

Application No. _____

Date: _____

LYON COUNTY ZONING RURAL LOT SPLIT APPLICATION

Application Procedure:

Provide a digital copy of a scale drawing of all the lots involved. Whether or not there are structures thereon, 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.

The application shall provide a legal description for the original lot and legal descriptions for each of the lots produced by the proposed lot split. The ZA may require such a legal description to be certified and written by a Professional Land Surveyor licensed in the State of Kansas.

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 a separate instrument can make such dedication.
- All easement requirements have not been satisfied.
- A substandard sized lot will be created unless the LCPAB has approved a variance for the lot.
- All split Agricultural parcels shall maintain their Agricultural Parcel Type zoning designation.
- All lots created shall be a minimum of five (5) acres in size; shall provide a minimum lot frontage on a public road of at least thirty (30) feet; and shall comply with the Lyon County Sanitation Code for on-site wastewater and on-site water systems.

This approval of the rural lot split shall also mean the owner agrees the approval shall restrict further division of either of the lots located in any half (1/2) of a quarter (1/4) section without platting said division of original property located in the same half (1/2) of the quarter (1/4) section as might be required under the then applicable Zoning and Subdivision Regulations of Lyon County. The restrictions shall be binding on all heirs and assigns of all lots and shall provide binding consent from all lot owners for the County to take subsequent action to rezone the property if necessary at any time in the future. The application shall be filed and recorded with the ZA as part of the approval of the rural lot split.

Name of Owner:	Site address:
Mailing Address:	Phone:
EMAIL:	S-T-R:
Present Zoning:	
Flood Zone:	ROW Width:
Acres: Street Frontage: <i>(feet)</i>	Setbacks: <i>(feet)</i>
Public Water Supply:	Front: Side: Side: Rear:
Health Department Approval:	Survey attached: Yes No

The owner herein agrees to comply with the Lyon County Subdivision Regulations, as amended, and all other pertinent resolutions of Lyon County and the State of Kansas statutes. 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 they are the owner of the property proposed for a rural lot split.

(Owner Signature)

OFFICE USE ONLY:

Rural Lot Split Issued Denied: Date: _____ by: _____

Reason for denial: