



[Please note that the meeting agenda is subject to change during the meeting.]

City of Clearwater Board of Zoning Appeal Meeting Agenda  
Tuesday July 7, 2026, at 6:30pm  
129 E Ross Clearwater, KS 67026

**Please join my meeting from your computer, tablet or smartphone.**

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**1. Call meeting to order**

**2. Roll Call**

Lyle Berntsen

Ron Witt

Jarod Ledington

Duane Schneider

Kenny Watson

**3. Approval of Minutes of April 7, 2026**

**4. Hearing:** None

**5. Other Business**

**6. Adjournment**

**City of Clearwater, Kansas**  
Sedgwick County  
Board of Zoning Appeals - **MINUTES**  
April 7, 2026  
Clearwater City Hall  
129 Ross Avenue Clearwater, KS 67026

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**1. Call meeting to order**

Lyle Berntsen called the meeting to order at 6:30 p.m.

**2. Roll Call**

Deputy City Clerk called the roll to confirm the presence of a quorum. The following members were present: Lyle Berntsen and Duane Schneider. Jarod Ledington, Ron Witt, Kenny Watson were absent.

The following staff members were present:

Courtney Zollinger, City Administrator, Carol Reitberger, Deputy City Clerk, City Attorney Jennifer Hill.

**3. Approval of Minutes from March 3, 2026**

**Motion:** *Schneider* moved, *Berntsen* seconded to approve the minutes of the March 3, 2026, as presented. The motion passed unanimously. 2-0

**4. Hearing:**

**a. 420 S. First Ave – Setback Variance**

The hearing was opened at 6:31 p.m. *Schneider* moved, and *Berntsen* seconded the motion to open the hearing. 2-0

Zollinger stated the proper notice was given for the hearing. It was published in the newspaper and no one contacted city hall. Keith Youngers at 420 S. First St is requesting a variance to install an egress window. The current distance is 10'6" from the house to the neighbor's property line. The window will extend out 3'4" from the house.

Appendix C Article 6 Section 7-yard regulations. Paragraph (b) side yard shall have a width not less than 12 ½ ft. Egress window will be 7.5 ft. from side yard.

There was a brief discussion about neighbors, utility lines and safety of the occupant in the room.

The hearing was closed at 6:33 p.m. *Schneider* moved, and *Berntsen* seconded the motion to close the hearing. 2-0

The Board went over the 5 questions for uniqueness, Adjacent Property, Hardship, Public Interest and General Spirit/Intent. Uniqueness Supported 2-0, Adjacent Property Supported 2-0, Hardship Supported 2-0, Public Interest Supported 2-0, General Spirit/Intent Supported 2-0

Based on the Zoning Variance Action will carry as approved 2-0 with the recommendation that the egress window may be installed as presented.

Board Member Kenny Watson arrived at the meeting at 6:35 p.m.

**b. 317 Kimberly Court -Accessory Structure Variance**

The hearing was opened at 6:36 p.m. **Schneider** moved, and **Watson** seconded the motion to open the hearing. 2-0

Zollinger stated that proper notice was given for the hearing. It was published in the newspaper and no one contacted city hall. Wade Hoffman at 317 Kimberly Court is requesting to build an 8 ft fence on the east side and south side property. As the doors and windows sit on the house, a majority of the inside house is visible to the public even with the proposed 8 ft privacy fence. Capital Investments built two triplexes in a field east of the house. To do so dirt was brought in and raised the adjacent ground over a foot and a half to what was there previously. Because of the raised ground a 6 ft. fence would provide no privacy at all as the ground of the parking lot would still be visible from the main floor.

Appendix C Article 23 Section 2 paragraph (7) no fence shall be greater than 6'.

The Board discussed the fence and the neighbors to the south. Fence would not affect them as there is an open empty lot between them.

The hearing was closed at 6:40 p.m. **Watson** moved, and **Schneider** seconded the motion to close the hearing 3-0

The Board went over the 5 questions for uniqueness, Adjacent Property, Hardship, Public Interest and General Spirit/Intent. Uniqueness Supported 3-0, Adjacent Property Supported 3-0, Hardship Supported 3-0, Public Interest Supported 3-0, General Spirit/Intent Supported 3-0

Based on the Zoning Variance Action will carry as approved 3-0 as presented.

**5. Other Business:** A city resident had contacted Zollinger about a cargo container being put in the back yard on a 1-acre lot. The container would have a roll up door and be tucked away in the backyard for about 6 months for construction purposes. After construction was completed the cargo container would be removed. The board discussed the possibility of allowing this to be done.

**6. Adjournment**

With there being no other business, **Schneider** moved, **Watson** seconded to adjourn the meeting. Voted and passed unanimously. 3-0

The meeting adjourned at 6:50 p.m.

**CERTIFICATE**

State of Kansas            }  
County of Sedgwick       }  
City of Clearwater        }

I hereby certify that the foregoing is a true and correct copy of the approved minutes of April 7, 2026, Board of Zoning Appeals Board.

Given under my hand and official seal of the City of Clearwater, Kansas, this 5<sup>th</sup> day of May 2026.

---

Carol Reitberger, Deputy City Clerk, Secretary

---

Lyle Berntsen, Chairperson



City of Clearwater Planning Commission Meeting Agenda  
Tuesday July 7, 2026, at 6:30pm  
129 E Ross Clearwater, KS 67026

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<https://global.gotomeeting.com/install/494511669>

---

**1. Call meeting to order**

**2. Roll Call**

Lyle Berntsen

Ron Witt

Jarod Ledington

Duane Schneider

Kenny Watson

John Hurley

**3. [Approval of the Minutes of April 7, 2026](#)**

**4. Hearing:**

a. Lot Split – [Indian Lakes](#)

**5. Other Business**

**6. Adjournment**

**City of Clearwater, Kansas**  
Sedgwick County  
Planning Commission - **MINUTES**  
April 7, 2026  
Clearwater City Hall  
129 Ross Avenue Clearwater, KS 67026

---

**1. Call meeting to order.**

Lyle Berntsen called the meeting to order at 6:51 p.m.

**2. Roll Call**

Deputy City Clerk called the roll to confirm the presence of a quorum. The following members were present: Lyle Berntsen, Kenny Watson and Duane Schneider. Ron Witt, Ryan Karrick, Jarod Ledington and John Hurley were absent.

The following staff members were present:

Courtney Zollinger, City Administrator, Carol Reitberger, Deputy City Clerk, City Attorney Jennifer Hill.

**3. Approve March 3, 2026, Minutes**

**Motion:** *Watson* moved, *Schneider* seconded to approve the minutes of the March 3, 2026, as presented. The motion passed unanimously. 3-0

**4. Hearing: None**

**5. Other Business: None**

**6. Adjournment**

With there being no other business, *Watson* moved, *Schneider* seconded to adjourn the meeting. Voted and passed unanimously. 3-0

The meeting adjourned at 6:52 p.m.

---

**CERTIFICATE**

State of Kansas        }  
County of Sedgwick    }  
City of Clearwater     }

I hereby certify that the foregoing is a true and correct copy of the approved minutes of April 7, 2026 Planning Commission Board.

Given under my hand and official seal of the City of Clearwater, Kansas, this 5th day of May 2026.

---

Carol Reitberger, Deputy City Clerk, Secretary

---

Lyle Berntsen, Chairperson

**City of Clearwater  
Planning Commission  
July 7, 2026**

**Lot Split Request – Indian Lakes**

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**Context:** Ed Mikesell would like to split all of the Indian Lakes lots to create single family dwellings with shared lot line. Per Article 8, Section 8.2 Clearwater Subdivision Regulations, property owners within 200 feet of the property proposed to be split have 10 days from the date of notification to notify Carol Reitberger, Deputy City Clerk, of any protests they may have concerning the lot split. We will notify the Commission of any protests on the meeting day.

The request meets all the requirement of Article 8, Section 8.2 of the Clearwater Subdivision Regulations.

With the cost of building and owning this option is becoming more popular. It is recommended to approve the lot splits.



## Lot Split Request

<b>Property Owner:</b>	Indian Lakes Leasing LLC
<b>Address:</b>	
<b>Applicant (if different):</b>	
<b>Home Phone:</b>	
<b>Email:</b>	

<b>Legal Description of Property (metes and bounds or subdivision/ block/ lot description)</b>
Lot 1, Block 2, Indian Lakes 2nd Addition

<b>Present Use of Lot</b>
Two Family - (Duplex)

<b>Proposed use of Lot After Splitting</b>
Single Family

Four (4) copies of a scale drawing of the previously platted lots involved if there are no structures thereon, or, if structures are located on any part of the lot being split, four (4) copies of a survey of the lot(s) and the location of the structures thereon together with the precise nature, location and dimensions of the proposed lot split shall accompany the application.

