

PENINSULA TOWNSHIP PARCEL LAND DIVISION APPLICATION

LAND DIVISION ACT FILE NO. _____

1. PARENT PARCEL NUMBERS: 28-11-...

REMAINDER/CHILD PARCEL NUMBERS: 28-11-...

All land divisions are processed by the Peninsula Township Land Division Review Committee
Attention: Township Assessor
13235 Center Road
Traverse City, MI 49686
231.223.7313

1. PROPERTY OWNER(S):

Name: _____

Street Address _____

City, State, Zip _____

Telephone No. _____ Email: _____

2. APPLICANT:

Name: _____

Street Address _____

City, State, Zip _____

Telephone No. _____ Email: _____

3. DIVISIONS

_____ Total Divisions allowed (Not including bonus divisions).

_____ Divisions being reserved for parent parcel.

_____ Additional Divisions Transferred to created parcels:

_____ Divisions Approved with this Application.

4. PARCEL ACCESS

The division of this parcel provides access to an existing public/private road by:

_____ Each new division has frontage on an existing public/private road.

_____ A new public road (proposed road name): _____

(ROAD NAME CAN NOT DUPLICATE AN EXISTING ROAD NAME)

_____ A recorded easement (Liber and Page Number) _____

_____ Attach a legal description of the proposed new road or easement, if any.

5. LEGAL DESCRIPTIONS/DEEDS

_____ Number of new parcels. Intended use (Residential/Commercial, etc.) _____

_____ A legal description for the parent parcel is attached.

_____ A legal description for each proposed new parcel is attached.

_____ Deeds shall include both statements as required in Section 109(3) and 109 (4) of the State Statute.

6. DEVELOPMENT SITE LIMITS: Check each which represent a condition which exists on the parent parcel:

_____ The parcel is a river or lake front parcel.

_____ The parcel is affected by a Lake Michigan High Risk Erosion setback.

_____ The parcel includes wet lands.

_____ Any part of the parcel is within a flood plain.

_____ Any part of the parcel includes slopes steeper than twenty five percent (a 1:4 pitch).

7. **ATTACHMENTS:** All attachments must be included. Letter each attachment as shown here.

7A. Certified survey of the proposed parent parcel showing:

- _____ (1) Current boundaries of the parent parcel (as of March 31, 1997).
- _____ (2) Area of parent parcel.
- _____ (3) All previous divisions made after March 31, 1997.
- _____ (4) The proposed division(s).
- _____ (5) Dimensions of the proposed divisions, including both net and gross acreages.
- _____ (6) Existing and proposed road/easement rights-of-way.
- _____ (7) Easements for public utilities from each parcel to existing public utility facilities.
- _____ (8) Any existing improvements (buildings, wells, septic system, driveways, etc.).
- _____ (9) Any of the features checked yes in question number 6.

_____ 7B. Approval of the Department of Environmental/Quality/Grand Traverse County Health Department, unless each proposed parcel is serviced by a public sewer.

_____ 7C. Approval, or a well permit for potable water for each proposed parcel prepared By Department of Environmental Quality/Grand Traverse County Health Department, unless each proposed parcel is serviced by a public water system.

_____ 7D. Approval, or permit from Grand Traverse County Road Commission, Michigan Department of Transportation, or Peninsula Township Zoning Administrator For each proposed new road or easement.

_____ 7E. Letter from Township Zoning Administrator stating that proposed parcel(s) meet the Peninsula Township Zoning Ordinance.

_____ 7F. Grand Traverse County Treasurer Certification of Taxes Paid

_____ 7G. A copy of any reserved division rights in the parent parcel (Sec 109 (4) of the Act).

_____ 7H. Peninsula Township Attorney review

_____ 7I. A fee of \$ 500.00, payable to Peninsula Township (this includes \$ 125 attorney review fee)

_____ 7J. Other (please list): _____

8. **AFFIDAVIT** and permission for township, 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 division. Further, I agree, to give permission for officials of Peninsula Township, Grand Traverse County and the State of Michigan to enter the property where this parcel division is proposed for purpose of inspection. Further, I understand this is only a parcel division which conveys only certain rights under the Peninsula Township Land Division and the State Land Division (formerly the subdivision control act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996), M.C.L. 560.101 et. seq.) and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights.

I understand zoning, local ordinances and State Acts change from time to time, and 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 Grand Traverse County Register of Deeds before the changes to laws are made. The Township and its officers and employees shall not be liable for approving a land division if building permits for construction on the parcels are subsequently denied because of inadequate water supply, sewage disposal facilities or otherwise.

Applicant Signature: _____

Date: _____

Owner Signature: _____

Date: _____

Reviewer's action: Application Fee \$ _____ Check/Receipt # _____ Date: _____

_____ Approved: Conditions, if any: _____

_____ Denied: Reasons (cite section #): _____

Land Division Review Committee

Sally Murray _____ Date _____

Christina Deeren _____ Date _____

Jennifer Cram _____ Date _____