

GRATTAN TOWNSHIP
12050 Old Belding Rd.
Belding, MI 48809
(616) 691-8450 – Fax (616) 691-8804

LAND DIVISION / COMBINATION APPLICATION

A decision will be made within 45 days of receipt of all required materials and approvals. You must answer all questions and include all attachments, or this application will be returned to you.

Fee: Parent + 1 Split/Comb = \$100 Parent + 2 Splits/Comb = \$150 Parent +3 Splits/Comb = \$200
Any Splits over that are referred to the Planning Commission for approval.

Property Owner Information:

Name: _____ Phone # _____
Address: _____ Cell # _____
City: _____ State: MI Zip: _____

Parent Parcel to be Split

PP# 41 – 12 - ___ - ____ - ____

Parcels to be Combined:

PP#41-12-___-____-___, 41-12-___-____-___

Proposed Split(s):

Number of new parcels: _____
Intended use (residential, commercial, to be combined, etc) _____
The proposed parcel(s) have access to an existing road by:
 Each parcel has frontage on existing public road (yes ___) (no ___)
 An existing private road _____ Name of Private Road _____
 Proposed private or public road (*all roads must receive approval of the Planning Commission*)

Remaining Divisions:

Divisions allowed, but not included in this application: _____
Number of future division being transferred to another parcel: _____
Identify parcel to which future divisions are to be assigned 41-12- _____

Development Site Limits:

The parent parcel(s):
___ Riparian or littoral (lake front/river front, stream front/pond front)
___ Includes wetlands]
___ Within a flood plain
___ Includes slopes more than 25% (1:4 pitch) or steeper.
___ On muck soils or soils known to have severe limitations for on-site sewage systems.
___ Known or suspected to have an abandoned well, underground storage tank or contaminated soils
___ Driveway viewing distance (clear site in both directions at the point meeting a public road)

Attachments (All attachments must be included):

- **Survey sealed by a professional surveyor for proposed land division(s) of parent parcel, or**
- **A site plan of the proposed division(s) of parent parcel including**
 - ___ Current boundaries (as of March 31, 1997)
 - ___ All previous divisions made after March 31, 1997
 - ___ The proposed division(s)
 - ___ Dimensions of the proposed division(s)
 - ___ Legal Description for child(ren) parcels.

- ___ Existing and proposed road/easement right-of-ways
- ___ Easements for public utilities
- ___ Any existing improvements (building wells, etc.)
- ___ Building set-backs from proposed lot lines and other buildings
- ___ Legal description for parent parcel.

Land Division Requests must include verification (deed) of showing transferred division right associated with the parent parcel.

Checklist for each parcel:

- ___ Road frontage as determined by zoning district (e.g. Ag 220'; R-L 80' w/sewer)
- ___ Lot size (width x length) easements and road right-of-ways not counted in lot size.
- ___ Depth-to-Width ratio (varies by district)
- ___ Zoning district (Ag, RR, RL, etc.)
- ___ Planning Commission approval for divisions of 3 or more parcels. (Parent parcel counts as one)

Property Owner's Signature:

_____ **Date:** _____

Note:

- Approval of a division is not a determination that the resulting parcels comply with Zoning Ordinances or regulations governing building permits.
- **An approved application, with attached survey and/or deed must be recorded with Kent County Mapping and Description to obtain a parcel number and final approval prior to obtaining a building permit.**

Office Use Only

Date Received: _____
 Materials Incomplete: _____ Return Date: _____

Approved [] Conditions, if any _____

Denied [] Requires Planning Commission Approval [] Date of next Meeting: _____

Zoning Administrator Review Approval [] Non-Approval []
 Reason for non-approval _____

Township Assessor Review: Approval [] Non-Approval []
 Reason for non-approval _____

Splits requiring Planning Commission Approval – Secretary's Signature:

_____ PC Secretary Signature _____ Date

Township Assessor Signature:

_____ Print Name _____ Date

_____ Signature