The applicant agrees to furnish any additional information require for review and processing of the application for lot split.

  
\_\_\_\_\_  
Applicant Signature

6-4-26  
\_\_\_\_\_  
Date



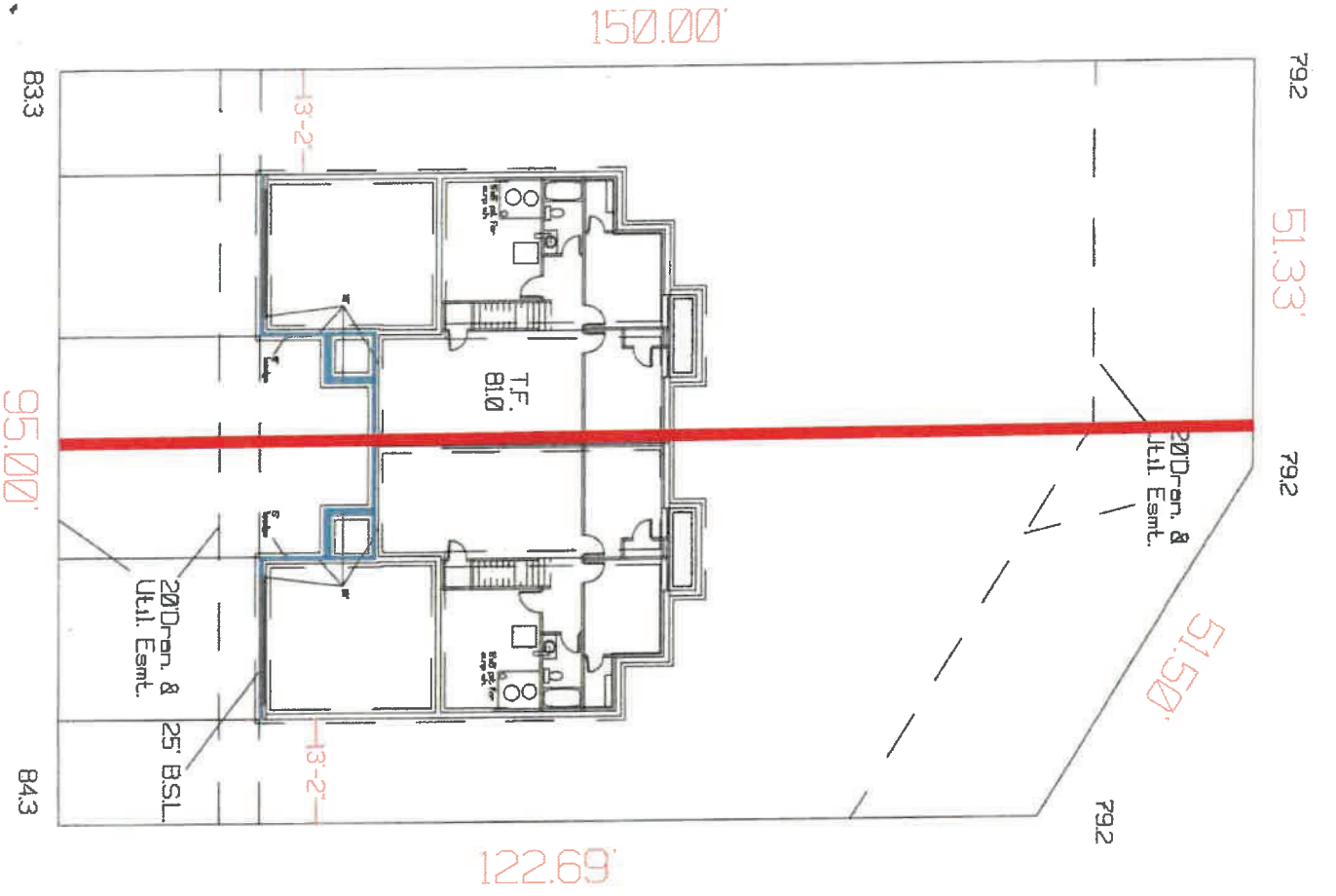
**Office Use Only**

Adjacent Zoning & Land Use		
Direction	Land Use	Zoning
NORTH	Reserve A	R-2
SOUTH	Duplex	R-2
EAST	Vacant	R-2
WEST	Reserve B	R-2
Current Zoning		R-2

Legal Description after Lot Split
See attached survey drawing.

Questions	Yes	No
Will there be a need for new streets, alleys or other public improvements?		X
Will there need to be vacation of streets, alleys, setback lines, access control or easements?		X
Will there be a significant increase in requirements for public services?		X
Will there be a substandard street right of way?		X
Will this result in a tract without direct access to a public street?		X
Will this result in a substandard lot size for the zoning district?		X
Will there be inadequate yard areas and setbacks for existing structures?	X	
Have all easement requirements been satisfied?	X	
Has the lot been previously split?		X

Received by:	C Zollinger
Date Received:	6-5-26
Fee Paid:	\$125
Date Published:	N/A
Public Notice Mailed:	6-5-26
Hearing Date:	7-7-26



# PLOT PLAN

N.T.S.



277 & 281 COPPERHEAD ST.

LOT. 1

BLOCK. 2

INDIAN LAKES 2ND ADD.

CLEARWATER

SEDGWICK COUNTY, KANSAS



## Lot Split Request

Property Owner:	Indian Lakes Leasing LLC
Address:	
Applicant (if different):	
Home Phone:	
Email:	

<b>Legal Description of Property (metes and bounds or subdivision/ block/ lot description)</b>
Lot 1, Block 2, Indian Lakes Addition

<b>Present Use of Lot</b>
Two Family - (Duplex)

<b>Proposed use of Lot After Splitting</b>
Single Family

Four (4) copies of a scale drawing of the previously platted lots involved if there are no structures thereon, or, if structures are located on any part of the lot being split, four (4) copies of a survey of the lot(s) and the location of the structures thereon together with the precise nature, location and dimensions of the proposed lot split shall accompany the application.

The applicant agrees to furnish any additional information require for review and processing of the application for lot split.

  
\_\_\_\_\_  
Applicant Signature

6-4-26  
\_\_\_\_\_  
Date



**Office Use Only**

Adjacent Zoning & Land Use		
Direction	Land Use	Zoning
NORTH	Multi Family	R-3
SOUTH	Triplex	R-2
EAST	Agriculture	R-1
WEST	Multi Family	R-3
Current Zoning		R-2

Legal Description after Lot Split
See attached survey drawing.

Questions	Yes	No
Will there be a need for new streets, alleys or other public improvements?		X
Will there need to be vacation of streets, alleys, setback lines, access control or easements?		X
Will there be a significant increase in requirements for public services?		X
Will there be a substandard street right of way?		X
Will this result in a tract without direct access to a public street?		X
Will this result in a substandard lot size for the zoning district?		X
Will there be inadequate yard areas and setbacks for existing structures?	X	
Have all easement requirements been satisfied?	X	
Has the lot been previously split?		X

Received by:	C Zollinger
Date Received:	6-5-26
Fee Paid:	\$125
Date Published:	N/A
Public Notice Mailed:	6-5-26
Hearing Date:	7-7-26





## Lot Split Request

Property Owner:	Indian Lakes Leasing LLC
Address:	
Applicant (if different):	
Home Phone:	
Email:	

<b>Legal Description of Property (metes and bounds or subdivision/ block/ lot description)</b>
Lot 2, Block 2, Indian Lakes Addition


<b>Present Use of Lot</b>
Three Family - (Triplex)

<b>Proposed use of Lot After Splitting</b>
Single Family

Four (4) copies of a scale drawing of the previously platted lots involved if there are no structures thereon, or, if structures are located on any part of the lot being split, four (4) copies of a survey of the lot(s) and the location of the structures thereon together with the precise nature, location and dimensions of the proposed lot split shall accompany the application.

The applicant agrees to furnish any additional information require for review and processing of the application for lot split.

