adjusted dated within six months of submission. The title report shall indicate the exact name of the current legal owners of the properties, their type of ownership (individual, partnership, corporation, etc.), and legal description of the properties involved. The title report shall include all easements and agreements referenced in the title report. Depending upon the type of ownership, additional information may be required. The applicant shall provide an updated title report to the Public Works Department upon request. All required materials shall be submitted electronically (i.e., flattened, reduced-size PDFs).
3. LLA-03 [LOT LINE ADJUSTMENT/SUBDIVISION CONDITION]
LOT LINE ADJUSTMENT FEE: The applicant shall pay the lot line adjustment fee at the time of initial lot line adjustment submittal per the adopted fee in effect at time of payment.
4. LLA-05 [LOT LINE ADJUSTMENT/SUBDIVISION CONDITION]
NOTICE OF LOT LINE ADJUSTMENT: Upon receipt of the approved legal description, plat, and preliminary title report, the Public Works Department will prepare a Notice of Lot Line Adjustment. The approved legal description(s) and plat will be attached to the Notice of Lot Line Adjustment Approval. The Notice of Lot Line Adjustment shall be signed by all those who have an interest in the property, including the trustees, and submitted to the Public Works Department for review and approval. When all applicable conditions of Lot Line Adjustment approval have been satisfactorily completed, the City will sign the Notice of Lot Line Adjustment Approval.
5. LLA-09 [LOT LINE ADJUSTMENT/SUBDIVISION CONDITION]
GRANT DEED FOR LOT LINE ADJUSTMENT PURPOSES: The Public Works Department will prepare the grant deed for the lot line adjustment. The applicant shall submit to the Public Works Department for review and approval the signed and notarized grant deed(s) that will adjust the property lines using the new legal descriptions of the adjusted parcels. The grant deed shall indicate the deed is for lot line adjustment purposes in the title and/or body of the deed.
6. LLA-11* [LOT LINE ADJUSTMENT/SUBDIVISION CONDITION]
RECORDING: When all of the Lot Line Adjustment documents have been approved and are fully signed, the applicant's title company shall have the Santa Clara County Recorder's Office record the Notice of Lot Line Adjustment, grant deed(s) for Lot Line Adjustment purposes, and any other applicable documents. A conforming copy and scanned PDF of the recorded documents shall be returned within one week after recordation to the Public Works Department. The applicant is responsible for having all deeds of trust and mortgages modified to correspond to the new lot lines so that a foreclosure will not create an illegal parcel.
7. LLA-12* [LOT LINE ADJUSTMENT/SUBDIVISION CONDITION]
CONSISTENCY: This Lot Line Adjustment shall be consistent with all requirements of the Planned Community Permit and Development Review Permit, Application No. PL-2022-097. All conditions of approval imposed under that application shall remain in full force and effect.

8. LLA-13 [LOT LINE ADJUSTMENT/SUBDIVISION CONDITION]

APPROVAL EXPIRATION: If the Lot Line Adjustment is not completed within two years from the date of this approval, this Lot Line Adjustment approval shall expire.

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