

SUBDIVISION APPLICATION

CITY OF NATCHEZ
DEPARTMENT OF PLANNING AND ZONING
124 SOUTH PEARL STREET
NATCHEZ MS 39120
Tel: 601-445-7518 Fax: 601-445-6653

FOR OFFICE USE ONLY
CASE NO. _____
DATE OF PRE-APPLICATION REVIEW _____
WAIVED _____

APPLICANT INFORMATION:

Name: _____

Address: _____

City: _____ State: _____ Zip _____

Phone No. _____ E-Mail Address _____

Ownership Status: Owner _____ Agent _____ Tenant _____ Contract Buyer _____

Name of Engineer or Surveyor: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone No. _____ E-Mail Address _____

SUBDIVISION APPLICATION TYPE:

Residential Commercial/Industrial Other _____

Proposed Subdivision Name: _____

General Location: _____

Legal Description (Attach or describe): _____

Description of Project: _____

Size of Project (Acres): _____ Average Lot Size: _____

Number of Lots: _____ Density: _____

PROPERTY INFORMATION:

Assessor's Parcel Number or Numbers: _____

Existing Zoning: _____ Current Land Use: _____

Surrounding Land Use: _____

Comprehensive Plan Description: _____

Location of Proposed Access To The Site: _____

Land area of Entire Development: _____ sq. ft. _____ acres

Total Number of New Lots: _____ Flag lots: _____

Total Number of Dwelling Units: _____

Single Family _____ Duplex _____ Townhouse _____ Apartments _____

Size & Point of Connection of Utilities: Water Size: _____ Location: _____

Sewer Size: _____ Location: _____

Distance & Location of Nearest Fire Hydrant: _____

Street(s) Serving The Project (Provide ROW and pavement width): _____

Physical Description of Site (Topography, Cover, Features): _____

I understand that the applicant or representative will attend the public hearing before the Planning Commission and Board of Alderman, and that the decision made by the Natchez Metropolitan Planning Commission on a Subdivision is final; unless appealed by myself, by adjoining property owners, or by other affected persons. I also understand that the Subdivision Plat must be approved by the Natchez Metropolitan Planning Commission and/or the Board of Alderman before it can be recorded. All information, statements, attachments and exhibits transmitted herewith are true to the best of my knowledge. I hereby certify that I am the owner or contract buyer of the property upon which the subdivision is to be located or that I have been vested with the authority to act as agent for the owner or contract buyer.

DATED this _____ day of _____, 20__.

Signatures

Name (print or Type)

FEES: \$200.00 PLUS \$25.00 PER LOT

TOTAL AMOUNT: _____

Please include the fees with the application.

AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives may be important to process this application. The Owner or authorized representative, as notarized below, hereby authorizes City representatives to visit and photograph the property described in this application.

AUTHORIZATION FOR OWNER'S REPRESENTATIVE(S): Please complete if applicable. This section must be notarized.

I _____, the owner, hereby authorize _____ to act as my representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner

Date

APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I _____, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits, and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Owner or Authorized Representative

Date

Subscribed and sworn to before me this _____ day of _____, 20__
State of _____
County of _____

Notary Public Signature

PLEASE SUBMIT THE FOLLOWING:

One (1) SEALED/STAMPED 11" X 17" DRAWINGS OF THE ORIGINAL PROPERTY produced by a Land Surveyor certified by the State of Mississippi.

Nine (9) SEALED/STAMPED 11"X 17" DRAWINGS OF THE PROPOSED PROPERTY SUDIVISION produced by a Land Surveyor certified by the State Of Mississippi.

Each drawing should include the following:

- a. North arrow and bar scale.
- b. Location, size and dimensions of all existing and proposed conditions and structures (significant natural features, landscaping, structures, additions, decks, access ways, parking).
- c. Property lines and dimensions of the lot.
- d. Size of the site in acres/square feet.
- e. All setbacks, street centerlines, rights-of-way (including existing and proposed to be dedicated according to the adopted Thoroughfare Plan), easements, and other information related to the site.
- f. Location of all existing utilities, including public water and sewer or private well and aeration systems.
- g. Proposed property line where the original parcel is to be split.
- h. Distances to the original property lines and proposed split from all buildings and structures.