

JEFFERSON TOWNSHIP LAND DIVISION/PROPERTY LINE ADJUSTMENT/PROPERTY COMBINATION APPLICATION

SEPARATE FORM AND SUPPORT MATERIAL REQUIRED FOR EACH
DIVISION/PROPERTY LINE ADJUSTMENT/COMBINATION.
(Approval of a division of land is required before it is sold—when the new parcel is less than 40 acres.)

PROPERTY OWNER:

Name: _____ Address: _____

Home Phone: _____ Work Phone: _____

PROPERTY INFORMATION:

SECTION #/ PARCEL #:

ADDRESS:

ZONE:

- | | |
|----------------------|-------------------------------|
| A-1 Agriculture | R-3 Mobile Home |
| C-1 Commercial | R-2 Multiple Family |
| I-1 Industrial | R-R Rural Residential |
| R-4 Lake Residential | R-1 Single Family Residential |

DESCRIPTION OF INTENDED USE:

- Permitted Use in This Zone
- Special Use in This Zone
- Intended Use Not Permitted In This Zone.
(Division may be allowed; however, it is allowed with the understanding that no approval is given for non-permitted use.)

ATTACH PROOF OF OWNERSHIP

ATTACH LEGAL DESCRIPTION

ATTACH SURVEY MAP

(prepared by a land surveyor licensed by the State of Michigan) showing:

- the dimensions and legal descriptions of the existing parcel,
- the dimensions and legal descriptions of the parcels proposed to be created by the division(s),
- the location of all existing structures, and other land improvements,
- and the accessibility of the parcels for vehicular traffic and utilities from existing public roads (easements, etc.)

Each parcel has frontage on existing public road.

A new public road will be created – name: _____
created – name: _____

A new private road will be

ATTACH PROPERTY TAX CERTIFICATION FROM THE COUNTY TREASURER

OPTION I – APPLICANT REQUESTED WAIVER

In lieu of submitting a survey map at this time, I hereby waive the 30-day statutory requirement for a decision on the application until such survey map and legal description are filed with the Township.

I am submitting (attached) a tentative preliminary parcel map including an accurate legal description of each proposed division, and showing the boundary lines, dimensions, and the accessibility of each division from existing or proposed public roads for automobile traffic and public utilities, for preliminary review, approval, and/or denial prior to a final application.

I understand that upon submitting the completed survey map, I must make final application before receiving a decision on my requested division.

Owner Signature

Date

OPTION II – TOWNSHIP WAIVER

I, _____ for Jefferson Township hereby waive this applicant's survey map requirement for the following reason(s):

Tentative parcel map is contains adequate information to approve a proposed land division in view of the--

Size,

Simple nature of the division(s),

Undeveloped character of territory within which divisions are located.

ATTACH HISTORY AND SPECIFICATIONS OF ANY PREVIOUS DIVISIONS OF LAND of which the proposed division was a part—sufficient to establish the parcel was lawfully in existence as of March 31, 1997, the effective date of the State Land Division Act.

ATTACH PROOF THAT ALL TAXES/ASSESSMENTS HAVE BEEN PAID.

ATTACH DETAILED INFORMATION ABOUT TERMS/AVAILABILITY OF DIVISION RIGHTS TRANSFER.

How many divisions are available on the parent parcel? _____

How many future divisions will be transferred to the new parcel? _____

Unless a division creates a parcel which is acknowledged and declared to be "Not Buildable," ALL DIVISIONS MUST RESULT IN "BUILDABLE" PARCELS—This requires each parcel to:

CONTAIN SUFFICIENT "BUILDABLE" AREA, outside of unbuildable wetlands, flood plains and other areas where buildings are prohibited there from, and as determined by both State Statute and local zoning ordinance.

Minimum lot size required in this zone: _____

Actual size of parent parcel after division: _____ Actual size of parcel created: _____

*Both parcels must meet minimum size requirements.

**If the parcel does not meet minimum "Buildable" lot size for the zone in which it exists, the division MAY be allowed by State Law, but will be designated as "UNBUILDABLE."

Minimum frontage required in this zone: _____

Actual frontage of parent parcel after division: _____

Actual frontage of new parcel created: _____

*Both parcels must meet minimum frontage requirements.

Minimum size-to-depth ratio in this zone: _____

Actual size-to-depth ratio of parent parcel after division: _____ Actual size-to-depth ratio of parcel created: _____

*Both parcels must meet minimum size-to-depth ratio requirements.

CONTAIN SUFFICIENT AREA TO COMPLY WITH ALL REQUIRED SETBACK PROVISIONS, MINIMUM FLOOR AREAS, OFF-STREET PARKING SPACES,

Minimum set-backs required in this zone:

FRONT: _____

SIDE 1: _____

SIDE 2: _____

BACK: _____

NOT EXCEED MAXIMUM ALLOWED AREA COVERAGE OF BUILDINGS AND STRUCTURES on this site,

PROVE AVAILABILITY ON-SITE SEWAGE DISPOSAL and WATER WELL LOCATIONS (where public sewer and water are not available).

DATE SEPTIC PERMIT ISSUED: _____

DATE WELL SYSTEM PERMIT ISSUED: _____ WELL PERMIT #: _____

SEPTIC PERMIT #:

OPTION III – ON-SITE SEWAGE/WATER TEMPORARY WAIVER

*NOTE: On-site Sewage and Water Well locations may be temporarily waived if the property to be divided will be used for Agriculture and will not involve construction or placement of any dwelling.

Temporary waiving of these requirements will hold the property as “unbuildable” for two years from the date of waiver, and the property deed will be marked as such.

This designation will prohibit sale of the property as “buildable” and no permits for construction or placement of a dwelling will be considered or issued during this time.

After two years from the date of the temporary water/septic permit waiver, the property owner may sell and/or use the property as a “buildable” lot after submitting the required water/septic permits to the Township for review and approval.

Owner Signature

Date

FEE: (\$150.00) per land split.

Please note, this application will not be processed until properly signed and all applicable fees have been paid.

AFFIDAVIT and permission for Township, County and State officials to enter the property for inspections:

I agree the statements made above are true and will conform to the above descriptions. If found not to be true, this application and any approval will be void. Further, I agree to comply with conditions and regulations provided with this parent parcel division. Further, I agree to give permission for officials of the Township, County and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection to verify that the information on the application is correct at a time mutually agreed with the applicant.

Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance, the local zoning ordinance, and the State Land Division Act

(formerly the Subdivision Control Act, P.A.288 of 1967, as amended by P.A.591 of 1996), MCL 560.101 et. Seq.), and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights.

Finally, even if this division is approved, I understand zoning, local ordinances and State Acts change from time to time, and if changed, the divisions made here must comply with the new requirements (apply for division approval again) unless deeds, land contracts, leases or surveys representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

SIGN AND DATE AFTER DELIVERING THIS APPLICATION TO THE TOWNSHIP ZONING OFFICE. ZONING OFFICE WILL CHECK THAT YOU HAVE SUBMITTED ALL NECESSARY DOCUMENTS.

Owner Signature

Date

Received by: _____

APPROVED

NOT APPROVED

CONDITIONS: _____

COMMENTS: _____

Authorized Signature

Date