  
\_\_\_\_\_  
Applicant Signature

  
\_\_\_\_\_  
Date



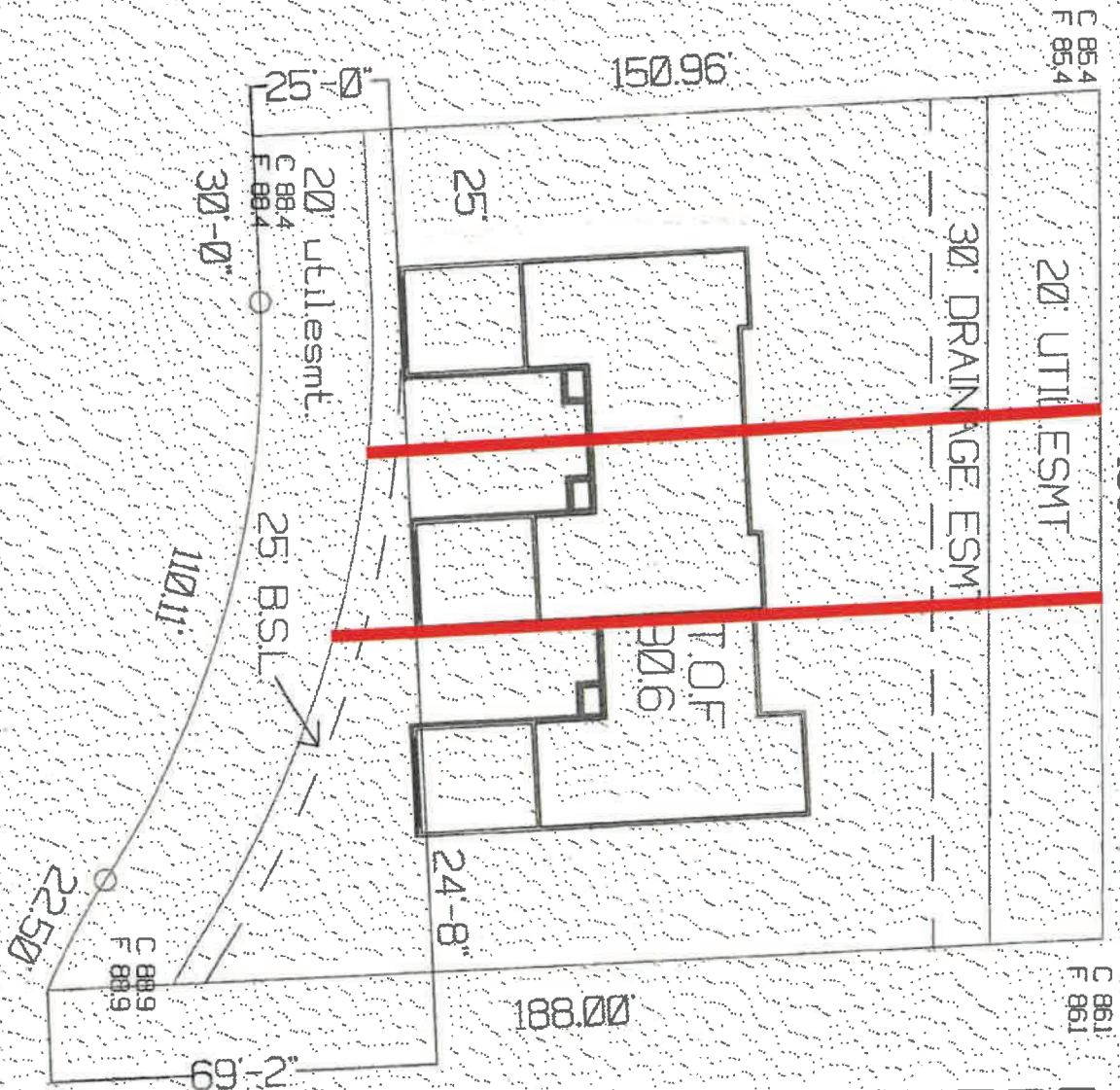
**Office Use Only**

Adjacent Zoning & Land Use		
Direction	Land Use	Zoning
NORTH	Duplex	R-2
SOUTH	Duplex	R-2
EAST	Agriculture	R-1
WEST	Multi Family	R-3
Current Zoning		R-2

Legal Description after Lot Split
See attached survey drawing.

Questions	Yes	No
Will there be a need for new streets, alleys or other public improvements?		X
Will there need to be vacation of streets, alleys, setback lines, access control or easements?		X
Will there be a significant increase in requirements for public services?		X
Will there be a substandard street right of way?		X
Will this result in a tract without direct access to a public street?		X
Will this result in a substandard lot size for the zoning district?		X
Will there be inadequate yard areas and setbacks for existing structures?	X	
Have all easement requirements been satisfied?	X	
Has the lot been previously split?		X

Received by:	C Zollinger
Date Received:	6-5-26
Fee Paid:	\$125
Date Published:	N/A
Public Notice Mailed:	6-5-26
Hearing Date:	7-7-26



C 884  
F 884

C 861  
F 861

PLOT PLAN  
 LOT 2  
 BLOCK 2  
 INDIAN LAKES ADDITION  
 SEDGWICK CO KS  
 N.T.S.

330 N INDIAN LAKES DR  
 340 N INDIAN LAKES DR  
 350 N INDIAN LAKES DR



## Lot Split Request

Property Owner:	Indian Lakes Leasing LLC
Address:	
Applicant (if different):	
Home Phone:	
Email:	

<b>Legal Description of Property (metes and bounds or subdivision/ block/ lot description)</b>
Lot 2, Block 2, Indian Lakes 2nd Addition

<b>Present Use of Lot</b>
Two Family - (Duplex)

<b>Proposed use of Lot After Splitting</b>
Single Family

Four (4) copies of a scale drawing of the previously platted lots involved if there are no structures thereon, or, if structures are located on any part of the lot being split, four (4) copies of a survey of the lot(s) and the location of the structures thereon together with the precise nature, location and dimensions of the proposed lot split shall accompany the application.

The applicant agrees to furnish any additional information require for review and processing of the application for lot split.

Applicant Signature

Date



**Office Use Only**

Adjacent Zoning & Land Use		
Direction	Land Use	Zoning
NORTH	Duplex	R-2
SOUTH	Vacant	R-2
EAST	Vacant	R-2
WEST	Reserve B	R-2
Current Zoning		R-2

Legal Description after Lot Split
See attached survey drawing.

Questions	Yes	No
Will there be a need for new streets, alleys or other public improvements?		X
Will there need to be vacation of streets, alleys, setback lines, access control or easements?		X
Will there be a significant increase in requirements for public services?		X
Will there be a substandard street right of way?		X
Will this result in a tract without direct access to a public street?		X
Will this result in a substandard lot size for the zoning district?		X
Will there be inadequate yard areas and setbacks for existing structures?	X	
Have all easement requirements been satisfied?	X	
Has the lot been previously split?		X

Received by:	C Zollinger
Date Received:	6-5-26
Fee Paid:	\$125
Date Published:	N/A
Public Notice Mailed:	6-5-26
Hearing Date:	7-7-26

79.2

51.33'

79.2

# PLOT PLAN

N.T.S.



269 & 273 COPPERHEAD ST.

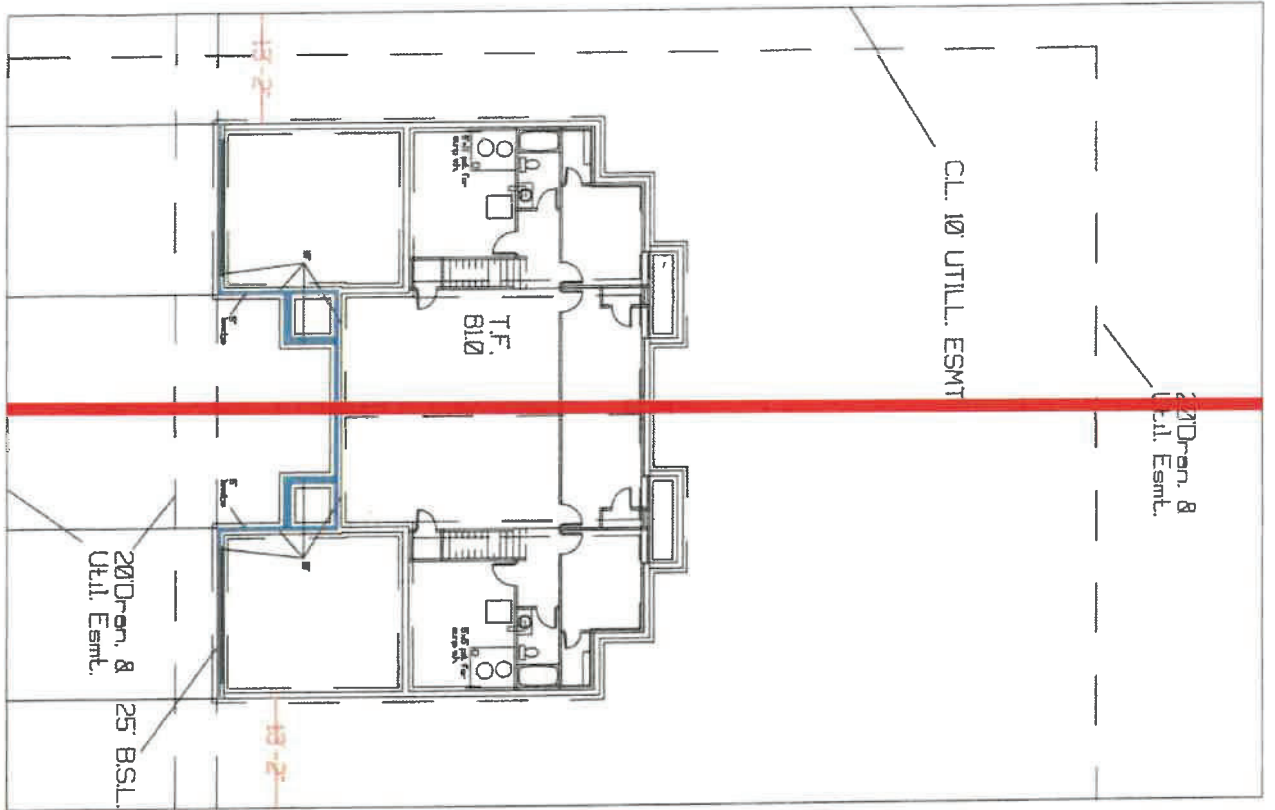
LOT. # 2

BLOCK. 2

INDIAN LAKES 2ND ADD.

