

Lot Split Application



Lemhi County Planning & Zoning Dept
200 Fulton Suite 204 Salmon, Idaho 83467

Phone: 208-756-2815 ext. 1703

Fax: 208-756-6915

www.lemhicountyidaho.org

LOT SPLIT INSTRUCTIONS

1.) There will be an initial fee of \$100.00 to begin the application process. This fee will be collected by the Planning and Zoning office. The location and size of the original parcel will determine how many splits will be allowed.

2.) Eastern Idaho Public Health will determine whether a septic can be put on each piece. By state law Eastern Idaho Public Health is required to charge an application fee plus an additional fee per lot created.

3.) You will be required to hire a surveyor who will survey the entire parcel and determine the legal description(s) of the splits. Surveying fees vary depending on the size and location of the property.

4.) The applicant or surveyor must circulate the Lot Split Agency Review & Approval Sheet to the various departments for approval, before submitting to Gary Goodman, Planning & Zoning Administrator.

5.) The final plat will be brought to the Planning & Zoning office to obtain signatures of the various officials who are required to give approval by signing the signature page of the plat.

6.) The plat will then be approved and recorded by the Planning & Zoning office with Lemhi County Clerk's Office. The Lot Split Agency Review & Approval Sheet along with the deeds shall be filed with the plat.

Lot Split Permit Application

A separate application must be filed for each original parcel

Permit # _____

Original Parcel Number: Original Parcel Size: Number of Proposed Splits:	Parcel Created	Size:	Remaining Splits:		
	A:				
	B:				
	C:				
	D:				
	E: Or Remainder				
1. Legal Description: Attach Proposed Plat & Deeds		Section:	Township:	Range:	Zoning District:
2. Owner Name:	Address:		Telephone:		
3. Engineer/Surveyor:	Address:		Telephone:		
4. This signature acknowledges that all information on this application and the attached plat is true and correct, AND the activity permitted will be conducted in full compliance with all ordinances of the Lemhi County Development Code, State and Federal Law; AND that the activity conducted will be in full compliance with any and all conditions imposed on this permit's approval of previous permits (special use permits, variance etc.) required. This permit expires in one year if the activity authorized is not commenced OR if the activity is commenced but abandoned for one year at any time before completion.					
Applicant or Authorized Signature: _____ Date: _____					
Conditions Imposed:		Checked for Compliance			
		<input type="checkbox"/> Complies		<input type="checkbox"/> Does Not Comply	
Permit Approved By: _____		Application Fee: \$100.00			
		Date: _____			

Your Permit is void if your check does not clear.

Lemhi County
Lot Split Agency Review & Approval

Current Owner: _____ Current RP# _____

Eastern Idaho Public Health: **All plats must bear sanitary regulations as per Title 50 Chapter 13**
Comments or Conditions of Approval:

Signature: _____ Date: _____

Idaho Power or Power provider in your area: **(This signature is acknowledging that there is availability for power in your area. Please note that the power provider in your area may have additional requirements).**
Comments or Conditions of Approval:

Signature: _____ Date: _____

Telephone Provider in your area: **(This signature is acknowledging that there is availability for phone service in your area).**
Comments or Conditions of Approval:

Signature: _____ Date: _____

Lemhi County Road & Bridge Department
Comments or Conditions of Approval:

Signature: _____ Date: _____

Idaho Department of Transportation: **(If the new or existing road or driveway accesses by way of State or Federal Highway an access permit may be required by the Idaho Department of Transportation. If your project does not involve a State or Federal Highway this signature is not required).**
Comments or Conditions of Approval:

Signature: _____ Date: _____

Lemhi County Assessor **(Legal descriptions must meet Idaho Code requirements in order to be processed therefore the Assessor must review deed & plat before it can be recorded)**
Comments or Conditions of Approval:

Signature: _____ Date: _____

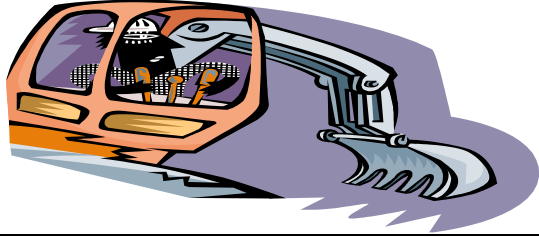
Approved by: _____ **Date:** _____

Lemhi County Planning & Zoning Office

Notary Public for the State of Idaho

Residing at: _____

Commission Expires: _____



Lemhi County Development Permit

Parcel# _____

**Corresponding
Permit #**

Site Address: _____
(if one has not been assigned a parcel # will suffice)

Owner Information

Name: _____

Telephone () _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Type of Development

Please mark the applicable development(s)

- | | | | |
|---|---|---|--|
| <input type="checkbox"/> New Construction
(must fill out section below) | <input type="checkbox"/> Lot Split | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Record of Survey |
|---|---|---|--|

- Residential**
- New Construction
 - Single Family Dwelling
 - Multi-Family Dwelling
 - Addition
 - Alteration
 - Garage
 - Detached
 - Attached
 - Accessory structure
 - Interior Remodel
 - Manufactured/Modular Home
 - Permanent Foundation
 - Pier set up
 - Home Occupation
 - Other: _____

- Commercial**
- New Construction
 - Multi-Family Dwelling
 - Addition
 - Alteration
 - Storage
 - Detached
 - Attached
 - Interior Remodel
 - Other: _____

Required Documentation to be Provided

Provided

Checked for Compliance

(to be filled out by the Planning & Zoning Department)

- Plot Plan and or Plat/Record of Survey
- showing setback distances from all property lines, ditches, streams, rivers, roadways and easements (public and/or private)
 - Provide compliance with safe access
 - All newly created roads and or driveways utilizing a state or federal highway must have a valid permit from ITD
 - Septic, drainfield & replacement areas

- Complies
- Not Applicable

<input type="checkbox"/> Flood Plain designation- If your development is located within a flood hazard area an elevation certificate and Flood Plain Development Permit is required.	<input type="checkbox"/> Complies <input type="checkbox"/> Not Applicable
<input type="checkbox"/> Home occupation plan of operation if applicable.	<input type="checkbox"/> Complies <input type="checkbox"/> Not Applicable
<input type="checkbox"/> Army Corp Permit must be provided if your project is within a wetland area. Please contact (208) 522-1645	<input type="checkbox"/> Complies <input type="checkbox"/> Not Applicable

I hereby certify that the information submitted is true and correct to the best of my knowledge. I have read and understand the Lemhi County Development Code and proceed with development accordingly.

Applicant's Signature

Date

Permit Action

Permit Approved: The information submitted for the proposed project was reviewed and found in compliance with the applicable codes.

Permit Denied: The information submitted for the proposed project was reviewed and found **NOT** in compliance with the applicable codes. (explanation on file)

Authorized Signature: _____ Date: _____