

# Land Use Authority

180 West 300 North  
Kanab, Utah 84741  
Phone (435) 644-4966  
Or 435-644-4901  
Fax (435) 644-4963  
[planning@kane.utah.gov](mailto:planning@kane.utah.gov)



## Procedure for a Parcel Joinder within a Subdivision Plat 17-27a-608(2)

The following requirements shall be met in order to secure a Parcel Joinder from the Kane County Land Use Authority:

1. Applicant must be the title owner of said property or have power of attorney to act on behalf of the owner. \*It is highly recommended that the applicant or their authorized agent be present at the Land Use meeting that the Parcel Joinder is an agenda item. Electronic appearance is acceptable if prior arrangements are made.
2. Fee: \$400 for plat review +\$10 per lot notification within 500' of proposed joinder.
3. Submit reason, in writing, for requested parcel joinder.
4. Provide legal description of lots to be joined.
5. Submit a parcel joinder amended plat. (See attached for plat requirements).
6. Provide paid tax statement for current year.
7. Please check with your local HOA or CC&R's for any subdivision restrictions.
8. Applicant or authorized agent must be present for Public Meeting in which Parcel Joinder is an agenda item.

**Note: Once parcels are joined they may not be re subdivided**

Fee: \_\_\_\_\_  
Paid: \_\_\_\_\_  
List of Prop. Owners: \_\_\_\_\_

REQUEST FOR PARCEL JOINDER WITHIN A SUBDIVISION PLAT

Property Owner's Name: \_\_\_\_\_

Date: \_\_\_\_\_ Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Location and Legal Description of Subdivision Plat:

\_\_\_\_\_  
\_\_\_\_\_

Reason for Parcel Joinder Request:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I (We) certify that the proposed subdivision plat will conform to the Kane County Subdivision Ordinance and that no changes will be made without prior approval.

Signature of Owner: \_\_\_\_\_

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## **PARCEL JOINDER – DRAWING REQUIREMENTS**

1. Boundary bearing and distances data outside boundary
2. New Lot number.
3. Curve data: radius, angle, tangent, length
4. All streets to be named
5. Bearing and distances of all streets
6. Adjacent streets shown and dimensioned
7. Adjacent fences shown
8. All easements to be labeled and dimensioned. All easements to be abandoned.
9. All land with boundaries to be accounted for
10. All dimensions to be to 0.01' and 0'000'00
11. Name of subdivision
12. North arrow
13. Basis of bearing
14. Name and address of owners of record
15. Total acreage of new parcel
16. Legal description of new parcel
17. Township, range, section and quarter section
18. Graphic scale
19. Required monuments
20. County Surveyor's signature block
21. County Attorney's signature block
22. Land Use Authority's signature block
23. County Commission's signature block
24. Signature(s) of owner(s) (notarized) block
25. County Recorder's recording block
26. Lender's signature block (or "Consent to Plat" form)
27. Surveyor's Certificate

\*Please submit (2) 24" by 36", plat maps and (12) 11" by 17" plat maps along with your application.

