

FIRST DIVISION LOTS
Information Form

FIRST DIVISION LOTS

1. A parcel of land which has not been divided since the adoption of the Subdivision Regulations, on February 4, 1957, is legally entitled to be divided into two parcels known as a “*first division lot*” and a “*remainder lot*”.
2. A copy of the deed and recorded map in effect February 3, 1957, and the current deed and recorded map, shall be submitted to the Planning Office. A letter or certificate from the applicant’s attorney or title insurer stating that the parcel is *unaltered* from its extent on February 3, 1957 may also be required
3. Any alterations to the boundaries of the parcel since February 3, 1957 will be reviewed.
4. A copy of the GIS Wetlands map showing the property in question shall be submitted to the Planning Office for review. A mapped soil survey may be required when necessary to determine feasibility.
5. A site development plan shall be submitted showing delineated wetlands, if any, and two foot contours if slopes exceed 15%. It shall show the minimum rectangle, zoning setbacks and required frontage per ZR 4.6 attached; conformance to ZR 3.6 attached and ZR 3.8b in regard to sightlines attached.
6. Prior to approval by the Planning Office, a copy of the proposed first division map and site development plan shall be submitted to the Redding Health Department for its review and favorable report.
7. The Planning Commission Chairman may sign a mylar map of the divided parcel provided it conforms to the above regulations and all other applicable Redding permitting authorities.
8. The Planning Office will record First Division maps on the Land Records with the required fee provided by the owner.
9. Application to the Redding Planning Commission for subdivision is not required until the potential for a third parcel is created. Dividing any previously approved subdivision lot requires resubdivision approval.

1/8/08

PL:first division lots