

APPLICATION TO PLANNING COMMISSION

Agricultural Land Division

Paris- Bourbon County Joint Planning Commission

301 Main Street, Paris, KY 40361 • (859) 987-2150 • Fax (859) 987-2136

Office Use only:

Application No. ALD 18-15 Fee Amount: \$ 175<sup>00</sup> Date Fee Received: 6/29/18

1. APPLICANT (prospective purchaser) BENTLEY CLAY Yocum

MAILING ADDRESS 796 Blacks Cross Rd, Paris, Ky, 40361

PHONE NO. 859-953-0391 (HOME) (WORK)

2. OWNER NORMAN LEFORD

MAILING ADDRESS 794 BLACK CROSS RD

PHONE NO. 859-338-5950 (HOME) (WORK)

3. LOCATION OF LAND AND BRIEF DESCRIPTION OF LAND: FARM LAND

5. ACREAGE: 15.75 ZONING DISTRICT:

6. IDENTIFY CURRENT USE OF BUILDINGS NONE

7. PROPOSED STRUCTURES HOUSE

8. INFRASTRUCTURE:

Does the Division involve a new street? NO

Is public water available? YES

What agricultural use will you make of this property? COW/CALF - SHEEP - GOATS

7. FEE: Refer to Fee Schedule

8. SUPPLEMENTAL INFORMATION:

CHECKLIST:

- Attach a Legal Description of the Property (include deed book and page number for all tracts comprising the plat)
- Attach a plat of the Division
- Attach a narrative of the proposed use (as described above)
- Attach a narrative describing any prior actions taken by the Board of Adjustment on this property
- Attach a list of adjoining property owners (name and address)

APPLICANT SIGNATURE [Signature]

DATE 6-15-18

Applications under zoning regulations involve legal procedures and the satisfaction of legal requirements, often complex, based up the written information in your application and the facts presented at your hearing. If you fail to comply with the procedures, or to satisfy the requirements your application will be subject to denial. Even if your application is approved it could be subject to a neighboring landowners appeal to the Circuit Court. You are not required to employ an attorney but you are encouraged to do so.

# **BEC** **BALDWIN ENGINEERING CORPORATION**

116 South Highland Street P.O. Box 4315  
Winchester, Kentucky 40392-4315  
(859) 744-6943 (phone)

**CONSULTING ENGINEERS**  
[becrib@att.net](mailto:becrib@att.net) (e-mail)  
(859) 744-2558 (fax)

June 29, 2018

File No. 18-5687

Andrea Pompei Lacy, AICP  
Planning Administrator  
Bourbon County Joint Planning Commission  
525 High Street  
Room 127  
Paris, KY 40361

Re: Norman Ledford – Judy Ledford  
Agricultural Land Division

Dear Andrea:

Transmitted herewith are the following concerning the subject.

1. Completed Application
2. Check in the amount of \$175.00 for the filing fee
3. A list of adjoining property owners
4. A copy of the deed for the property
5. Five copies of the proposed **AGRICULTURAL LAND DIVISION** plat

The prospective purchaser is the son of Judy Ledford. He and his wife propose to construct a home and have their animal husbandry operation on this small farm. To the best of our knowledge, there has been no prior action taken by the Board of Adjustments on this property.

If you need any additional information at this time concerning this proposed division, please contact me.

Respectfully submitted,



Robert L. Baldwin, PE, PLS


pc: Norman Ledford  
Bentley Clay Yokum  
project file  
C:\MISC\LEDFORD-BOURBON-2018-1.DOC

**AFFIDAVIT**

(Land Use)

The Affiant BENTLEY Clay Youwn, first being duly sworn, states that:

- 5. He (she) is the prospective purchaser of one of the parcels of land shown in the attached application:
- 6. An agricultural use is now and will be made of the property as set out in K.R.S. 100.111 (2).
- 7. Any residence on the premises or hereafter constructed on the premises will be occupied by a person, and their family, who is engaged in this agricultural use.
- 8. This is not a division so as to allow for residential building development for sale or lease to the public.

  
 \_\_\_\_\_  
 Landowner

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Sworn and subscribed to before me by Gayle Tipton on this the 12<sup>th</sup> day of \_\_\_\_\_

July, 2018.

