



Property Line Adjustment

Required Project Information			<i>(Applicant: complete this section)</i>
Applicant Name:		Phone:	
Company:		Fax:	
Address:			
Applicant's Rep.:		Phone:	
Company:		Fax:	
Address:			
PROPERTY 1			
Assessors Map #:		Tax Lot #:	
Property Address:			
Property Owner:		Phone:	
Company:		Fax:	
Address:			
PROPERTY 2			
Assessors Map #:		Tax Lot #:	
Property Address:			
Property Owner:		Phone:	
Company:		Fax:	
Address:			
Description of Proposal: <small>If you are filling in this form by hand, please attach your proposal description to this application.</small>			
Signatures: Please sign and print your name and date in the appropriate box on the next page.			
Required Project Information			<i>(City Intake Staff: complete this section)</i>
Associated Applications:			
Case No.:		Date:	Reviewed by:
Application Fee: \$	Technical Fee: \$		Postage Fee: \$0
TOTAL FEES: \$		PROJECT NUMBER:	

Signatures

Applicant:	The undersigned acknowledges that the information in this application is correct and accurate.
_____	Date: _____
Signature	

Print	

Property Owner 1:	If the applicant is not the owner, the owner hereby grants permission for the applicant to act in his/her behalf.
_____	Date: _____
Signature	

Print	

Property Owner 2:	If the applicant is not the owner, the owner hereby grants permission for the applicant to act in his/her behalf.
_____	Date: _____
Signature	

Print	

Property Line Adjustment Application Process

1. Applicant Submits a Property Line Adjustment Application to the Development & Public Works Department

- The application must conform to the *Property Line Adjustment Submittal Requirements Checklist* on page 4 of this application packet.
- Planning Division staff screen the submittal at the front counter to determine whether all required items listed in the *Property Line Adjustment Submittal Requirements Checklist* have been submitted.
- Applications missing required items will not be accepted for submittal.

2. City Staff Conduct Detailed Completeness Check

- Planning Division staff conducts a detailed completeness check within 30 days of submittal.
- The assigned Planner notifies the applicant in writing regarding the completeness of the application.
- An application is not deemed technically complete until all information necessary to evaluate the proposed development, its impacts, and its compliance with the provisions of the Springfield Development Code and other applicable codes and statutes have been provided.
- Incomplete applications, as well as insufficient or unclear data, will delay the application review process and may result in denial.

3. City Staff Review the Application & Issues a Decision

- This is a Type I decision and thus is made without public notice and without a public hearing since there are clear and objective approval criteria and/or development standards that do not require the use of discretion.
- Decisions address all the applicable approval criteria and/or development standards.
- Applications may be approved, approved with conditions, or denied.
- The City mails the applicant and any party of standing a copy of the decision, which is effective on the day it is mailed.
- The decision issued is the final decision of the City and may not be appealed.

Property Line Adjustment Submittal Requirements Checklist

NOTE: If you feel an item does not apply, please state the reason why and attach the explanation to this form.

- Application Fee** - refer to the *Development Code Fee Schedule* for the appropriate fee calculation formula. A copy of the fee schedule is available at the Development & Public Works Department. The applicable application, technology, and postage fees are collected at the time of complete application submittal.
- Property Line Adjustment Application Form**
- Copy of the Deed** for all properties involved in the property line adjustment.
- Copy of a Preliminary Title Report** issued within the past 30 days documenting ownership and listing all encumbrances for all properties involved in the property line adjustment.
- Narrative** explaining the purpose of the proposed development, the existing use of the property, and any additional information that may have a bearing in determining the action to be taken, including findings demonstrating compliance with SDC 5.16-125, Property Line Adjustment Criteria.
- Three (3) Copies of a Preliminary Survey** including the following:
 - Prepared, stamped, and signed by an Oregon licensed land surveyor
 - Scale appropriate to the area involved and the amount of detail and data
 - North arrow, date of preparation, and title, i.e. Proposed Property Line Adjustment Survey
 - Boundaries of the lots/parcels involved, including dimensions and area
 - Zoning and plan designation of the lots/parcels
 - Existing property line and proposed property line, clearly differentiated by line type
 - Location and outline to scale of all existing structures, including required setbacks from current property lines and proposed property lines
 - Location, widths, and names of all existing streets, alleys, or other rights-of-way within or adjacent to the lots/parcels and the location and width of driveways
 - Location of all public and private easements and utility lines within or crossing the lots/parcels. For properties outside the city limits, location of all septic tanks and drain fields.
 - Reference to the recorded Subdivision or Partition by name or reference number and blocks, lot/parcel numbers, where applicable