

Village of Bellaire

202 N. Bridge St.
P.O. Box 557
Bellaire, MI 49615

Phone: (231) 533-8213
vlgbellaire@bellairemichigan.com

Fax: (231) 533-4183
www.bellairemichigan.com

PARCEL DIVISION APPLICATION

Approval of a division is **NOT** a determination that the resulting parcels comply with other ordinances or regulations.

Approval of a division of land is required before it is sold when a new parcel is less than **40 acres**.

This form is designed to comply with Sec. 108 and 109 of the Michigan Land Division Act (formerly the Subdivision Control Act, P.A. 288 of 1967 as amended, particularly by P.A. 591 of 1996 and P.A. 87 of 1997; MCL 560.101 et. seq; MSA 26.430 et. seq.).

For Office Use Only:

Total Fee: _____ *Check #:* _____ *Date Received:* _____

Approval Date: _____ *Denial Date:* _____

Reasons for denial: _____ *see attached*

Signature: _____

1. **LOCATION OF PARENT PARCEL** to be split (street address): _____
PARENT PARCEL TAX IDENTIFICATION NUMBER: _____
PARENT PARCEL LEGAL DESCRIPTION (describe or attach): _____

2. **PROPERTY OWNER INFORMATION:**

Name: _____ Address: _____
Phone: () _____

3. **PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING:**

- A. Number of new parcels _____
B. Intended use (residential, commercial, etc.) _____
C. Each proposed parcel, if 10 acres or less, has a depth to width ratio of 4 to1 or _____ to _____ as provided by ordinance.
D. Each parcel has a width of _____ (not less than required by ordinance)
E. Each parcel has an area of _____ (not less than required by ordinance)
F. Each parcel is provided ingress/egress as follows: (check one)
a. _____ Each new division has frontage on an existing public road. Road name: _____
b. _____ Each new division has frontage on a new public road. Proposed road name: _____
c. _____ Each new division has frontage on a new private road. Proposed road name: _____
d. _____ Other ingress/egress easement: _____

4. **FUTURE DIVISIONS** being transferred from the parent parcel to another parcel. Indicate number transferred _____ (see section 109(2) of the Act. Make sure your deed includes both statements as required in 109(3) and (4) or the Act.)
5. **DEVELOPMENT SITE LIMITS** (check each which represent a condition which exists on the parent parcel):
- | | |
|--|------------------------|
| ____ Waterfront property (river, lake, pond, etc.) | ____ Includes wetlands |
| ____ Is within a flood plain | ____ Includes a beach |
| ____ Is on muck soils or soils known to have severe limitations for on-site sewage system. | |
6. **ATTACHMENTS** – All of the following attachments **MUST** be included. Letter each attachment as shown:
- A. Proof of ownership.
 - B. Names and address of all persons having an interest and the types of interest each holds.
 - C. Brief statement as to the purpose and use of the proposed division.
 - D. The history of the prior divisions of the parent parcel from which the applicant’s parcel or tract of land came and proof that the applicant holds the right to divide the parcel or tract of land proposed.
 - E. A survey map for the proposed division(s) of the parent parcel showing:
 - (1) current boundaries (as of March 31, 1997);
 - (2) all previous divisions made after March 31, 1997 (indicate when made or none);
 - (3) the proposed division(s);
 - (4) dimensions of the parent parcel and each resulting parcel;
 - (5) existing and proposed road/easement right-of-way(s) for public utilities and ingress/egress, and
 - (6) easements for public utilities from each parcel that is a development site to existing public utility facilities;
 - (7) any existing improvements (buildings, wells, septic system, driveway, etc.), and the distances between these structures and the original and resulting property lines; and
 - (8) any of the features checked in question number 5, above.
 - F. Map showing the location of the parent parcel within the Village of Bellaire.
 - G. Legal descriptions of the parent parcel and each resulting parcel certified by a land surveyor licensed by the State of Michigan.
 - H. Provide documentation that a proposed easement provides vehicular access to an existing road or street and meets applicable location standards.
 - I. A copy of any reserved division rights (section 109(4) of the Act) in the parent parcel.
 - J. Such other documentation that the Zoning Administrator may require relating to the application.
7. **IMPROVEMENTS** – Describe any existing improvements (buildings, well, septic, driveways, etc.) that are on the parent parcel or indicate none. _____
-

8. **AFFIDAVIT** and permission for municipal, 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 conditions and regulations provided with this parent parcel division. Further, I agree to give permission for officials of the municipality, county and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection. Finally, I understand this is only a parcel division which conveys certain rights under the control act P.A. 288 of 1967, as amended, particularly by P.A. 591 of 1996 and P.A. 87 of 1997; MCL 560.101 et. seq.; MSA 26.430 et. seq.) and does not include any representation or conveyance of rights in any other statute, zoning ordinance, deed restrictions or other property rights.

Finally, even if this division is approved, I understand local ordinances and state Acts change from time to time, and if change the divisions made herein comply with the new requirements (apply for division approval again) unless deeds representing the approved divisions are recorded with the Register of Deeds and the Division is built upon before the changes to laws are made.

Property Owner's Signature: _____ Date: _____

You **MUST** answer all questions and include all attachments, or this will be returned to you.

Return this application to:

Zoning Administrator
Village of Bellaire
P.O. Box 557
202 N. Bridge Street
Bellaire, MI
49615