

RECEIVED
4-15-24
COHOCTAH TOWNSHIP

APPLICATION FOR LAND USE PERMIT
COHOCTAH TOWNSHIP

Land Use No. 18-2024
Fee \$50⁰⁰ Rec. 11421

DELIVER/MAIL TO: COHOCTAH TOWNSHIP 10518 ANTCLIFF RD FOWLerville MI 48836

OWNER JERRY & DEBRA ASTON DATE 4/15/2024

ADDRESS 6893 SANFORD RD TAX CODE NO. 35-200-041

CITY HOWELL ZIP 48855 PHONE (810) 923-2907

Contractor (if applicable) MICHIGAN STORAGE BARNs Address 675 E. HIGHLAND RD

City HOWELL Zip 48843 Phone (517) 518-8020

Site Address 6893 SANFORD RD Nearest Crossroads SANFORD & OAK GROVE

Size of lot: Front 403.8 Rear 456.98 Side 517.15 Side 446.43 Acres 4.87

Zoning District SETTLEMENT

Type of construction: *Check if structure is located in a flood plain

Principal Structure

 New Single Family Addition Attached Garage Other

Accessory Structure

X Detached Garage, Shed, or Pole Barn Deck Fence Pool/Hot Tub Sign Other

Foundation: Basement Crawlspace Slab Posts X Other

Size of structure: Width 14' Length 32' Height 10'

Square feet: 1st Floor 512 2nd Floor 3rd Floor

Structure setback (feet from property line): Front 481 Rear 20 Side 202 Side 223

✓ Attach a drawing showing the following: dimensions of property, all roads adjacent to property, easements, wetlands, lakes and streams, all structures, existing or proposed wells, septic tanks and fields, dimensions of structures to property lines, dimensions of proposed structure including height.

✓ Attach two sets of construction plans, plus one site plan.

✓ Attach document verifying proof of ownership (i.e. tax bill, property transfer affidavit, deed) **NOTICE: Applications in the settlement districts must go before the Planning Commission** (Meets the 1st Thursday of every month)

LAND USE PERMIT FEES (accepted in check or cash only)

Residential.....\$50.00
Commercial/Industrial.....\$200.00 + \$3,000.00 (toward 3% inspection fee)

After obtaining a Land Use Permit, you must contact the Livingston County Building Department (517-546-3240) to pull a building permit. You may be required to obtain permits from the following: Health Department (517-546-9850), Drain Commission (517-546-0040), Road Commission (517-546-4250) and any other applicable permits.

NOTICE: PLEASE READ AND INITIAL EACH

JA 1. Land use Permit shall be null and void if proposed development does not have its first inspection within one (1) year.

JA 2. Applicant shall notify Zoning Administrator at time of staking out foundation, then after digging but before pouring foundation, and again/or for compliance with Site Plan including driveways, screening, fencing, parking areas, signs, etc. as applicable. *FAILURE TO DO SO WILL AUTOMATICALLY CANCEL YOUR LAND USE PERMIT REQUIRING YOU TO REAPPLY. A CANCELLED LAND USE PERMIT AUTOMATICALLY CANCELS COUNTY BUILDING PERMITS (21.04E5)!

JA 3. Applicant shall notify Zoning Administrator when construction is ready for final inspection for issuance of CERTIFICATE OF COMPLIANCE. A CERTIFICATE OF COMPLIANCE MUST BE OBTAINED BEFORE THE LIVINGSTON COUNTY BUILDING DEPARTMENT WILLISSUE A CERTIFICATE OF OCCUPANCY ON NEW RESIDENCES, BUILD-OUT ADDITIONS, OR COMMERCIAL.

JA 4. The Zoning Administrator may suspend or revoke a permit issued in error or on the basis of incorrect information supplied by the applicant or agent or in the event of violation of any of the ordinances or regulations of the Township.

I hereby certify that all information attached to this application is true and accurate to the best of my knowledge. I certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application and agree to conform to all applicable ordinances of Cohoctah Township. I acknowledge that private covenants and restrictions are potentially enforceable by private parties.

