

TYRONE TOWNSHIP

PO Box 275 – 28 E Muskegon St. Kent City, MI 49330
(616) 678-4779 * * Fax (616) 678-5513

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 c & f) (Approval of a division must comply with other ordinances or regulations.) A response will be transmitted to the applicant within 45 days of reception. **All property taxes must be paid to date before approval of this application.**

1) Location of Parent to be split (address #): _____ Road Name _____

Parent Parcel Identification Number: 41-01- __ - ____ - ____

Parent Parcel Legal Description -please check box when attached

2) PROPERTY OWNER INFORMATION:

Name: _____

Address: _____ Zip: _____

Phone (_____) _____

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

- A. Zoning as per Township Zoning Map: _____
- B. Number of new parcels _____ (include the remainder parcel)
- C. Intended use (residential, commercial, etc.) _____
- D. Each proposed parcel if 10 acres or less, has a depth to width ratio of not more than 4 to 1
- E. Each parcel has a width of _____ (not less than required by ordinance)
- F. Each parcel has an area of _____ (not less than required by ordinance)
- G. 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: _____

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

I. 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 soil or soils known to have severe limitations for a site sewage system
____ Other limitations _____

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

- A. A current 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) &
 - (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, 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 for 1st division or boundary adjustment and \$50 for each additional parcel)

E. An additional fee of \$100 is assessed for failing to timely file a land division application and had complete approval 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) ACKNOWLEDGEMENT – The undersigned acknowledges that any approval of the within application is not a determination that the resulting parcels comply with other applicable ordinances, covenants, private restrictions, encumbrances, 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: _____

-----For Office Use Only-----

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

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

Treasurer Verification that all current and Delinquent Taxes are Paid

Signature _____ Date ____/____/____

Zoning Administrator Approval: Signature _____

Date ____/____/____

Denial Date ____/____/____

Signature _____

Reason for Denial: _____

Land Division Administrator Approval: Signature _____

Date ____/____/____

Denial Date ____/____/____ Reasons for Denial: _____

Signature _____