

CASNOVIA TOWNSHIP
245 S. Canada Rd.
Casnovia, MI 49318
Phone (616)675-4064 Fax (616)675-5611

LAND COMBINATION APPLICATION

(Print or type answers)

This application must be submitted to the Township Zoning Administrator for the approval of any combination of land within Casnovia Township. All items must be completed and all required attachments (survey, legal descriptions, proof of ownership, etc.) must be included for processing of this application. The Zoning Administrator shall approve or deny a proposed combination(s) within 45 days after filing of a **complete application**.

This form is designed to comply with Sec. 108 and 109 of the Michigan Land Division Act (PA 288 of 1967 as amended particularly by PA 591 of 1996 and PA 87 of 1997, MCL560.101 et. seq.)

LOCATION OF ALL EXISTING PARCELS TO BE COMBINED:

A. Common Address _____ Zip Code _____
Property Tax ID Number **61-13-**_____

B. Common Address _____ Zip Code _____
Property Tax ID Number **61-13-**_____

C. Common Address _____ Zip Code _____
Property Tax ID Number **61-13-**_____

D. Common Address _____ Zip Code _____
Property Tax ID Number **61-13-**_____

PROPERTY OWNER

Property Owner: _____
Address: _____ City: _____ State: _____ Zip: _____
Telephone: _____ Cell Phone: _____ Fax: _____

Applicant: (if different than above) _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Cell Phone: _____ Fax: _____

LAND COMBINATION REQUEST:

Size of existing parcels (sq. ft. or acreage): A _____ B _____ C _____ D _____

Number of lots combined: _____

Existing Zoning District : AG R-1 R-2 R-3 C-1 I-1

Combined parcels have TOTAL area (sq. ft. or acreage) of: _____

Combined parcels have TOTAL width of: _____

ACCESSIBILITY OF NEW PARCEL(S)

Each parcel combination has:

- a. Frontage on an existing public road.
- b. Frontage on a new or existing private road. Private road name _____
(New private roads must meet Zoning Ordinance requirements.)
- c. Easement for private driveway. (Attach legal description of easement)

EXISTING STRUCTURES ON PARCEL(S)

List all existing structures on properties (example: house, garage, accessory buildings):

A. _____ C. _____

B. _____ D. _____

All existing structures and the distance they are set back from property lines **must** be shown to scale on the property survey drawing.

DEVELOPMENT SITE LIMITS

Do any special environmental conditions exist? Check each that apply:

- a. Frontage on a lake.
- b. Portion of parcel(s) on flood plain.
- c. Frontage on a river.
- d. Portion of parcel(s) designated as wetlands.

PROPERTY TAXES AND ASSESSMENTS

Have all due property taxes been paid? YES NO

(This application will not be considered if there are unpaid or overdue property taxes.)

PROPERTY OWNER CONSENT.

By signature attached hereto, I certify that the information provided within this application and accompanying documentation is, to the best of my knowledge, true and accurate. Further I agree to comply with the conditions and regulations provided with this parcel combination. I authorize township, county or State of Michigan personnel to enter the property associated with this application for the purposes of conducting site inspections as needed. Finally, I understand this is only a parcel combination which conveys only certain rights under applicable subdivision control act, PA 288 of 1967, as amended (particularly by PA 591 of 1996) MCL 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.

*Finally, even if this combination is approved, I understand zoning, local ordinance and the State Acts change from time to time and, if changed, the combinations made here must comply with new requirements (reapply for the combination again) unless deeds, land contracts, leases or surveys representing the **approved combination is recorded with the Register of Deeds** or the combination is built upon before the changes to laws are made.*

This application, if approved, expires one (1) year from approval date if legal conveyance has not been properly recorded.

1. _____
Property Owner's Signature (Signature required) Date

2. _____
Property Owner's Signature (Signature required) Date

Applicant's Signature Date

TOWNSHIP USE ONLY

_____ Date Received _____ Date Application Completed for review

_____ Date Approved by Reviewer **Approval # LC** _____

Approved with following condition(s): _____

_____ Date Denied

Denied for the following reason(s): _____

Sent To Applicant _____ To Assessor _____ To County _____

Reviewer's Signature _____

REQUIRED ATTACHMENTS

All applications should include the following:

- A. A survey sealed by a professional surveyor of the existing parcel showing:
 - a. all proposed division(s) and the dimensions of each.
 - b. location of all existing and proposed roads, easements or driveways.
 - c. any existing structures or improvements (buildings, well, septic system, driveways etc.) on any proposed parcel(s).
 - d. any structures on adjacent properties located within 50 feet of any side or back lot line.
 - e. any of the features checked in the above DEVELOPMENT SITE LIMITS.
- B. Proposed legal descriptions for all proposed new parcels; and proposed roads, easements or driveways.
- C. Soil evaluation or Septic permit for any new proposed parcel one (1) acre or less.
- D. A well permit for each proposed parcel one (1) acre or less.
- E. An indication of access approval from either MDOT (State) or Muskegon County Road Commission for any proposed private road, easement or driveway.
- F. Proof of ownership by way of tax roll listing, property tax statement or copy of legal conveyance (deed, land contract).
- G. A copy of any reserved division rights (Sec. 109 (4) of Land Division Act) of parent parcel.

Parent Parcel # 61-13_____