

Paradise Township
Grand Traverse County
2300 E. M-113, Kingsley, MI 49649
231-263-5251 Fax: 231-263-7437

PARCEL CODE
28-10____ - ____ - ____

APPLICATION FOR LAND DIVISION

You must answer all questions and include all attachments for this application to be processed

1. PROPERTY OWNER: _____ PHONE # _____
MAILING ADDRESS: _____
APPLICANT (if different than property owner) _____ PHONE# _____
MAILING ADDRESS: _____

2. LOCATION OF PARENT PARCEL TO BE SPLIT: _____
PARCEL SIZE: _____ # OF NEW PARCELS _____ INTENDED USE (residential, commercial, etc.) _____
Each proposed parcel must have a depth to width ratio not to exceed 4:1 per Township Ordinance

3. THE DIVISION OF THE PARCEL PROVIDES ACCESS AS FOLLOWS: (Check one)
 Each new division has frontage on an existing public road
 A new public road, proposed road name: _____
Road name cannot duplicate an existing road name
 A new private road, proposed road name: _____
Road name cannot duplicate an existing road name
 A recorded easement
 Road Ordinance Sec. _____

4. DEVELOPMENTAL SITE LIMITS: please check all that apply
 The parcel is a river or lake frontage parcel
 The parcel is affected by a Lake Michigan High Risk Erosion setback
 The parcel includes a wetland
 Any part of the parcel is within a flood plain
 Any part of the parcel includes slopes steeper than twenty five percent (1:4 pitch)
 Any part of the parcel is on muck or soils known to have severe limitations for on site sewage systems
 Any part of the parcel is known or suspected to have an abandoned well, underground storage tank or contaminated soils.

5. EACH PROPOSED DIVISIONS CONFORMS WITH ONE OF THE FOLLOWING ZONING REQUIREMENTS:
 Agricultural area: 108,900 sq. ft. (2.5 acres) frontage: 200 ft.
 R-1 Residential area: 43,560 sq. ft. (1 acre) frontage: 165 ft.
 R-2 Residential area: 25,000 sq. ft. frontage: 100 ft.
 Forest Recreational area: 108,900 sq. ft. (2.5 acres) frontage: 200 ft.
 Industrial
 Commercial

6. FUTURE DIVISIONS being transferred from the parent parcel to another parcel. Indicate # transferred _____. (See Section 109 (2) of the Statute. Make sure your deed includes both statements as required in section 109 (3&4) of the Statute).

7. ATTACHMENTS TO THE APPLICATION FOR PROPOSED PARCEL DIVISION(S) TO INCLUDE THE FOLLOWING:

- _____A. A survey that complies with the requirements of P.A. 132 of 1970 as amended for the proposed division(s) of the parent parcel showing:
 - all previous divisions made after 3/31/97 (indicate when made or none)
 - dimensions and legal descriptions of the existing parcel and the parcels proposed to be created by the division(s)
 - existing and proposed road/easement right of way(s)
 - any existing improvements (buildings, wells, septic systems, driveways, etc.)
 - any of the features checked in question number 4 with legal descriptions
- _____B. Approval from Grand Traverse County Road Commission
- _____C. A copy of any reserved division rights (sc. 109(4) of the act) in the parent parcel
- _____D. A non refundable fee of: \$50.00 for 1 division, \$75.00 for 2-4 divisions, \$125.00 for 5-10 divisions, \$175.00 for 11 or more divisions

8. AFFIDAVIT and permission for municipal, county and state officials to enter the property for inspections:

I agree the statements made above are true, and if found not to be true this application and any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel divisions. Further, I agree to give permission for officials of the municipality, County and State of Michigan to enter the property where this parcel division is proposed for the purposes of inspection. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance and the State Land Division Act (formerly the Subdivision Control Act P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996 and P.A. 87 of 1997), MCL 560.101 et. seq.) and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restrictions or any other property rights.

I understand that 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 representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

PROPERTY OWNERS SIGNATURE _____ **DATE:** _____
PROPERTY CO-OWNERS SIGNATURE _____ **DATE:** _____

FOR OFFICE USE ONLY

Application Submitted: Date: _____ Total \$: _____ Check # _____

Application Approved: Date: _____

Conditions, if any: _____

Signature: _____ Signature: _____

Property Owner must initial any conditions added to this application: _____

Denied: Reasons: _____

Signature: _____
