

REYNOLDS TOWNSHIP
LAND DIVISION APPLICATION

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

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 _____