Authorized Applicant Signature [Signature] Printed Name JERRY ASTON

If not property owner, attach a copy of signed authorization

+++++
TOWNSHIP USE ONLY

Zoning Administrator _____ Date _____

Phone No. _____

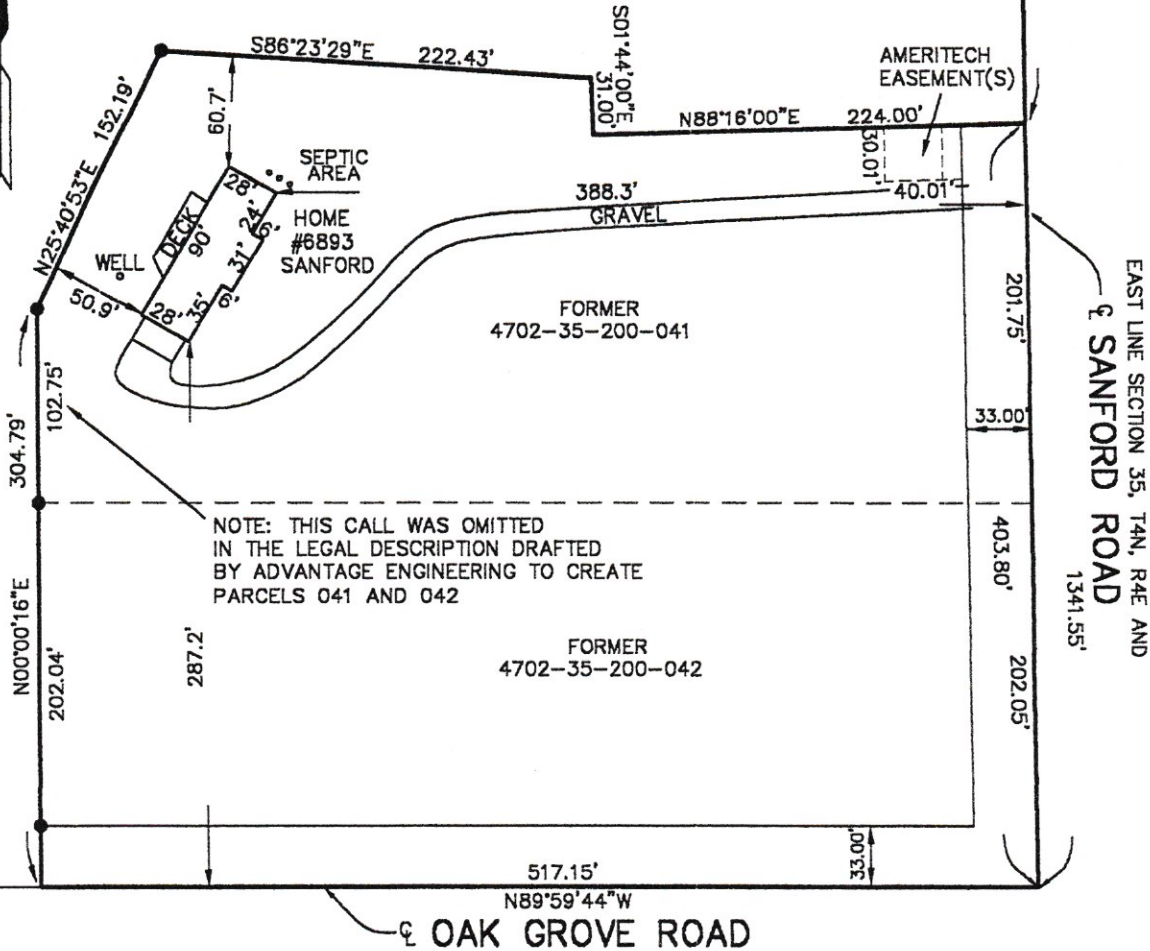
___ Approved ___ Disapproved Comments _____