CLEARWATER

SEDGWICK COUNTY, KANSAS





### Lot Split Request

Property Owner:	Indian Lakes Leasing LLC
Address:	
Applicant (if different):	
Home Phone:	
Email:	

<b>Legal Description of Property (metes and bounds or subdivision/ block/ lot description)</b>
Lot 3, Block 2, Indian Lakes Addition

<b>Present Use of Lot</b>
Two Family - (Duplex)

<b>Proposed use of Lot After Splitting</b>
Single Family

Four (4) copies of a scale drawing of the previously platted lots involved if there are no structures thereon, or, if structures are located on any part of the lot being split, four (4) copies of a survey of the lot(s) and the location of the structures thereon together with the precise nature, location and dimensions of the proposed lot split shall accompany the application.

The applicant agrees to furnish any additional information require for review and processing of the application for lot split.

*G. Nichesell*  
Applicant Signature

6-4-26  
Date



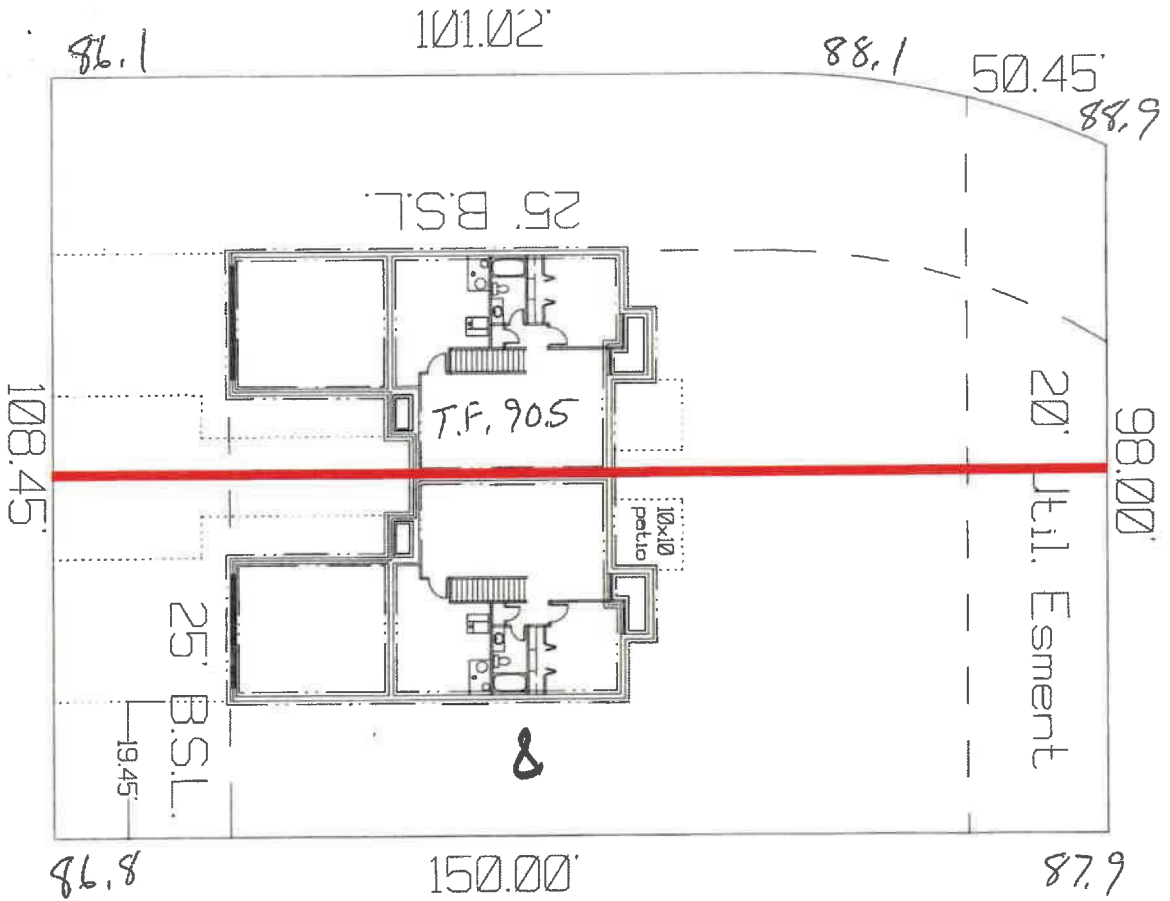
**Office Use Only**


Adjacent Zoning & Land Use		
Direction	Land Use	Zoning
NORTH	Triplex	R-2
SOUTH	Duplex	R-2
EAST	Duplex	R-2
WEST	Multi Family	R-3
Current Zoning		R-2

Legal Description after Lot Split
See attached survey drawing.

Questions	Yes	No
Will there be a need for new streets, alleys or other public improvements?		X
Will there need to be vacation of streets, alleys, setback lines, access control or easements?		X
Will there be a significant increase in requirements for public services?		X
Will there be a substandard street right of way?		X
Will this result in a tract without direct access to a public street?		X
Will this result in a substandard lot size for the zoning district?		X
Will there be inadequate yard areas and setbacks for existing structures?	X	
Have all easement requirements been satisfied?	X	
Has the lot been previously split?		X

Received by:	C Zollinger
Date Received:	6-5-26
Fee Paid:	\$125
Date Published:	N/A
Public Notice Mailed:	6-5-26
Hearing Date:	7-7-26



87.9  
 PLOT PLAN  
 N.T.S.   
 LOT. 3  
 BLOCK. 2  
 INDIAN LAKES ADD  
 CLEARWATER, KS.  
 1000 - 1004 Silverado Ct.  
 150.00'



## Lot Split Request

Property Owner:	Indian Lakes Leasing LLC
Address:	
Applicant (if different):	
Home Phone:	
Email:	

<b>Legal Description of Property (metes and bounds or subdivision/ block/ lot description)</b>
Lot 4, Block 2, Indian Lakes Addition

<b>Present Use of Lot</b>
Two Family - (Duplex)

<b>Proposed use of Lot After Splitting</b>
Single Family

Four (4) copies of a scale drawing of the previously platted lots involved if there are no structures thereon, or, if structures are located on any part of the lot being split, four (4) copies of a survey of the lot(s) and the location of the structures thereon together with the precise nature, location and dimensions of the proposed lot split shall accompany the application.

The applicant agrees to furnish any additional information require for review and processing of the application for lot split.

