

REYNOLDS TOWNSHIP
LAND DIVISION APPLICATION

Fee: \$60.00 for 1st split, \$30 for each additional split.

Land Divisions created throughout the year will be activated in March.

Current tax year Summer and Winter Taxes MUST be paid by December 31st.
(note: this is earlier than the normal Feb. 14 Tax Due Date.)

Tax Bills for the created divisions will be issued beginning with the July billing cycle.

NOTE: RELEASE FROM MORTGAGE/LIEN HOLDER REQUIRED

THE MICHIGAN LAND DIVISION ACT 591 OF 1996 PERMITS LAND DIVISION
IF THE FOLLOWING CRITERIA ARE SATISFIED:

- 1) The Land Division Shall Meet the Minimum Land Area for the Zoning District.
- 2) The Land Division Shall Meet the Parcel Width (road frontage minimum) for the Zoning District. (Widest point of the parcel may be used to meet the minimum width.)
- 3) The Width-to-Depth Ratio Shall Not Exceed Four-to-one for all parcels.
- 4) Remainder Parcels Shall Meet Minimum Road Frontage Requirements for the Zoning District. (Widest point of the parcel may be used to meet the minimum width.)
- 5) Survey Required for Land Division Shall Include All Existing Buildings with Designated Setbacks from Lot Lines.
- 6.) Certificate of Paid Taxes from Montcalm County Treasurer's Office.

DATE: _____ E-MAIL ADDRESS: _____

NAME: _____

MAILING ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE NUMBER: _____ FAX NUMBER: _____

PARENT PARCEL NUMBER: _____

COMMON ADDRESS: _____

ZONING DISTRICT: _____ # ACRES OF PARENT PARCEL: _____

TOTAL # OF PARCELS: _____

1) How Will New Parcel Be Accessed? _____

PUBLIC ROAD

PRIVATE ROAD

EASEMENT

SHARED EASEMENT

PROVIDE DOCUMENTATION

2) Will Parent Parcel Retain All Future Land Division Rights? YES NO

3) ATTACH LEGAL DESCRIPTIONS & SURVEY FOR ALL NEW PARCELS AND PARENT PARCEL. Show All Buildings on Survey (House, Pole Barn, Detached Garage, Sheds.)

PROPERTY OWNER SIGNATURE: _____

ZONING ADMINISTRATOR SIGNATURE _____ DATE _____

(Please Circle)

Attachments: Deed Land Contract Survey & Legal Descriptions Proof of Ownership

TOWNSHIP ASSESSOR SIGNATURE _____ DATE _____

DATE APPROVED _____

THIS LAND DIVISION HAS BEEN APPROVED SUBJECT TO STATE LAW REQUIREMENTS.

DATE DENIED _____

DENIED FOR THE FOLLOWING REASONS:

_____ 1) DOES NOT MEET MINIMUM LOT SIZE FOR ZONING DISTRICT

_____ 2) DOES NOT MEET LOT WIDTH FOR ZONING DISTRICT

_____ 3) DOES NOT MEET FOUR-TO-ONE WIDTH TO DEPTH RATIO

THE FOLLOWING VIOLATIONS OF THE ZONING ORDINANCE SHALL BE CORRECTED BEFORE ANY ZONING AND BUILDING PERMITS ARE ISSUED:

1) _____

2) _____

ALL PERMITS SUBJECT TO ORDINANCE REGULATIONS

ZONING ADMINISTRATOR SIGNATURE _____