

LOT LINE ADJUSTMENT CONDITIONS
APPLICATION NO.: PL-2023-073
151 EAST EVELYN AVENUE

This permit includes amendments to the conditions of approval of the original Lot Line Adjustment (Application No.PL-2021-041) approved on February 21, 2021 by the Subdivision Committee. The conditions of approval from the original permit still apply, with the added or modified conditions as listed below.

1. **PLAT AND LEGAL DESCRIPTION (Replaces Original Condition No. 1):** 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. **PRELIMINARY TITLE REPORT (Replaces Original Condition No. 2):** 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. **LOT LINE ADJUSTMENT FEE (New Condition):** 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. **RECORDING (Replaces Original Condition No. 6):** 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.
5. **CONSISTENCY (New Condition):** This Lot Line Adjustment shall be consistent with all requirements of the Conditional Use Permit, Application No. PL-2019-362. All conditions of approval imposed under that application shall remain in full force and effect.
6. **APPROVAL EXPIRATION (Replaces Original Condition No. 7):** If the Lot Line Adjustment is not completed within two years from the date of this approval, this Lot Line Adjustment approval shall expire.