

Parent Parcel # _____

Approval # _____

PIERSON TOWNSHIP

21156 W. Cannonsville Rd

Pierson, MI 49339

LAND COMBINATION APPLICATION

(Please Print or Type Answers)

\$ 85.00 APPLICATION FEE

This application must be submitted to the Township Zoning Administrator for the approval of any combination of land within Pierson Township. All items must be completed and all required attachments (survey, legal descriptions, proof of ownership, paid taxes and special assessments, 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, MCL 560.101 et. Seq.)

LOCATION OF ALL EXISTING PARCELS TO BE COMBINED:

- A. Common Address _____ Zip Code _____
Property Tax ID Number _____
- B. Common Address _____ Zip Code _____
Property Tax ID Number _____
- C. Common Address _____ Zip Code _____
Property Tax ID Number _____
- D. Common Address _____ Zip Code _____
Property Tax ID Number _____

PROPERTY OWNER:

Property Owner: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone: _____ Cell Phone: _____

Applicant: (If different than above) _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone: _____ Cell Phone: _____

Parent Parcel # _____

LAND COMBINATION REQUEST:

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

Number of lots combined: _____

Existing Zoning District: [] AG [] RR [] R-1 [] R-2 [] R-3 [] LR [] C-1 [] C-2 [] I

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

Combined parcels have TOTAL width of: _____

ACCESSIBILITY OF NEW PARCEL(S):

Each parcel combined has:

- a. Frontage on an existing public road. []
- b. Frontage on a new or existing private road. [] Private road name _____
- 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 of a river (creek, stream). []
- d. Portion of parcel(s) designated as wetlands. []

PROPERTY TAXES AND ASSESSMENTS:

Have all due property taxes been paid? YES [] NO []

Are there any special assessments that may require payment or other agreement? YES [] NO []

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

REQUIRED ATTACHMENTS:

Parent Parcel # _____

All applications should include the following:

- A. A survey sealed by a professional surveyor of the existing parcels showing:
 - a. All proposed division(s)/combination(s) and the dimensions of each.
 - b. Location of all existing and proposed roads, easements or driveways.
 - c. Any existing structures or improvements (building, well, septic system, driveways etc.) on any proposed parcel(s).
 - d. Any structure 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 Montcalm 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). **LETTER OF CERTIFICATION THAT ALL TAXES ARE PAID FROM MONTCALM COUNTY TREASURER MUST BE ATTACHED**
- G. A copy of any reserved division rights (Sec. 109(4) of Land Division Act) of parent parcel

TOWNSHIP USE ONLY

APPLICATION FEE \$ 85.00

_____ Date Received _____ Date Application Completed for Review

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

Approved with the following condition(s):

_____ Date Denied

Denied for the following reason(s):

Reviewer's Signature _____

Sent to Applicant _____ To Assessor _____ To County _____