

**NORVELL TOWNSHIP
LAND DIVISION APPLICATION**

Pursuant to the statutory authority granted by the Land Division Act of 1967, P.A. 288 as amended.

Application # _____

(Print or Type)

1. Name of Applicant _____ Property ID# _____

THE PROPOSED DIVISION WILL NOT BE CONSIDERED IF APPLICATION IS INCOMPLETE

MINIMAL REQUIREMENTS FOR LAND DIVISION:

(APPLICANT SHALL CHECK OFF EACH ITEM)

- o Application Fee: \$100 for the first division; \$50 for each additional division.
- o Proof of ownership (Warranty Deed or Evidence of Fee Simple) is required.
- o If the applicant is not the titleholder of the property, a notarized letter is required from the owner(s).
- o Land divisions shall not be granted without verification that the real estate taxes are currently paid in full.
- o Completed application shall be returned 14 days prior to Township Board meeting.
- o For all land divisions less than ten (10) acres, the maximum depth to width ratio shall be not greater than 4:1.
- o Three (3) copies of a tentative parcel map drawn to scale (1"=50') showing the location and setback distances from all lot lines of each building and structure, including wells, septic systems, public utility easements, drains, wetlands, roads, etc., on the original parent parcel, and all newly created parcels. (Properties without buildings or structures can be drawn to scale (1"=200')
- o Each resulting parcel shall meet the minimum lot width, lot area and setback requirements of Section 5.1, and the lot building relationship of Section 5.7 of the Norvell Township Zoning Ordinance.
 - Lot Width: The width of the lot measured at the required front yard setback line, and extending to a depth at least equal to the minimum width requirement of the zoning district in which the lot is located.
 - Lot Area: The area within the lot lines, but excluding that portion in a road or street right-of-way, and/or lakes and streams.
 - Lot Building Relationship: Except in the case of an approved multiple-family development (district), there shall be no more than one (1) principal structure (Single Family Dwelling) located on each recorded parcel or lot in the Agricultural District and any Residential District.

- o Each resulting parcel shall meet the requirements of Section 8.11, access to public streets, and the funneling Section 8.19.5. of the Norvell Township Zoning Ordinance.
 - Access to Public Streets: In any district, every use, building, or structure shall be on a lot or parcel which adjoins a public street. (Public Street: A public right-of-way which is certified and maintained by the Jackson County Road Commission.) Further, said frontage shall meet the land use requirements of Section 5.1 of the Norvell Township Zoning Ordinance.
 - Funneling: The use of an inland waterfront property, parcel, or lot contiguous to a body of water for access to such body of water.

ALL PARTIES CLAIMING AN INTEREST IN THE PROPERTY TO BE DIVIDED SHALL SIGN THIS APPLICATION

Date _____ Applicant(s) _____
Signature

Signature Signature

2. Address _____ Phone _____
Street Home Business

City State Zip Code

3. Property Owner(s) Name (if different from Applicant) _____

4. Address _____ Phone _____
Street Home Business

City State Zip Code

5. Road location of property to be divided _____

6. Existing Zoning _____ Dates of Previous Divisions (if applicable) _____

7. Purpose of requested Land Division _____

- o Name and address of the person(s) who will be responsible for payment of the real estate taxes for the newly created parcel(s) for the current and next calendar year. If no name is listed, the property tax notice will be sent to the last known property owner of record.

Name _____ Address _____

REQUIREMENTS FOR FINAL APPROVAL OF TOWNSHIP:

- o For the land division to be considered in the next tax year, the final legal survey must be submitted and approved by the Township Assessor before tax day (December 31) of this year. (The last day the Township will accept this legal survey for review, is the 2nd Wednesday in December.)
- o The term "exception" is prohibited when used to describe a new property description from the parent parcel or vice versa.

- o Three (3) copies of a legal survey (prepared by a registered land surveyor) showing all existing building and structures shall be required for each land division and one for the remainder (the original parent parcel) before the split can be finalized.
- o This Land Division permit will expire 180 days after approval of the Township Board, unless a legal survey for the proposed parcel is finalized by the Township Assessor.
- o Did the parent parcel or parent tract have any unallocated divisions under the land division act, 1967 P.A. 288, MCL560.101 to 560.293? If so, how many? _____ Date _____
- o Were any unallocated divisions transferred to the newly created parcel? If so, how many? _____ Date _____

I/We _____ do hereby Swear that the above information is true and correct to the best of my/our knowledge. If any of the above information is found not to be true, this application and any approval will be void. I agree to comply with the Land Decision Act of 1967, P.A. 288, as amended, and the conditions and regulations provided with this parent parcel division. I understand and agree that the Township and its officers and employees shall not be liable for approving a land division if building permits for construction on the parcels are subsequently denied because of inadequate water supply or sewage disposal facilities or denial of an entrance driveway permit. 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.

FOR OFFICIAL USE

Fees received: \$ _____

Date: _____

Signature

LOT PARTITIONING ACTION: _____

- | | | |
|---|-----------|------|
| o Township Assessor: Preliminary review | | Date |
| | Signature | |
| o Land Division Committee: Approved, Tabled, Denied | | Date |
| | Signature | |
| o Township Board: Approved, Tabled, Denied | | Date |
| | Signature | |
| o Township Assessor: Final Approval of Legal Survey | | Date |
| | Signature | |