

LOT SPLIT APPLICATION
STONE COUNTY, MISSOURI

Lot Split Application No: SLP_____ Date: _____
Fee: _____
Deposit: _____

Return Form To: Planning and Zoning Director
Stone County Courthouse
Galena, Missouri 65656
417-357-8402

Attachment Required:

- Six (6) copies of scale drawing;
- Legal description of lots to be created;
- The location of any structure(s) on the lot or lots thereon, together with the precise nature, location and dimensions;
- Name, signature, and seal of the licensed engineer or registered land surveyor who prepared the drawing.

APPLICANT

OWNER

Name

Name

Address

Address

Area Code Telephone Number

Area Code Telephone Number

REQUEST

As provided in Article _____ of the Subdivision Regulations, Stone County, Missouri, a lot split of Lot _____, Block _____, in the _____ Addition to Stone County is hereby requested. The lot is generally described as:

LOT SPLIT REQUIREMENTS

The lot split is sought to provide for the issuance of building permits in lots divided into not more than two (2) tracts without having to replat said lot.

The lot split application meets the following requirements:

YES NO

- (a) No new street or alley or other public improvements is needed or proposed.
- (b) No vacation of streets, alleys, setback lines, access control or easements is required or proposed.
- (c) The lot split will not result in significant increases in service requirements (i.e., utilities, schools, traffic control, streets, etc.); or will not interfere with maintaining existing service level (i.e., additional curb cuts, repaving, etc.).
- (d) There is street right-of-way as required by these regulations or the Comprehensive Plan.
- (e) All easement requirements have been satisfied.
- (f) The split will not result in a tract without direct access to a public street.
- (g) No substandard-sized lot or parcel will be created.
- (h) The lot has not been previously split in accordance with these regulations.

APPLICANT'S SIGNATURE:

OWNER'S SIGNATURE:

Date: _____

Date: _____

COUNTY ENGINEER ACTION

Date application can be scheduled for consideration at a regular meeting of the Planning and Zoning Board:

Action of the County Engineer:

ARTICLE 12

LOT SPLIT

LOT SPLIT PROCEDURE

When specified conditions occur, one existing parcel of land may be divided into two lots using a simplified procedure instead of a formal plat. This procedure, known as a lot split, is faster and less costly to follow but can only be used if all the criteria specified in the subdivision regulations are followed.

The applicant shall meet with Planning and Zoning Director to receive an explanation of the lot split procedure, including its requirements and limitations.

The lot split application shall be completely filled out and returned to the Office of the Planning and Zoning Director with the appropriate fee. As a part of the application, six copies of a scale drawing shall be submitted showing the boundaries of the existing parcel; the location of all structures; the precise nature of the proposed split; the legal description of the lots to be formed; and the name, signature, and seal of the licensed engineer or the registered land surveyor who prepared the drawing. An application shall not be processed until it has been fully completed, the appropriate fee paid, and all requested information submitted.

The County Engineer shall review the proposed lot split at a regular scheduled meeting based on the criteria specified in the adopted subdivision regulations.

The County Engineer shall, within thirty days of application, in writing, ratify or not ratify, or continue for cause those applications which, in its opinion, do not comply with the Subdivision Regulations.

No building permit shall be issued for any site which contains a division of a platted lot of record; unless such division has been ratified in the manner provided in the subdivision regulations.