MORTGAGE CERTIFICATE

NORTHEAST CORNER SEC. 35
T4N, R4E, COHOCTAH TWP.
LIVINGSTON COUNTY, MICH.
PER REMONUMENTATION

CORNER MARKER USED
HISTORICALLY AS THE
NORTHEAST CORNER OF
SECTION 35 ON VARIOUS
SURVEYS OF RECORD

● = FOUND CORNER MARKER



LEGAL DESCRIPTION (6893 SANFORD):

PART OF THE NORTHEAST 1/4 OF SECTION 35, T4N, R4E, COHOCTAH TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE ALONG THE EAST LINE OF SAID SECTION 35 AND CENTER LINE OF SANFORD ROAD S00°37'00"E 937.75 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING ALONG SAID EAST LINE OF SECTION 35 AND CENTER LINE OF SANFORD ROAD (66 FEET WIDE) S00°37'00"E 403.80 FEET; THENCE ALONG THE CENTER LINE OF OAK GROVE ROAD (66 FEET WIDE) N89°59'44"W 517.15 FEET; THENCE N00°00'16"E 304.79 FEET; THENCE N25°40'53"E 152.19 FEET; THENCE S86°23'29"E 222.43 FEET; THENCE S01°44'00"E 31.00 FEET; THENCE N88°16'00"E 224.00 FEET TO THE POINT OF BEGINNING. CONTAINING 4.87 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO A 30 FOOT BY 30 FOOT AMERITECH BUILDING EASEMENT AS RECORDED IN LIBER 1891 ON PAGE 344, LIVINGSTON COUNTY RECORDS, ALSO BEING SUBJECT TO A 10 FOOT BY 30 FOOT AMERITECH CABLE EASEMENT AS RECORDED IN LIBER 1891 ON PAGE 344, LIVINGSTON COUNTY RECORDS, ALSO BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE EASTERLY 33.00 FEET THEREOF AS IS OCCUPIED BY SANFORD ROAD, ALSO BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTHERLY 33.00 FEET THEREOF, AS IS OCCUPIED BY OAK GROVE ROAD, ALSO BEING SUBJECT TO AND TOGETHER WITH EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



Michigan Storage Barns

5464 North Lapeer Road, Columbiaville Mi. 48421

675 East Highland Road, Howell Mi. 48843

Michigan Storage Barns, LLC

Email : Sales@MichiganStorageBarns.com

Phone : 810-793-5432/ 517-518-8020 (Howell Lot)

Website : Wwww.MichiganStorageBarns.com

ESTIMATE

QOT-9986

04/14/2026

Expires on 05/14/2026Shipping address**Jerry Aston**

6893 Sanford Road

Howell MI 48855

Phone : 810-923-2907

Billing address**Jerry Aston**

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Phone : 810-923-2907

Item name & description	Tax	Qty.	Unit price	Amount
16x32 Mackinaw 700 Dutchbarn Vinyl Standard Features: 6x6 double door 10' tall 6'6" side wall height 2-21x27 windows w/ screens and shutters	✓	1	\$13,725.00	\$13,725.00
Deluxe Model Upgrade (10% of base price) Deluxe doors w/ Transom windows, Architectural Shingles or steel roof option, Two half round vents, Window trim, 6" Overhang around whole building, 3 1/2 upgraded trim	✓	1	\$1,372.50	\$1,372.50
24x36 Window w/ screens and shutters Upgrade from 21x27 windows	✓	2	\$106.00	\$212.00
9x7 Roll up door	✓	1	\$983.00	\$983.00
3/4" Treated Plywood Floor Upgrade	✓	1	\$752.64	\$752.64
Duckbill anchors	✓	4	\$35.00	\$140.00
Delivery from Lot To: 6893 Sanford Road Howell MI 48855 United States		1	\$1,903.00	\$1,903.00

17x33 shed base

1

\$4,174.90

\$4,174.90

Gravel Shed Base no border w/ Rat wall
 Price Includes removal of 2" of the top soil. We can drop it in the yard somewhere or we can haul it away for an additional cost. Price also includes up to 5" out of level in the area of the shed base. If the area happens to be more than 5" out of level then there will be additional costs added to the job for additional Material needed and that will be added once the job is complete. Each base will have a ground Cloth/ Weed Barrier under the stone. The base will be Laser leveled for accuracy and the Crushed Limestone will be Compacted down so you have a solid base for your new shed.

