

## **SUBDIVISION APPLICATION JUSTIFICATION STATEMENTS**

Please specify the reasons for this request and how it will satisfy the criteria listed below. The relevant Land Use and Development Code (LUDC) sections are identified and should be consulted when preparing the statement. The criteria stated are those that will be used by the City in evaluating the acceptability of the proposal.

### **Lot Line Adjustment (Section 1432)**

Explain how the proposal:

1. Is consistent with the City of Claremont's General Plan, the LUDC (including development standards), the building codes of the City, any applicable specific plan and Subdivision Map Act.

### **Certificate of Compliance (Section 1442)**

Explain how the proposal:

1. Is consistent with the zoning and General Plan requirements (including any dedication or public improvements) that were in effect at the time the lot was created.
2. Complies with the Subdivision Map Act and the LUDC.

### **Voluntary Mergers (Section 1413)**

Explain how the proposal:

1. Is under common ownership.
2. Would create lots that are more closely compatible with the applicable zone district regulations and any other planning policies relating to the subject property and lot configuration.
3. Will not deprive legal access to adjoining lots.
4. Is current in any property taxes associated with any of the affected lots.

### **Parcel Map Waivers (Section 1452)**

Explain how the proposal complies with requirements as to area, improvements and design, flood water, drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of the Subdivision Map Act, the LUDC, and the General Plan.

### **Reversion to Acreage (Section 1422)**

Explain how:

1. Dedication or offers of dedications to be vacated or abandoned by this reversion to acreage are unnecessary for present or prospective public purposes; and
2. All owners of an interest in the real property within the subdivision have consented to the reversion; or
3. None of the improvements required to be made have been completed within two years from the date the final tract or parcel map was recorded or within the time allowed by agreement for the completion of the improvements, whichever is later; or
4. No lots shown on the final tract or the final parcel map have been sold within five years from the date such map was recorded.

### **Parcel / Tract Maps (Section 1147)**

Indicate how:

1. The subdivision's design and improvements are consistent with the City's General Plan, LUDC, or any applicable specific plan.
2. The site is physically suitable for the proposed type and density of development.
3. The subdivision's design or improvements will not cause environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.
4. The subdivision's design or improvements will not cause serious public health problems.

## MERGER DECLARATION

I (we) hereby declare that the parcels are contiguous, are in the same tax rate area, are owned in the same name, and are current on all taxes.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date