

SPARTA TOWNSHIP

160 E. Division St. • Sparta, MI 49345-1330

Phone (616) 887-8863 • Fax (616) 887-3823

LAND DIVISION APPLICATION

Approval of a division of land is required before it is sold, when a new parcel is less than 40 acres and not just a property line adjustment (Sec 102 e & f) (Approval of a division must comply with other ordinances or regulations.) A response will be transmitted to the applicant within 15 days of reception. All property taxes must be paid to date before approval of this application.

1. LOCATION of PARENT to be split: Address #: _____

2. Road Name _____

PARENT PARCEL IDENTIFICATION NUMBER:

41-05-_____

Parent Parcel Legal Description (Please check box when attached)

2. PROPERTY OWNER INFORMATION:

Name: _____

Address: _____

Phone (_____) _____ Zip Code: _____

3. PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING:

A. Number of new Parcels _____ (include the remainder parcel)

B. Intended use (residential, commercial, etc.) _____

C. Each proposed parcel, has a depth to width ratio of not more than 4 to 1 as provided by ordinance.

D. Each parcel has a width of _____ (not less than required by ordinance)

E. Each parcel has an area of _____ (not less than required by ordinance)

F. The division of each parcel provides access as follows: (check one)

___ Each new division has frontage on an existing public road. Road name _____

___ A new public road, proposed road name: _____

___ A new private road, proposed road name: _____

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G. Describe or attach a legal description of proposed new road, easement or shared driveway. _____

H. Describe and attach a legal description for each proposed new parcel including the remainder parcel (Please check box when attached).

4. **FUTURE DIVISIONS** being transferred from the parent parcel to another parcel.

Indicate number transferred _____ (See section 109 (2) of the Statute. Make sure your deed includes both statements as required in 109 (3 & 4) of the Statute.)

5. **DEVELOPMENT SITE LIMITS** (Check each which represent a condition which exists on the parent parcel:

_____ Waterfront property (river, lake, pond etc.) _____ Includes wetlands

_____ Is within a flood plain _____ Includes a beach

_____ Is on muck soils or soils known to have severe limitations for on site sewage system

_____ Other limitations _____

6. **ATTACHMENTS** - All the following attachments **MUST** be included. Letter each attachment as shown:

A. A survey indicating the proposed division(s) of the parent parcel showing:

- (1) current boundaries , and
- (2) all previous divisions made after March 31, 1997 (indicate when made or none), and
- (3) the proposed division(s), and
- (4) dimensions of the proposed divisions, and
- (5) existing and proposed road/easement right-of-way(s), and
- (6) easements for public utilities from each parcel that is a development site to existing public utility facilities, and
- (7) *any existing improvements (buildings, wells, septic system, driveways, etc.)*
- (8) any of the features checked in question number 5.

B. Indication of approval, or permit from the appropriate county road commission, Michigan Department of Transportation or respective township or village administrator,

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that a proposed easement provides vehicular access to an existing road or street meets applicable location standards.

C. A copy of any reserved division rights (sec. 109 (2) of the act) in the parent parcel.

D. A fee of \$_____ (\$100.00 per parcel, including remainder parcel)

E. An additional fee of \$100.00 is assessed for failing to timely file a land division application before the execution of a land division (s).

7. IMPROVEMENTS - Describe any existing improvements (buildings, well, septic, etc., which are on the parent parcel or indicate none).

8. Acknowledgment-The undersigned acknowledges that any approval of the within application is not a determination that the resulting parcels comply with other applicable ordinances, rules or regulations which may control the use or development of the parcels. It is also understood that ordinances, laws and regulations are subject to change and that any approved parcel division is subject to such changes that may occur before the recording of the division or the development of the parcels.

Property Owner's Signature _____

Date: _____

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FOR OFFICE USE ONLY - - - - -

Township or Village Processing Code ___ - ___ Total Fee: \$ _____

Date Received: _____ Fee Paid: \$ _____ Check # _____

Parcel # 41-05- _____ - _____ - _____

Treasurer Verification that All Current & Delinquent Taxes Paid:

Signature _____ Village if Applicable _____

Date ___ / ___ / ___ Date ___ / ___ / ___

Zoning Administrator Approval: Signature _____

Date ___ / ___ / ___

Denial Date ___ / ___ / ___

Signature _____

Reason for Denial:

Land Division Administrator Approval: Signature _____

Date ___ / ___ / ___

Denial Date ___ / ___ / ___ Reasons for Denial:

Signature _____

This form is designed to comply with Sec. 108 and 109 of the Michigan Land Division Act (formerly the subdivision control act P.A.288 of 1967 as amended particularly by P.A 591 of 1996 and PA 87 of 1997, MCL 560.101 et.seq.). Format and conditions approved by the Sparta Township Board on 11/09/06.