Subtotal	\$23,263.04
Sales Tax (\$17,185.14 @ 6%)	\$1,031.11
Total	\$24,294.15

Payment Information

- *Flexible Purchase Options Available
- * 90 days Same as Cash available with Rent to Own.
- * Budget Friendly Monthly Payments with approved Financing.

Thank you for your interest in Michigan Storage Barns! We look forward to providing you with a quality storage shed!

Michigan Storage Barns, LLC is NOT responsible for the following:

- Site Preparation, an existing level site is required to set your building on. (Unless we handle the site Prep)
- Any permitting with your City/Township
- Minor blocking and blocking materials, leveling of shed (if Site is Prepared Properly)
- Site accessibility
- Property damage resulting from inaccessibility i.e. soft ground, trees, wells, septic systems, concrete etc.
- Moving limbs, shrubs, landscaping, fencing, etc.

If site is inaccessible because of rocks, trees, fences or other buildings, our driver may unload the shed as close to the intended site as these conditions permit. If our driver must return with the barn, a return shipping cost will be charged to the customer.



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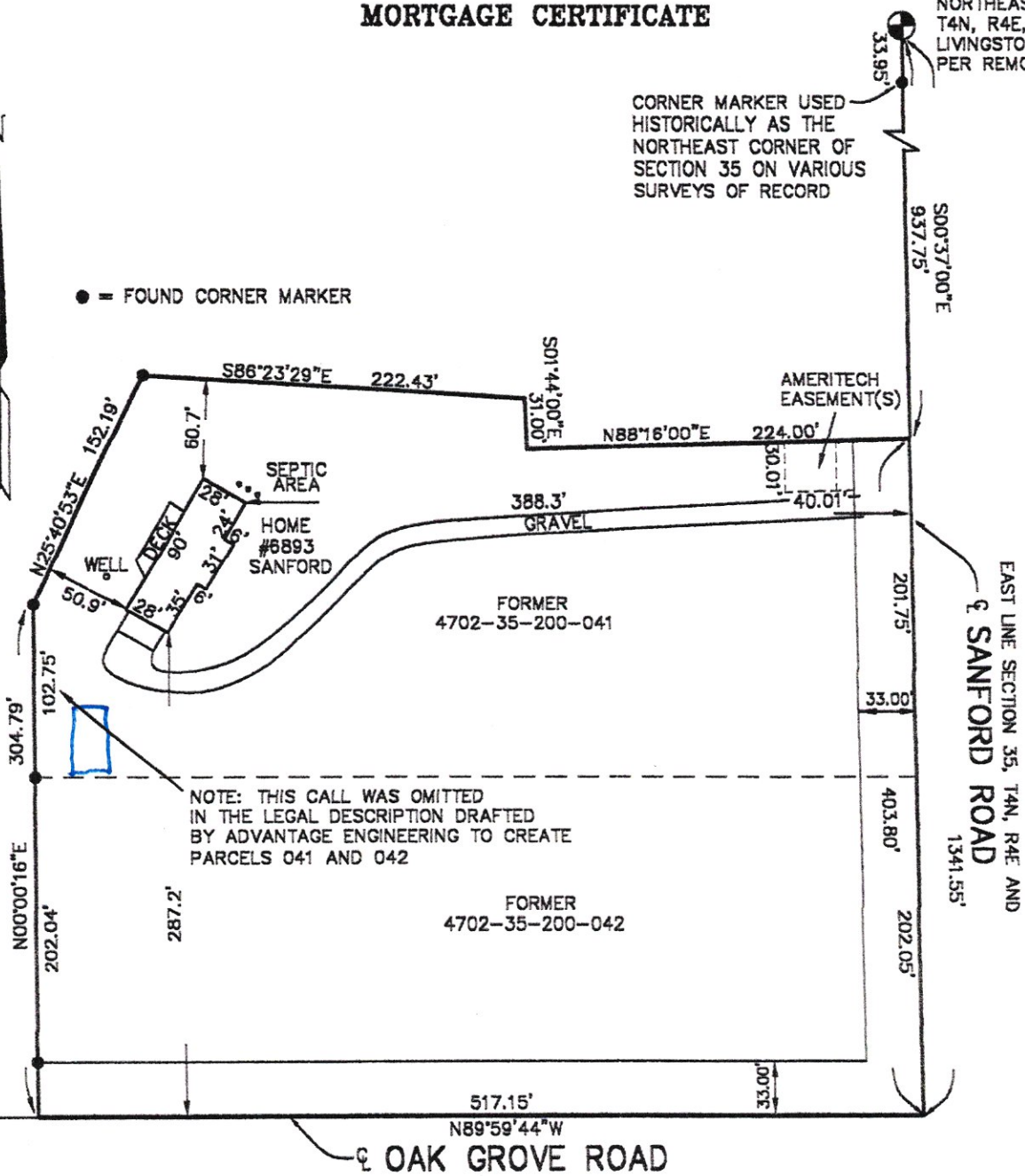
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THIS IS NOT A TAX BILL

