



Planning Department
525 North 1st Street / Lakeview, OR 97630
(541) 947-4957

Type I Property Line Adjustment / Lot Consolidation

Application Submittal Requirements

Town of Lakeview Development Code

Section 2.170

Property Line Adjustments and Lot Consolidations are reviewed by the Town Planning Official through a Type I procedure, and shall be surveyed, monumented and recorded per ORS 92.060(7) and 209.250.

Applications for a Property Line Adjustment or Lot Consolidation shall include all of the following at the time of submittal:

- Completed and signed Type I Land Use Application Form (signed by all owners as appearing on the deeds of the subject lots)
- Application fee (see current fee schedule)
- Written authorization from property owner for authorized agent (if applicable)
- Preliminary lot line map drawn to scale and identifying all of the following:
 - Existing and proposed lot lines and dimensions
 - Footprints and dimensions of all existing structures
 - Location and dimensions of driveways, and public and/or private streets within or abutting the subject lots
 - Location of easements and utilities
 - Assessor's Map and Tax Lot identification of subject properties
 - Names of abutting property owners as shown on the accompanying deeds
 - Location of lands subject to the Town of Lakeview Floodplain Overlay
 - Existing walls and fences
 - Signature of the licensed surveyor attesting to the accuracy of the information provided for property line adjustments
- Revised legal descriptions for the proposed property line adjustment or lot consolidation
- Any other information deemed necessary by the Town Planning Official for ensuring compliance with Town codes



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Approval Criteria. The Town Planning Official shall approve or deny a request for preliminary property line adjustment in writing, based on all of the following criteria:

- A. Parcel Creation.** No additional parcel or lot is created by the lot line adjustment;
- B. Lot standards.** All lots and parcels conform to the applicable lot standards of the zoning district in Chapter 5 including lot area, dimensions, setbacks, and coverage. In the case of nonconformities, the adjusted property lines shall not create any new non-conformity nor shall any lawful pre-existing non-conformity be made less conforming. As applicable, all lots and parcels shall conform to the Town of Lakeview Floodplain Overlay; and
- C. Access and Road authority Standards.** All lots and parcels before and after the adjustment shall conform to the standards or requirements of Section 5.200 Access and Circulation, and all applicable road authority requirements are met. If a lot is non-conforming to any Town or road authority standard, it shall not be made less conforming by the property line adjustment.