  
\_\_\_\_\_  
Applicant Signature

6-4-26  
\_\_\_\_\_  
Date



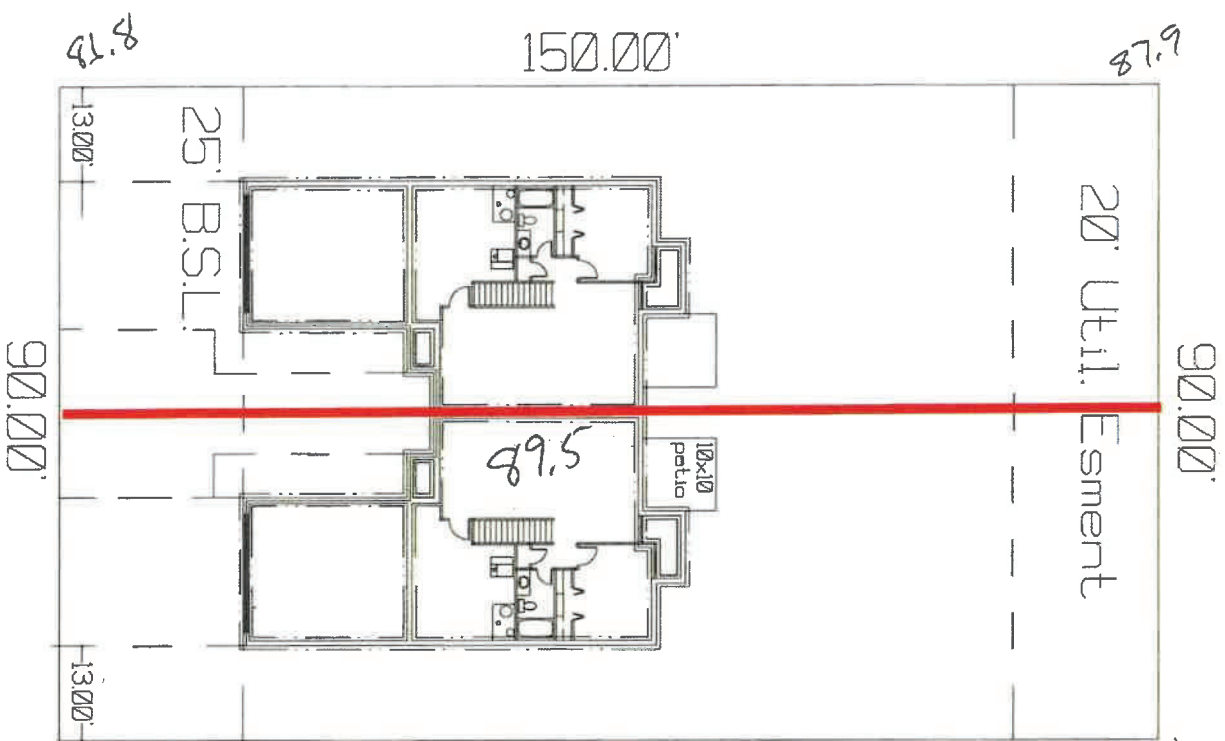
**Office Use Only**

Adjacent Zoning & Land Use		
Direction	Land Use	Zoning
NORTH	Triplex	R-2
SOUTH	Duplex	R-2
EAST	Duplex	R-2
WEST	Duplex	R-2
Current Zoning		R-2

Legal Description after Lot Split
See attached survey drawing.

Questions	Yes	No
Will there be a need for new streets, alleys or other public improvements?		X
Will there need to be vacation of streets, alleys, setback lines, access control or easements?		X
Will there be a significant increase in requirements for public services?		X
Will there be a substandard street right of way?		X
Will this result in a tract without direct access to a public street?		X
Will this result in a substandard lot size for the zoning district?		X
Will there be inadequate yard areas and setbacks for existing structures?	X	
Have all easement requirements been satisfied?	X	
Has the lot been previously split?		X

Received by:	C Zollinger
Date Received:	6-5-26
Fee Paid:	\$125
Date Published:	N/A
Public Notice Mailed:	6-5-26
Hearing Date:	7-7-26



86.1 PLOT PLAN

N.T.S.



LOT. 4

BLOCK. 2

INDIAN LAKES ADD.

CLEARWATER, KS.

1012-1016 Silverado Ct

1031



## Lot Split Request

Property Owner:	Indian Lakes Leasing LLC
Address:	
Applicant (If different):	
Home Phone:	
Email:	

<b>Legal Description of Property (metes and bounds or subdivision/ block/ lot description)</b>
Lot 5, Block 2, Indian Lakes Addition

<b>Present Use of Lot</b>
Two Family - (Duplex)

<b>Proposed use of Lot After Splitting</b>
Single Family

Four (4) copies of a scale drawing of the previously platted lots involved if there are no structures thereon, or, if structures are located on any part of the lot being split, four (4) copies of a survey of the lot(s) and the location of the structures thereon together with the precise nature, location and dimensions of the proposed lot split shall accompany the application.

The applicant agrees to furnish any additional information require for review and processing of the application for lot split.

  
\_\_\_\_\_  
Applicant Signature

6-4-26  
\_\_\_\_\_  
Date



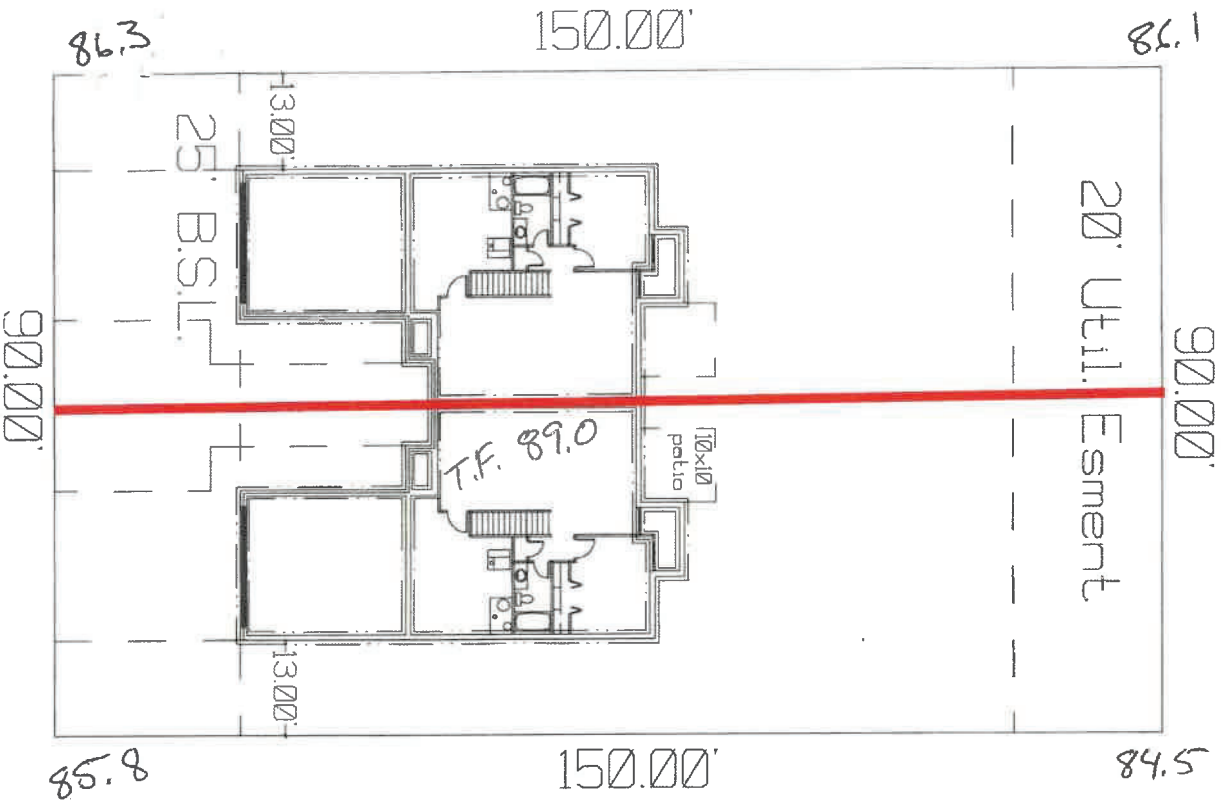
**Office Use Only**

Adjacent Zoning & Land Use		
Direction	Land Use	Zoning
NORTH	Agriculture	R-1
SOUTH	Duplex	R-2
EAST	Duplex	R-2
WEST	Duplex	R-2
Current Zoning		R-2

Legal Description after Lot Split
See attached survey drawing.

Questions	Yes	No
Will there be a need for new streets, alleys or other public improvements?		X
Will there need to be vacation of streets, alleys, setback lines, access control or easements?		X
Will there be a significant increase in requirements for public services?		X
Will there be a substandard street right of way?		X
Will this result in a tract without direct access to a public street?		X
Will this result in a substandard lot size for the zoning district?		X
Will there be inadequate yard areas and setbacks for existing structures?	X	
Have all easement requirements been satisfied?	X	
Has the lot been previously split?		X

Received by:	C Zollinger
Date Received:	6-5-26
Fee Paid:	\$125
Date Published:	N/A
Public Notice Mailed:	6-5-26
Hearing Date:	7-7-26



PLOT PLAN

N.T.S.



LOT. 5

BLOCK. 2

INDIAN LAKES ADD.

CLEARWATER, KS.

