

Application No. _____

Date: _____

LYON COUNTY ZONING LOT SPLIT APPLICATION

Application Procedure:

A digital copy of a survey of the lot and the structure(s) with the precise nature, location, and dimensions of the proposed lot split shall accompany the application.

A legal description for the original lot and legal descriptions for each of the lots produced by the proposed lot split, a legal description to be certified and written by a Professional Land Surveyor.

The application shall be accompanied by a list of all landowners within two hundred (200') feet if within City Limits. One thousand (1,000') feet if in unincorporated Lyon County, of the property proposed to be split, to be prepared by a registered abstractor. Such owners shall have ten (10) business days from the date of notification to notify the ZA of any objections they may have concerning the lot split.

Approval Guidelines:

No lot split shall be approved if any of the following applies:

- A new street or alley is needed or proposed.
- A vacation of streets, alleys, setback lines, access control, or easements is required or proposed.
- If such action will result in significant increases in service requirements, e.g., utilities, schools, traffic control, streets, etc., or will interfere with maintaining existing service levels, e.g., additional curb cuts, repaving, etc.
- There is less street Right-of-Way than required by these regulations or the PlanELC unless such dedication can be made by separate instrument.
- All easement requirements have not been satisfied.
- A substandard sized lot will be created unless the LCPAB has approved a variance for the lot.

Name of Owner:	Site address:
Mailing Address:	Phone:
EMAIL:	S-T-R:
Present Zoning:	
Flood Zone:	ROW Width:
Acres: Street Frontage:(feet)	Setbacks:(feet)
Public Water Supply:	Front:____ Side:____ Side:____ Rear:____
Health Department Approval:	Survey attached: <input type="radio"/> Yes <input type="radio"/> No
<i>The owner herein agrees to comply with the Lyon County Subdivision Regulations, as amended, and all other pertinent resolutions of Lyon County, and statutes of the State of Kansas. It is agreed that all costs of recording the lot split and supplemental documents thereto with the Register of Deeds shall be assumed and paid by the owner at the time of filing. The undersigned further states that he/she is the owner of the property proposed for lot split.</i>	

(Owner Signature)

OFFICE USE ONLY:

Lot Split Issued Denied: Date: _____ by: _____

Reason for denial: