

## LOT SPLIT APPLICATION

**COLFAX COUNTY PLANNING AND ZONING DEPARTMENT**  
411 E. 11<sup>TH</sup> ST., Schuyler, NE 68661 Phone (402) 352-8505 Fax (402) 352-8515

Permit No. **LS#** \_\_\_\_\_

Application Date \_\_\_\_\_

**DIRECTIONS:**

*Contact Colfax County Planning and Zoning Department if you have any questions.*

1. Fill out the form completely. Please print or type, or electronically, print and submit. **This form is 8.5" x 14"**
2. Verify that all information is complete and correct.
3. Filing fee: \$ \_\_\_\_\_. Make check payable to Colfax County Treasurer.
4. Filing Fee is non-refundable.

Planning Commission Meeting (if needed) \_\_\_\_\_ Board of Commissioners Meeting (if needed) \_\_\_\_\_

Parcel # \_\_\_\_\_ Legal Description \_\_\_\_\_

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

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

Home Phone \_\_\_\_\_ Mobile Phone \_\_\_\_\_ Email \_\_\_\_\_

Number of acres to be split off: \_\_\_\_\_

Reason for split: \_\_\_\_\_

Site address, if different than above: \_\_\_\_\_

Zoning District: \_\_\_\_\_

Flood Plain Zone \_\_\_\_\_ per NFIP FIRM No.: \_\_\_\_\_

Present Use of Parcel: \_\_\_\_\_

**Use of Proposed split parcel:** \_\_\_\_\_

**Use of Proposed remaining acres (original parcel):** \_\_\_\_\_

*A Survey is required for this application. The survey shall include location of any structure(s) on premises along with the dimensions of the proposed plat.*

Surveyor: \_\_\_\_\_ LS# \_\_\_\_\_ Address: \_\_\_\_\_

**Regarding this Lot Split:**

Prior to consideration of approval, the Applicant shall verify that none of the below actions need to be taken, if yes to any, this process will require Public Hearings by the Planning Commission and Board of Commissioners for approval.

1. A new street or alley is proposed. **Yes** \_\_\_ **No** \_\_\_
2. Vacations of streets, alleys, setback lines, or access control or easements are required or proposed.  
**Yes** \_\_\_ **No** \_\_\_
3. Such action will result in significant increases in service requirements, e.g., utilities, schools, traffic control, streets, etc.; or will interfere with maintaining existing service levels, e.g., additional curb cuts, repaving, etc. **Yes** \_\_\_ **No** \_\_\_
4. There is less street right-of-way than required by this Resolution or the Comprehensive Development Plan unless such dedication can be made by separate instrument. **Yes** \_\_\_ **No** \_\_\_
5. All easement requirements have not been satisfied. **Yes** \_\_\_ **No** \_\_\_  
**IF** this Split is sold or transferred to other(s), is there an easement filed to allow access to remaining acreage, if the remaining acreage does not have a separate / direct access drive to County Road?
6. Such action taken with this lot split will result in a tract without direct access to a street or road.  
**Yes** \_\_\_ **No** \_\_\_
7. A substandard-sized lot or parcel will be created. **Yes** \_\_\_ **No** \_\_\_
8. This lot has been previously split in accordance with this Resolution. **Yes** \_\_\_ **No** \_\_\_

++++If yes was answered to any of the prior questions, explain below: (Public Hearings are required)

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

*This does not guarantee that the Lot Split will be accepted. It simply means that this application can now begin the review process and go before the Planning Commission and the Board of Commissioners, if so needed.*

Applicant Signature(s) \_\_\_\_\_ Date \_\_\_\_\_

Applicant Signature(s) \_\_\_\_\_ Date \_\_\_\_\_

**Note: Upon approval, there will be a filing fee with the Register of Deeds (Clerk's office) that is also your responsibility. You may choose to pay after approval or a statement will be sent by mail.**

**OFFICE USE ONLY**

\_\_\_\_ Approval of Administrative Lot Split:

This Administrative Lot Split was approved by Colfax County on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Date of review \_\_\_\_\_

\_\_\_\_\_  
Colfax County Zoning Administrator

\_\_\_\_\_  
Colfax County Board of Commissioners, Chair

\_\_\_\_\_  
Colfax County Clerk  
(SEAL)

\_\_\_\_ Approval of Application thru Public Hearings by:

Approved \_\_\_\_\_ Denied \_\_\_\_\_

\_\_\_\_\_  
Colfax County Planning Commission, Chair

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Approved \_\_\_\_\_ Denied \_\_\_\_\_

\_\_\_\_\_  
Colfax County Board of Commissioners, Chair

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

ATTEST: \_\_\_\_\_  
Colfax County Clerk  
(SEAL)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.