

ORDINANCE NO. 92-08

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF RIDGECREST AMENDING THE RIDGECREST
MUNICIPAL CODE AS IT RELATES TO LOT LINE
ADJUSTMENTS**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIDGECREST
as follows:**

Section 1. Purpose

This ordinance amends the Ridgcrest Municipal Code by defining the role of the City Engineer with respect to lot line adjustments.

Section 2. Amendment

Section 19-6.4 of the Ridgcrest Municipal Code is hereby amended and reenacted to read as follows:

"19-6.4 Lot Line Adjustment

(a) A lot line adjustment between two or more adjacent parcels, where the land taken from one parcel is added to an adjacent parcel and where a greater number of parcels than originally existed is not thereby created, may be approved by the City Engineer when, in consultation with the Community Development Department, it is determined that all the following conditions exist:

1. The land is part of a recorded subdivision map, parcel map, Record of Survey, or shown on the latest adopted tax assessor's map as an individual parcel of land.

2. The lots or parcels created have the minimum square footage required by the zoning district in which they are located.

3. No lot or parcel that is created on a dedicated and City maintained street shall have less than 50 feet frontage and lots that are created on a cul-de-sac or knuckle street shall have a minimum of 40 feet of frontage if the width of the lot as measured at the front yard setback line is at least 50 feet.

4. All other applicable provisions of the zoning chapter shall be complied with.

5. An unnumbered tentative parcel map or clear and concise 8-1/2 inches by 11 inches or 14 inches rendering shall be submitted to the Public Works Department for review to insure compliance with the above sections.

(b) Under no circumstances shall a lot line adjustment result in the creation of a substandard lot."

Section 3. **Other**

Except as provided herein, the Ridgcrest Municipal Code is hereby reaffirmed and readopted.

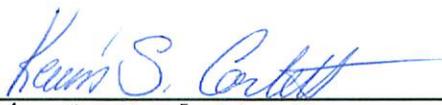
APPROVED AND ADOPTED this 20th day of May, 1992, by the following vote:

AYES: Mayor Corlett, Councilmembers Auld, Bitney,
Bryan and Parode

NOES: None

ABSTAIN: None

ABSENT: None



Kevin S. Corlett, Mayor

ATTEST:



Joyce M. Taft, City Clerk

(SEAL)