



OFFICE OF COMMUNITY DEVELOPMENT

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

PRELIMINARY ZONING COMPLIANCE

This application is to be used only for the items listed below. All other uses first require Site Plan Review by the Planning Commission and City Council. A complete application shall include a scaled site plan, plot plan or survey, and three full-size and one 11" x 17" set of building plans, floor plan, and elevations, along with required fees.

APPROVAL REQUESTED FOR:

<input type="checkbox"/>	New Single Family Dwelling	<input type="checkbox"/>	Detached structure (garage, etc.)	<input type="checkbox"/>	Addition to single-family dwelling
<input type="checkbox"/>	Remodeling of an existing building	<input type="checkbox"/>	Multiple family dwelling	<input type="checkbox"/>	Deck
<input type="checkbox"/>	Commercial office building	<input type="checkbox"/>	Other property alteration:		

THE CITY OF DEXTER HAS NO JURISDICTION OVER MASTER DEED RESTRICTIONS, THEREFORE, IF ZONING ORDINANCE REQUIREMENTS ARE MET, A PERMIT WILL BE ISSUED.

HOWEVER, THE APPLICANT SHOULD BE AWARE THERE MAY BE DEED RESTRICTIONS REGARDING DECKS, ADDITIONS, GARAGES AND EXTERIOR REMODELING, ETC.

PLEASE CONTACT YOUR HOMEOWNERS ASSOCIATION BEFORE BEGINNING CONSTRUCTION.

Property Address: _____ Tax ID Number: _____

Proposed Use: _____

Applicant Name: _____ Phone: _____

Applicant Address: _____

Email Address: _____ Mobile Phone: _____

Property Owner Name: _____ Phone: _____

Property Owner Address: _____

Email Address: _____ Mobile Phone: _____

Preliminary Plot Plan Requirements: *Plot plans shall be drawn to scale, submitted in two (2) copies, and must meet the following standards:*

1. Plot plans must be prepared, signed and sealed by a Registered Professional Engineer or Licensed Surveyor.
2. North arrow and scale, between 1" = 20' and 1" = 50'.
3. Builders name, address and telephone number.
4. Date of plan or revision, subdivision name, property address, lot number, and legal description of property.
5. Street right-of-way name and width.
6. Location, shape and dimensions of the lot, including total area in square feet.
7. Dimensioned outline and area (in square feet) of all existing and proposed structures, including those on adjacent lots.
8. Front, side and rear setbacks.

*****Street Trees:** Attempts should be made to plant trees in a pattern that is uniform to the surrounding street trees. Call MISS DIGG prior to locating and installing any street tree. Please note that the tree species and planting date will be required information on the Final Zoning Compliance application.

To be completed by Staff:

Staff Review: Fee: _____ Date Received: _____ Receipt # _____

Remodel/Deck/Fence \$25; Residential Home \$50; Multi-Family/Commercial/Industrial/Quasi-Public \$100

Site/Plot Plan	Acceptable	
	Yes	No
Prepared, signed and sealed by a Registered Professional Engineer or Licensed Surveyor.		
North arrow and scale, between 1" = 20' and 1" = 50'.		
Builders name, address and telephone number.		
Date of plan or revision, subdivision name, property address, lot number, and legal description of property.		
Street right-of-way name and width.		
Location, shape and dimensions of the lot.		
Dimensioned location, outline, and dimensions of all existing and proposed structures, including those on adjacent lots.		
Front, side and rear setbacks.		
Location and species of required street trees, at least 6 feet from water/sewer leads and driveways, at least 5 feet from the edge of the driveway, and a minimum of 20 feet from other street trees. Tree Species: _____		
Location, type of material and width of sidewalks and driveway (with elevations). Driveway slopes are indicated.		
Site benchmark on NAVD '88 datum provided.		
Location, elevations, and easements, including width, for all utilities, existing and proposed.		
Location of fire hydrants		
Elevations at each lot corner and grade change points.		
Finish grade and finish floor elevations for first floor, garage and basement of proposed structure and finish grade elevation of adjacent houses provided, where applicable.		
Proposed location of sanitary sewer and water leads, as well as service connections to structure.		
Proposed sump lead connection from principle structure to storm sewer.		
Rear yard and side yard drainage swales are clearly indicated with grades shown at sufficient locations to provide for positive drainage away from the building and other structures. Channelization of drainage to an approved outlet shown. Direction arrows provided showing proposed and existing drainage directions.		

Building Plan	Acceptable	
	Yes	No
Floor plan of proposed structure or alteration/remodeling plan/use.		
Elevation views of the proposed structure		
Estimated tap fee: _____		

Other	Acceptable	
	Yes	No
SESC Permit		
Right of Way Pavement Construction Permit and Fee		

Date: _____

Approved

Denied

Reviewed by: _____

REASONS FOR DENIAL: _____

EXISTING NON-CONFORMITIES/VARIANCES GRANTED: _____

APPROVAL STAMP:

***** APPROVAL EXPIRES SIX (6) MONTHS FROM THE APPROVAL DATE *****