1020-1024 Silverado Ct

1031



## Lot Split Request

Property Owner:	Indian Lakes Leasing LLC
Address:	
Applicant (if different):	
Home Phone:	
Email:	

<b>Legal Description of Property (metes and bounds or subdivision/ block/ lot description)</b>
Lot 6, Block 2, Indian Lakes Addition

<b>Present Use of Lot</b>
Two Family - (Duplex)

<b>Proposed use of Lot After Splitting</b>
Single Family

Four (4) copies of a scale drawing of the previously platted lots involved if there are no structures thereon, or, if structures are located on any part of the lot being split, four (4) copies of a survey of the lot(s) and the location of the structures thereon together with the precise nature, location and dimensions of the proposed lot split shall accompany the application.

The applicant agrees to furnish any additional information require for review and processing of the application for lot split.

  
\_\_\_\_\_  
Applicant Signature

6-4-26  
\_\_\_\_\_  
Date



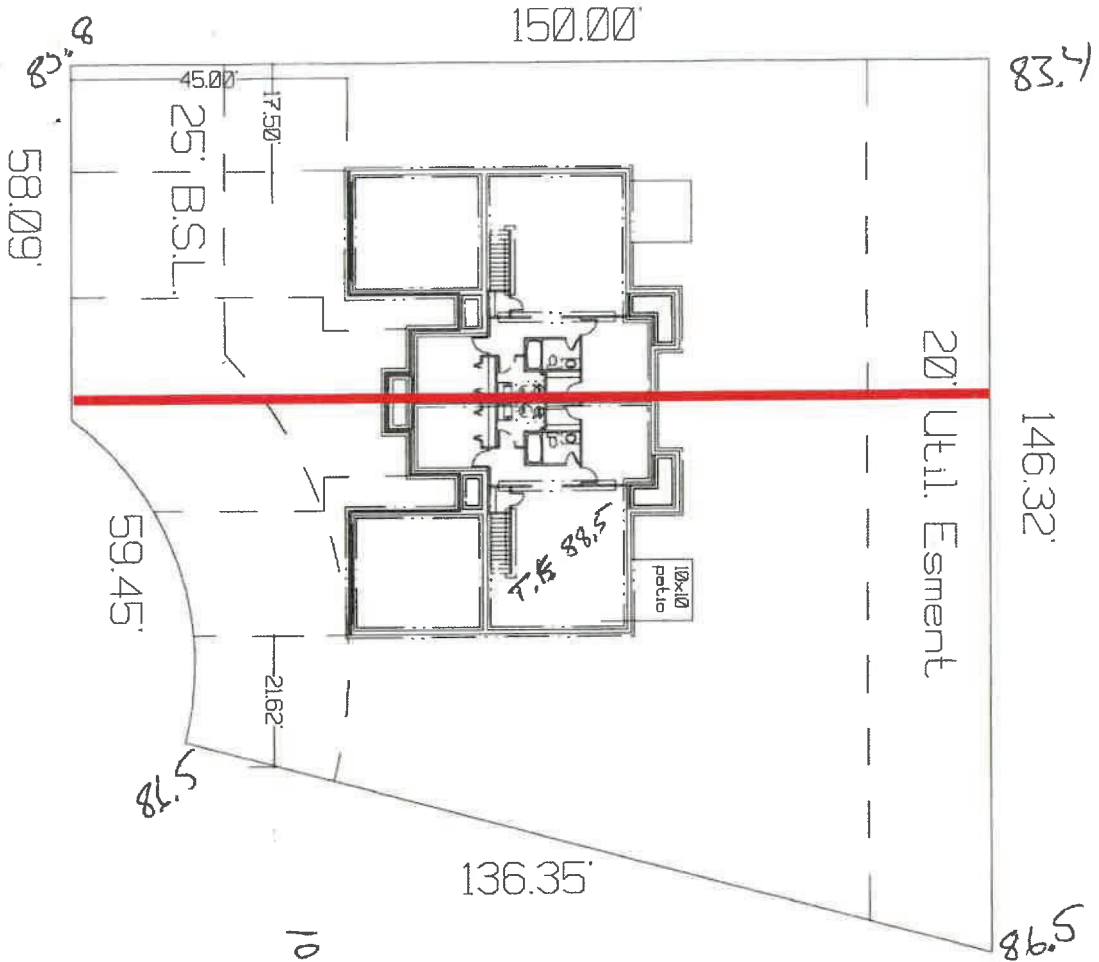
*Office Use Only*

Adjacent Zoning & Land Use		
Direction	Land Use	Zoning
NORTH	Agriculture	R-1
SOUTH	Duplex	R-2
EAST	Duplex	R-2
WEST	Duplex	R-2
Current Zoning		R-2

Legal Description after Lot Split
See attached survey drawing.

Questions	Yes	No
Will there be a need for new streets, alleys or other public improvements?		X
Will there need to be vacation of streets, alleys, setback lines, access control or easements?		X
Will there be a significant increase in requirements for public services?		X
Will there be a substandard street right of way?		X
Will this result in a tract without direct access to a public street?		X
Will this result in a substandard lot size for the zoning district?		X
Will there be inadequate yard areas and setbacks for existing structures?	X	
Have all easement requirements been satisfied?	X	
Has the lot been previously split?		X

Received by:	C Zollinger
Date Received:	6-5-26
Fee Paid:	\$125
Date Published:	N/A
Public Notice Mailed:	6-5-26
Hearing Date:	7-7-26



20' Util. Easment

10x10 patio

T.B. 89.5

PLOT PLAN

N.T.S.

LOT.6

BLOCK.2

INDIAN LAKES ADD

CLEARWATER, KS.

1032-1036 Silverado Ct.



## Lot Split Request

Property Owner:	Indian Lakes Leasing LLC
Address:	
Applicant (If different from owner):	
Home Phone:	
Email:	

<b>Legal Description of Property (metes and bounds or subdivision/ block/ lot description)</b>
Lot 7, Block 2, Indian Lakes Addition

<b>Present Use of Lot</b>
Two Family - (Duplex)

<b>Proposed use of Lot After Splitting</b>
Single Family

Four (4) copies of a scale drawing of the previously platted lots involved if there are no structures thereon, or, if structures are located on any part of the lot being split, four (4) copies of a survey of the lot(s) and the location of the structures thereon together with the precise nature, location and dimensions of the proposed lot split shall accompany the application.

The applicant agrees to furnish any additional information require for review and processing of the application for lot split.

