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

Procedure for a Lot/Parcel Line Adjustment

The following requirements shall be met in order to secure a Lot Line Adjustment from the Kane County Planning Commission.

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 Lot/Parcel Line Adjustment is an agenda item. Electronic appearance is acceptable if prior arrangements are made.

2. Pay the required $750.00 fee. Should engineer review time exceed six (6) hours, additional hours will be billed at current rate and are due and payable prior to document filing.

3. Submit in writing the reason a Lot Line Adjustment is requested.

4. Provide the legal description of the lots to be changed.

5. Submit a lot line amendment plat (see attached)

6. Provide statement from Treasurer's Office showing taxes are current.

Fee:_____
Paid:_____

Request for Lot/Line Adjustment

Property Owner's Name: _____

Date: _____Address: _____

Phone: _____ Cell Phone: _____Fax: _____

Applicant: _____ Phone: _____

Address: _____ Fax: _____

City: _____State: _____ E-Mail: _____

Location and Legal Description

_____

_____

Reason for Parcel/Lot Line Adjustment Request:

_____

_____

_____

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

Signature of Owner: _____

LOT/ PARCEL LINE ADJUSTMENT PLAT REQUIREMENTS

1. Boundary bearing and distances data outside boundary
2. Lot/Parcel numbers.
3. Curve date: 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 lot or parcel
16. Legal description of new lot or 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.