My commission expires 06/27/2020.

  
 \_\_\_\_\_  
 NOTARY PUBLIC

STATE AT LARGE



K.R.S. 100.111 (2) "Agricultural Use" means the use of a tract of at least five (5) contiguous acres for the production of agricultural or horticultural crops, including but not limited to livestock, livestock products, poultry, poultry products, grain, hay, pastures, soybeans, tobacco, timber, orchard, fruits, vegetable, flowers, or ornamental plants, including provisions for dwellings for persons and their families who are engaged in the above agricultural use on the tract, but not including residential building development for sale or lease to the public.

**AFFIDAVIT**

(Land Use)

The Affiant Judy Ledford, first being duly sworn, states that:

1. He (she) is the owner of one of the parcels of land shown in the attached application:
2. An agricultural use is now and will be made of the property as set out in K.R.S. 100.111 (2) .
3. Any residence on the premises or hereafter constructed on the premises will be occupied by a person, and their family, who is engaged in this agricultural use.
4. This is not a division so as to allow for residential building development for sale or lease to the public.

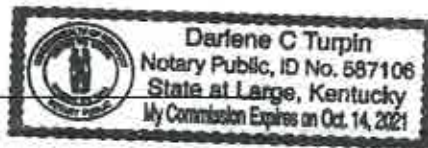
Judy Ledford  
Landowner

STATE OF Kentucky

COUNTY OF Bourbon

Sworn and subscribed to before me by Judy Ledford on this the 11<sup>th</sup> day of July, 2018.

My commission expires \_\_\_\_\_



Darlene C Turpin

NOTARY PUBLIC

STATE AT LARGE

K.R.S. 100.111 (2) "Agricultural Use" means the use of a tract of at least five (5) contiguous acres for the production of agricultural or horticultural crops, including but not limited to livestock, livestock products, poultry, poultry products, grain, hay, pastures, soybeans, tobacco, timber, orchard, fruits, vegetable, flowers, or ornamental plants, including provisions for dwellings for persons and their families who are engaged in the above agricultural use on the tract, but not including residential building development for sale or lease to the public.

**AFFIDAVIT**

(Land Use)

The Affiant NORMAN LEDFORD, first being duly sworn, states that:

1. He (she) is the owner of one of the parcels of land shown in the attached application:
2. An agricultural use is now and will be made of the property as set out in K.R.S. 100.111 (2) .
3. Any residence on the premises or hereafter constructed on the premises will be occupied by a person, and their family, who is engaged in this agricultural use.
4. This is not a division so as to allow for residential building development for sale or lease to the public.

Norman Ledford  
Landowner

STATE OF Kentucky  
COUNTY OF Madison

Sworn and subscribed to before me by Norman Ledford on this the 10<sup>th</sup> day of July, 2018.

My commission expires 5/10/20.

Norman J. Stacy  
NOTARY PUBLIC

STATE AT LARGE

K.R.S. 100.111 (2) "Agricultural Use" means the use of a tract of at least five (5) contiguous acres for the production of agricultural or horticultural crops, including but not limited to livestock, livestock products, poultry, poultry products, grain, hay, pastures, soybeans, tobacco, timber, orchard, fruits, vegetable, flowers, or ornamental plants, including provisions for dwellings for persons and their families who are engaged in the above agricultural use on the tract, but not including residential building development for sale or lease to the public.

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June 29, 2018

File No. 18-5687

Norman Ledford  
Judy Ledford  
794 Blacks Cross Road  
Paris, KY 40361

Adjacent Property Owners

Tammy Roser Shannon  
P O Box 12  
Millersburg, KY 40348

PSF3, LLC  
3333 Royster Road  
Lexington, KY 40516

Mt Zion Farm, Inc.  
3251 Royster Road  
Lexington, KY 40516

Donnie G Spencer  
Betty L Spencer  
626 Hutchinson Road  
Paris, KY 40396

Richard C Rosado  
Lara Yuliana Rosado  
811 Blacks Cross Road  
Paris, KY 40361

Daniel Scott Mallory  
2672 Newtown Pike  
Lexington, KY 40511