

(B) **Alterations to Recorded Plats.**

(1) **Lot Line/Building Envelope Adjustment.**

- (a) **Purpose.** The purpose of this Section is to provide for a realignment of a lot line or building envelope, or replatting of several lots (e.g., 3 lots into 2 lots), in which the original subdivision is not substantially modified and additional lots are not created; however, tracts may be created provided the declared use of the tract does not include a structure.
- (b) **Applicability.** An approved lot line/building envelope adjustment plat or map and any correction deeds shall be required to realign any lot lines or adjust a building envelope on a recorded subdivision plat.
- (c) **Approval Criteria.** The PCD Director, in approving a lot line/building envelope adjustment, shall find:
 - The lot line/building envelope adjustment and any resultant lots comply with this Code, and the original conditions of approval associated with the recorded plat;
 - No nonconforming lots are created, and in the case of nonconforming lots, the nonconformity is not increased;
 - The lot line/building envelope adjustment is in keeping with the purpose and intent of this Code;
 - The lot line/building envelope adjustment will not adversely affect the public health, safety, and welfare; and
 - Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the lot line/building envelope adjustment has been resolved.
- (d) **Completed Action.** A lot line or building envelope adjustment shall be considered completed and in effect when an approved amended plat and correction deeds or other document approved by the PCD Director amending the plat is filed for recording with the Clerk and Recorder.

(2) **Plat Amendment.**

- (a) **Purpose.** The purpose of establishing standards for plat amendment is to provide for a change to a recorded plat that is deemed insubstantial, the modification or deletion of a plat note, or modification to or deletion of a plat restriction.
- (b) **Applicability.** A plat amendment may be applicable in the following circumstances:
 - To implement an amendment to a recorded plat that is deemed insubstantial by the PCD Director based on, but not limited to, the following factors: design, size, number of lots, public concern, public facilities, services, access, and transportation network;
 - To modify, delete, or replace a specific plat note which appears on the face of a plat based upon a determination that conditions requiring the plat note have been satisfied or are no longer applicable; or
 - To modify, delete, or replace a specific restriction which appears on the face of the plat based upon a determination that the conditions leading to the restriction have been satisfied or are no longer applicable.
- (c) **Approval Criteria.** The PCD Director, in approving the plat amendment, shall find:
 - The plat amendment complies with this Code, and the original conditions of approval associated with the recorded plat;
 - The changes to the recorded plat are insubstantial, or the plat amendment is necessary to reflect the current circumstances or restrictions;
 - The plat amendment is in keeping with the purpose and intent of this Code;
 - The approval will not adversely affect the public health, safety, and welfare; and
 - Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the plat amendment has been resolved.

- (d) **Completed Action.** A plat amendment shall be considered completed and in effect when an approved amended plat, correction deeds, or other document approved by the PCD Director amending the plat is filed for recording with the Clerk and Recorder.

(3) **Plat Correction.**

- (a) **Purpose.** The purpose of establishing standards for plat corrections is to provide for making changes to recorded plats, due to errors or omissions, i.e. dimensions, road names, addresses and plat notes, or to correct 1 or more technical errors in an approved plat when the correction plat is consistent with the approved plat.
- (b) **Applicability.** An approved plat correction certificate or correction plat shall be required to effect any change to correct errors and omissions to a recorded approved plat.
- (c) **Approval Criteria.** The PCD Director, in approving a plat correction, shall find:
- The correction complies with this Code, and the original conditions of approval;
 - No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased;
 - The correction is in keeping with the purpose and intent of this Code;
 - The approval will not adversely affect the public health, safety, and welfare;
 - The correction certificate or plat complies with all provisions and requirements of this Code, explains the relationship between the correction plat or certificate and the approved plat, and provides a full description of all matters corrected; and
 - Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the plat correction has been resolved.
- (d) **Completed Action.** A correction of a plat shall be considered completed and in effect when a correction certificate or correction plat is filed for recording with the Clerk and Recorder. A correction plat is most appropriately utilized when it is necessary to graphically depict the proposed changes on a plat, rather than to describe the changes in a text document.