EQ Mherrell  
Applicant Signature

6-4-26  
Date



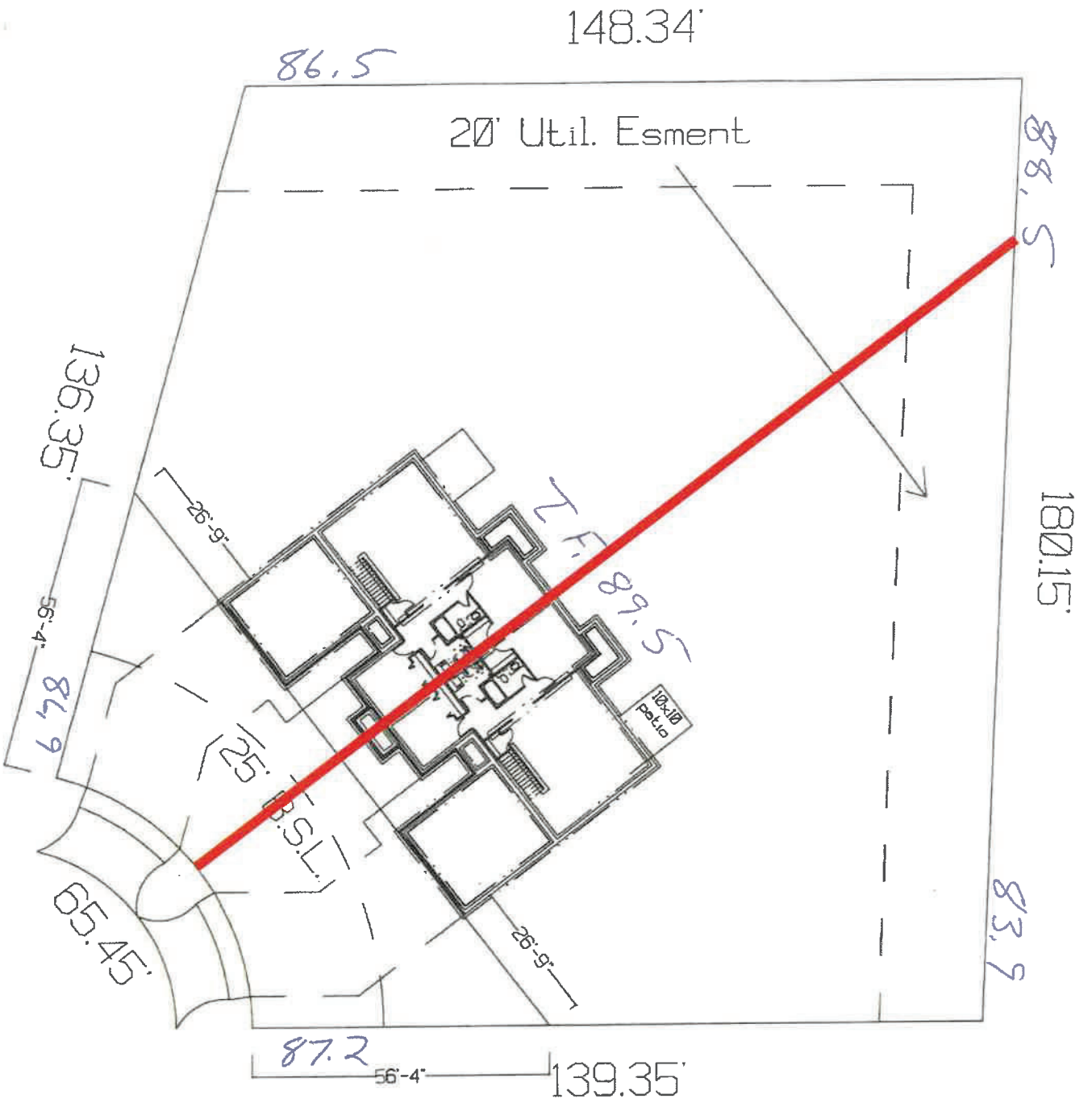
**Office Use Only**


Adjacent Zoning & Land Use		
Direction	Land Use	Zoning
NORTH	Agriculture	R-1
SOUTH	Vacant	R-2
EAST	Single Family	PUD
WEST	Duplex	R-2
Current Zoning		R-2

Legal Description after Lot Split
See attached survey drawing.

Questions	Yes	No
Will there be a need for new streets, alleys or other public improvements?		X
Will there need to be vacation of streets, alleys, setback lines, access control or easements?		X
Will there be a significant increase in requirements for public services?		X
Will there be a substandard street right of way?		X
Will this result in a tract without direct access to a public street?		X
Will this result in a substandard lot size for the zoning district?		X
Will there be inadequate yard areas and setbacks for existing structures?	X	
Have all easement requirements been satisfied?	X	
Has the lot been previously split?		X

Received by:	C Zollinger
Date Received:	6-5-26
Fee Paid:	\$125
Date Published:	N/A
Public Notice Mailed:	6-5-26
Hearing Date:	7-7-26



PLOT PLAN  
 N.T.S.   
 LOT.7  
 BLOCK.2  
 INDIAN LAKES ADJ.  
 CLEARWATER, KS.



## Lot Split Request

<b>Property Owner:</b>	Indian Lakes Leasing LLC
<b>Address:</b>	
<b>Applicant (if different):</b>	
<b>Home Phone:</b>	
<b>Email:</b>	

<b>Legal Description of Property (metes and bounds or subdivision/ block/ lot description)</b>
Lot 10, Block 2, Indian Lakes Addition

<b>Present Use of Lot</b>
Two Family - (Duplex)

<b>Proposed use of Lot After Splitting</b>
Single Family

Four (4) copies of a scale drawing of the previously platted lots involved if there are no structures thereon, or, if structures are located on any part of the lot being split, four (4) copies of a survey of the lot(s) and the location of the structures thereon together with the precise nature, location and dimensions of the proposed lot split shall accompany the application.

The applicant agrees to furnish any additional information require for review and processing of the application for lot split.

  
Applicant Signature

6-4-26  
Date



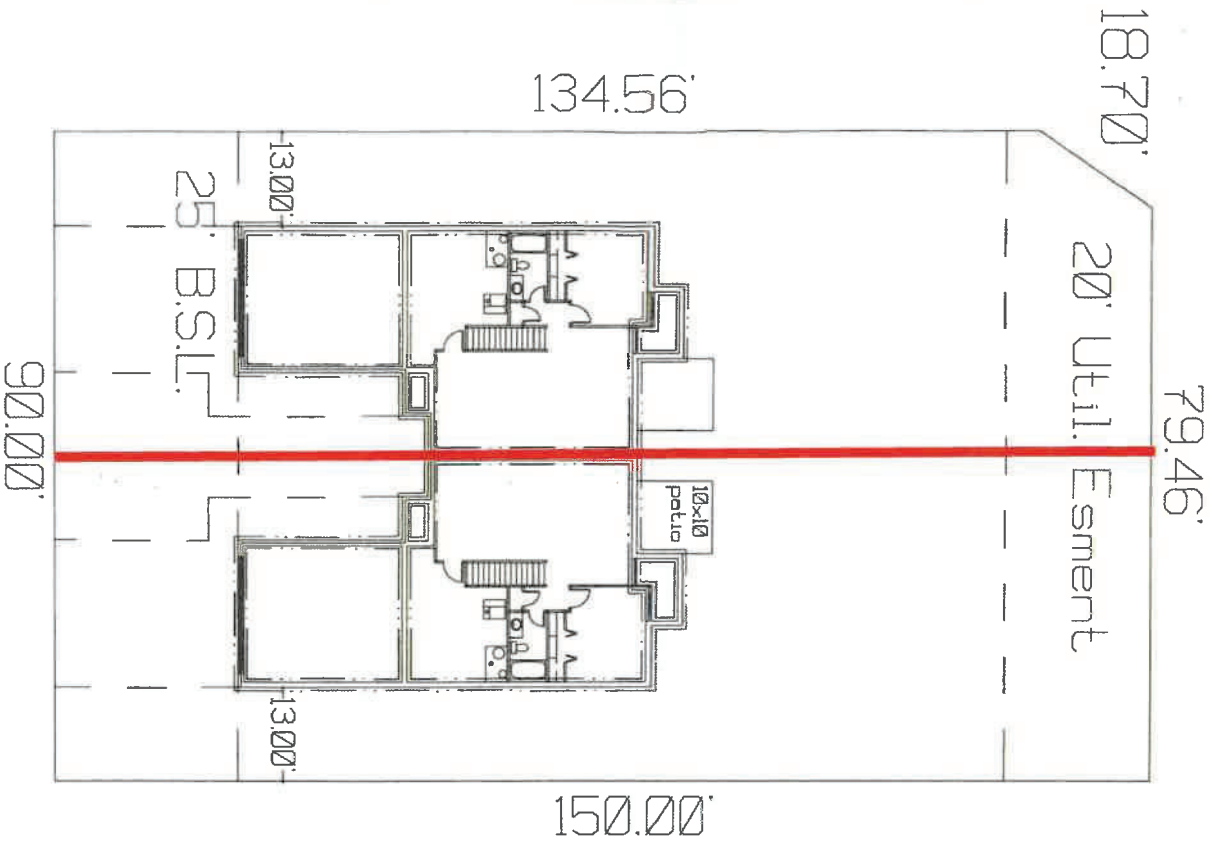
**Office Use Only**

Adjacent Zoning & Land Use		
Direction	Land Use	Zoning
NORTH	Duplex	R-2
SOUTH	Reserve B	R-2
EAST	Reserve A	R-2
WEST	Duplex	R-2
Current Zoning		R-2

Legal Description after Lot Split
See attached survey drawing.

Questions	Yes	No
Will there be a need for new streets, alleys or other public improvements?		X
Will there need to be vacation of streets, alleys, setback lines, access control or easements?		X
Will there be a significant increase in requirements for public services?		X
Will there be a substandard street right of way?		X
Will this result in a tract without direct access to a public street?		X
Will this result in a substandard lot size for the zoning district?		X
Will there be inadequate yard areas and setbacks for existing structures?	X	
Have all easement requirements been satisfied?	X	
Has the lot been previously split?		X

Received by:	C Zollinger
Date Received:	6-5-26
Fee Paid:	\$125
Date Published:	N/A
Public Notice Mailed:	6-5-26
Hearing Date:	7-7-26



PLOT PLAN

N.T.S.

LOT. 10

BLOCK. 2

INDIAN LAKES ADD

CLEARWATER, KS.





