

NOTICE TO PROPERTY OWNER OF SUBDIVISION ORDINANCE VIOLATION

APC FORM 303SUB

DATE:

(Date Of This Letter)

TO:

(Owner's Name Of Affected Property)

(Parcel Identification Number Of Affected Property: State Pin Only)

(Complete Mailing Address Of Affected Property)

SUBJECT:

(Printed Name Of Proposed Subdivision Or Parcelization)

APC DOCKET NO.:

FROM:

**AREA PLAN COMMISSION
EVANSVILLE-VANDERBURGH COUNTY**
Room 312 Civic Center Complex
1 N.W. Martin Luther King, Jr. Blvd.
Evansville, IN 47708
Phone (812) 435-5226
E-mail: contactus@evansvilleapc.com

DEVELOPER:

(Printed Name Of Developer For Proposed Subdivision Or Parcelization)

(Developer's Phone Number)

Dear Property Owner(s):

The Area Plan Commission (APC) has determined that your property at the address above is not in compliance with **Chapter 16.04** of the **Vanderburgh County Subdivision Control Ordinance** or **Title 17.05** of the **Evansville Municipal Code**, which sets forth procedures and requirements for the division of land. Your parcel is in violation of this ordinance.

This notice is being issued to you along with the required notice of the application for approval of the proposed subdivision/parcelization referenced above. The proposed subdivision/parcelization is near or adjacent to your property. The APC is notifying you at this time of the following:

1. The subdivision/parcelization plat identified above has been filed with the APC and is currently under review;
2. Your property, located at the address shown above, is not in compliance with the Subdivision Control Ordinance;
3. As a result, the APC has "red flagged" your property and no future permits will be issued by APC for improvements on your property, including any remodeling and/or reconstruction in the event structures are destroyed by flood, fire, tornado or other disaster;
4. This non-compliance with the Subdivision Control Ordinance, and the effects of non-compliance as set forth above and in the Ordinance itself, could also result in problems if you would ever want to sell or refinance your property;

The legal status of your property can be corrected by your participation and inclusion in a subdivision/parcelization involving your property. Here are two options that are available:

- A. If possible, you may join your property in with the proposed subdivision/parcelization that is currently under review; or
- B. You may file a subdivision/parcelization plat for just your property with the APC at some point in the future.

If you choose one of these options and the subdivision/parcelization plat is approved and recorded, the violation concerning your property would be eliminated and your property would be in compliance with the ordinance. However, please note that in order to be included in a subdivision/parcelization, your property must meet the standards set forth in the Subdivision Control Ordinance, for example, minimum lot size, road frontage, etc.

Please contact the Area Plan Commission staff at 812-435-5226 for further explanation or to schedule an appointment.