

## Lot Split Application

I request the property located at: \_\_\_\_\_,  
 Legal description plat: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_, and as described on the  
 accompanying map be divided into \_\_\_\_\_ Parcels as permitted by Mount Pleasant City  
 Code. In accordance with that Ordinance, I verify that each parcel meets frontage and our  
 requirements of the zoning ordinance, or a dedicated street, and such lot splits does not require  
 the dedication of land for any public purpose.

Is the property in a flood Zone: Yes \_\_\_\_\_ No \_\_\_\_\_ (Initial one)  
 If yes, you will need to fill out the Flood Zone Zoning Permit Application.

See the attached sheet for additional information required.

Owner(s) Name: \_\_\_\_\_  
Last Middle First

Contact Information: \_\_\_\_\_

Applicants Signature: \_\_\_\_\_ Date: \_\_\_\_\_

City Office Use Only	
Water: (initials of authorized party)	
Comments:	
Sewer: (initials of authorized party)	
Comments:	
Irrigation: (initials of authorized party)	
Comments:	
Fire Department: (initials of authorized party)	
Comments:	
Power: (initials of authorized party)	
Comments:	
Treasurer's Office (initials of authorized party)	

\_\_\_\_\_  
 Mount Pleasant City Official

\_\_\_\_\_  
 Date Approved

**Planning Commission Approval Checklist**  
**Lot Split Application**

No lot split application shall be approved by the Planning and Zoning Commission until the following requirements of Mount Pleasant City's ordinance 11.3.3: Division of platted parcels – Conditions for Approval are met.

Complete application has been filed with Planning Commission Secretary a minimum of one week in advance of the next regular Planning and Zoning Commission Meeting. The application shall include the following:

- A. A plat map prepared by a licensed surveyor on a sheet of approved by a licensed surveyor on a sheet of approved tracing linen with waterproof ink. The plat shall show: 1) Lot lines with dimensions in feet and hundredths; building setback lines as required by the zoning title; easements for water, sewer, drainage, utility lines and other purposes.
- B. Filing Fee – A Non-refundable filing fee of \$100 for the initial lot split plus \$10 for each lot created or altered.

The Planning and Zoning Commission will review the application to make sure it conforms with the code, including the following rules.

- C. Each lot meets the frontage, width, and area requirements of the zone in which it has been created, or has been granted a variance by the hearing officer.
- D. The division of land does not require the dedication of land for a public street or easements for other public purposes, nor is it trashed by any proposed streets on the official map.
- E. All parcels shall have sufficient frontage to a dedicated street or highway, or shall have access as provided in Mount Pleasant Code 11-4-2DB
- F. The division does not require additional street, sewer, water, curb, gutter, sidewalk or storm drainage as required under Mount Pleasant Code Title 8.
- G. The city has a moratorium on new irrigation connections. The only way you can have a connection is if the lot had legal city irrigation prior to the split, and you pay for a new connection within a year after split.

\*By signing below the Mount Pleasant Planning and Zoning Commission certifies these requirements have been met\*

\_\_\_\_\_  
Mount Pleasant City Official

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

\*\*\* After the Planning Commission has approved the lot split, the City Council may review their decision. After it has been approved, you must record the split with the Sanpete County Recorder. We suggest you contact the County Recorder (435-835-2181) before you submit this to the city to verify your submission to the city will meet county requirements to record the subdivision. \*\*\*