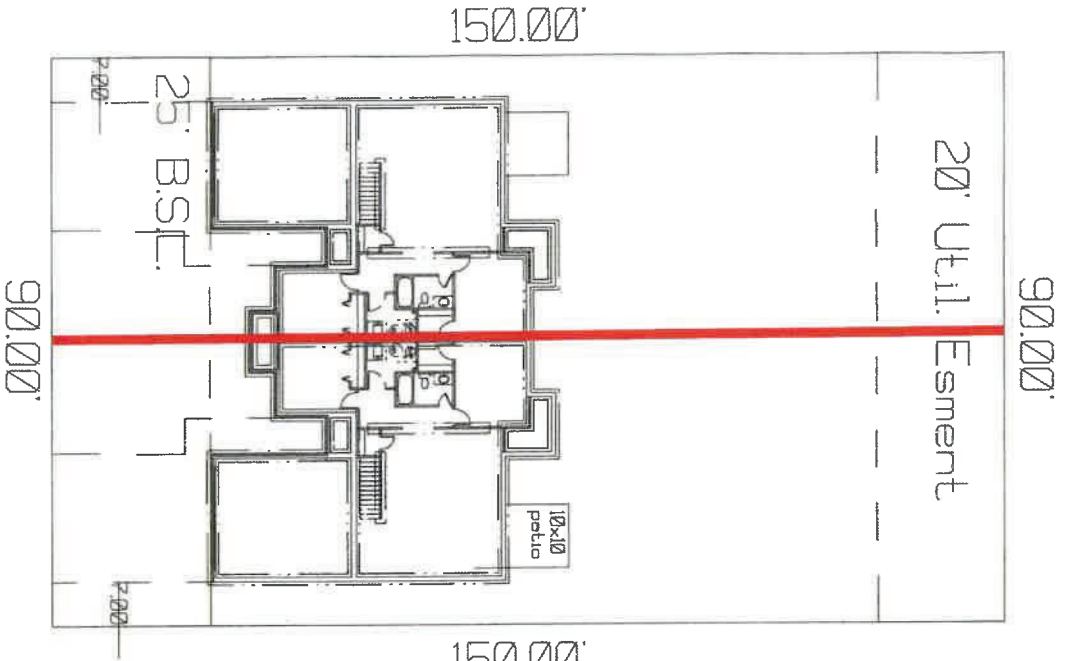
**Office Use Only**

Adjacent Zoning & Land Use		
Direction	Land Use	Zoning
NORTH	Duplex	R-2
SOUTH	Reserve B	R-2
EAST	Duplex	R-2
WEST	Duplex	R-2
Current Zoning		R-2

Legal Description after Lot Split
See attached survey drawing.

Questions	Yes	No
Will there be a need for new streets, alleys or other public improvements?		X
Will there need to be vacation of streets, alleys, setback lines, access control or easements?		X
Will there be a significant increase in requirements for public services?		X
Will there be a substandard street right of way?		X
Will this result in a tract without direct access to a public street?		X
Will this result in a substandard lot size for the zoning district?		X
Will there be inadequate yard areas and setbacks for existing structures?	X	
Have all easement requirements been satisfied?	X	
Has the lot been previously split?		X

Received by:	C Zollinger
Date Received:	6-5-26
Fee Paid:	\$125
Date Published:	N/A
Public Notice Mailed:	6-5-26
Hearing Date:	7-7-26



PLOT PLAN

N.T.S.



LOT. 11

BLOCK. 2

150.00'

INDIAN LAKES ADD.

CLEARWATER, KS.



## Lot Split Request

Property Owner:	Indian Lakes Leasing LLC
Address:	
Applicant (if different):	
Home Phone:	
Email:	

Legal Description of Property (metes and bounds or subdivision/ block/ lot description)
Lot 12, Block 2, Indian Lakes Addition


Present Use of Lot
Two Family - (Duplex)

Proposed use of Lot After Splitting
Single Family

Four (4) copies of a scale drawing of the previously platted lots involved if there are no structures thereon, or, if structures are located on any part of the lot being split, four (4) copies of a survey of the lot(s) and the location of the structures thereon together with the precise nature, location and dimensions of the proposed lot split shall accompany the application.

The applicant agrees to furnish any additional information require for review and processing of the application for lot split.

  
\_\_\_\_\_  
Applicant Signature

  
\_\_\_\_\_  
Date



**Office Use Only**

Adjacent Zoning & Land Use		
Direction	Land Use	Zoning
NORTH	Duplex	R-2
SOUTH	Vacant	R-2
EAST	Duplex	R-2
WEST	Vacant	R-2
Current Zoning		R-2

Legal Description after Lot Split
See attached survey drawing.

Questions	Yes	No
Will there be a need for new streets, alleys or other public improvements?		X
Will there need to be vacation of streets, alleys, setback lines, access control or easements?		X
Will there be a significant increase in requirements for public services?		X
Will there be a substandard street right of way?		X
Will this result in a tract without direct access to a public street?		X
Will this result in a substandard lot size for the zoning district?		X
Will there be inadequate yard areas and setbacks for existing structures?	X	
Have all easement requirements been satisfied?	X	
Has the lot been previously split?		X

Received by:	C Zollinger
Date Received:	6-5-26
Fee Paid:	\$125
Date Published:	N/A
Public Notice Mailed:	6-5-26
Hearing Date:	7-7-26

792

859

108.45'

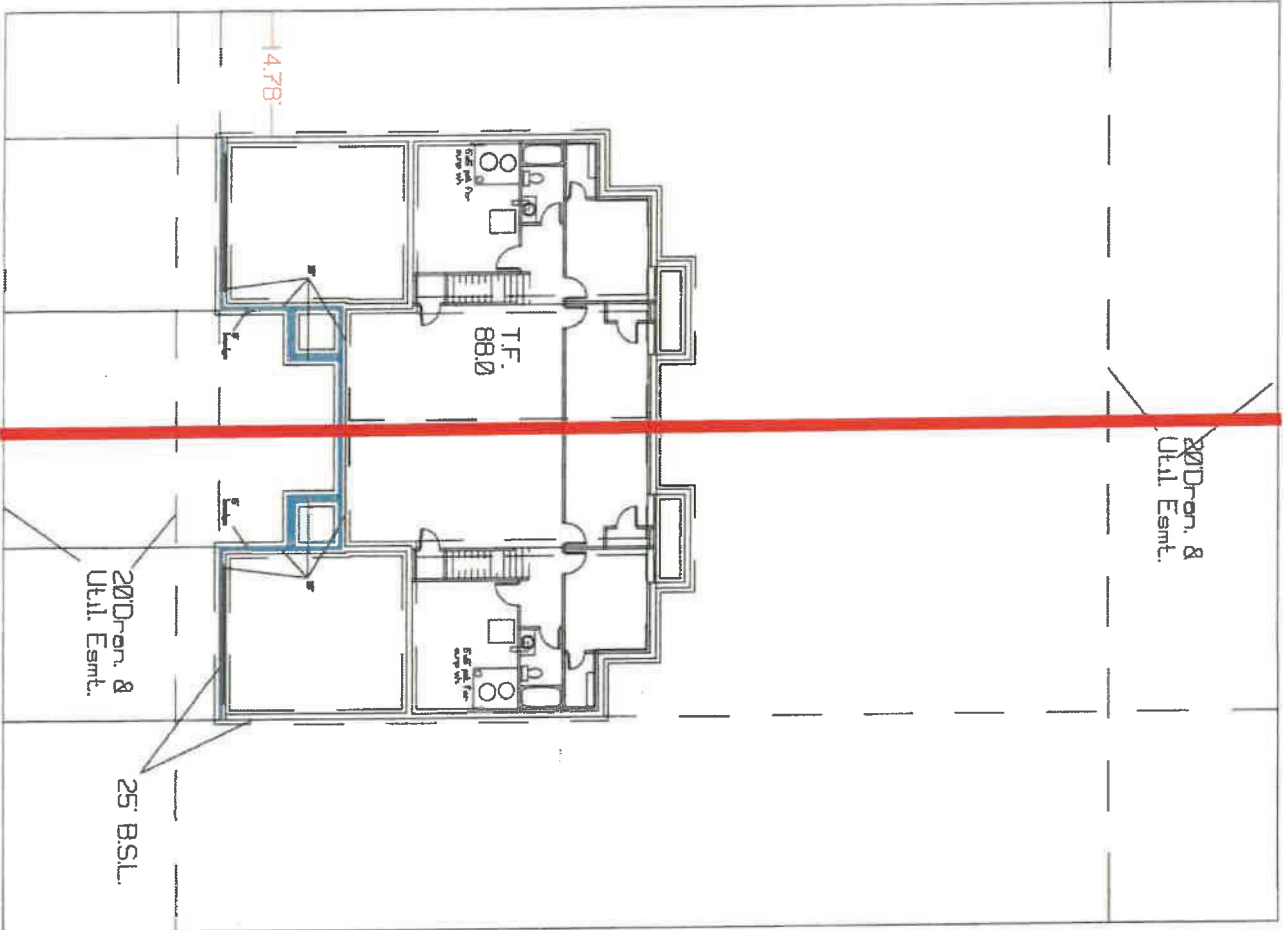
150.00'

150.00'

868

108.45'

858



# PLOT PLAN

1001-1005 Silverado ct

N.T.S.



LOT. 12

BLOCK. 2

INDIAN LAKES ADD.

CLEARWATER, KS.