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of Public Act 206 of 1893, Sec. 211.24c and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM Assessing Department Cohoctah Township 10518 Antcliff Road Fowlerville, MI 48836	<h3 style="text-align: center;">PARCEL IDENTIFICATION</h3> PARCEL NUMBER: 4702-35-200-048 PROPERTY ADDRESS: 6893 SANFORD RD HOWELL, MI 48855 SCHOOL DISTRICT CODE: 47070
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OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ASTON JERRY & DEBRA 6893 SANFORD RD HOWELL MI 48855	<h3 style="text-align: center;">EXEMPTIONS</h3> <table style="width: 100%; border-collapse: collapse;"> <tr> <td>% Exempt As "Homeowners Principal Residence":</td> <td style="text-align: right;">100.00%</td> </tr> <tr> <td>% Exempt As "Qualified Agricultural Property":</td> <td style="text-align: right;">.00%</td> </tr> <tr> <td>% Exempt As "MBT Industrial Personal":</td> <td style="text-align: right;">.00%</td> </tr> <tr> <td>% Exempt As "MBT Commercial Personal":</td> <td style="text-align: right;">.00%</td> </tr> <tr> <td>Exempt As "Disabled Veteran or Surviving Spouse":</td> <td style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td> </tr> <tr> <td>Exempt As "Qualified Forest Property":</td> <td style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td> </tr> <tr> <td>Exempt As "Development Property":</td> <td style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td> </tr> </table>	% Exempt As "Homeowners Principal Residence":	100.00%	% Exempt As "Qualified Agricultural Property":	.00%	% Exempt As "MBT Industrial Personal":	.00%	% Exempt As "MBT Commercial Personal":	.00%	Exempt As "Disabled Veteran or Surviving Spouse":	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Exempt As "Qualified Forest Property":	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Exempt As "Development Property":	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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% Exempt As "MBT Industrial Personal":	.00%														
% Exempt As "MBT Commercial Personal":	.00%														
Exempt As "Disabled Veteran or Surviving Spouse":	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No														
Exempt As "Qualified Forest Property":	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No														
Exempt As "Development Property":	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No														

LEGAL DESCRIPTION:
 Split/Combined on 01/23/2026 from 4702-35-200-041, 4702-35-200-042;

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 Residential

PRIOR YEAR'S CLASSIFICATION IF DIFFERENT: 002 Inactive Real

The change in taxable value will increase/decrease your tax bill for the 2026 year by approximately: \$5913	PRIOR AMOUNT YEAR: 2025	CURRENT TENTATIVE AMOUNT YEAR: 2026	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	0	250,400	250,400
2. ASSESSED VALUE:	0	250,400	250,400
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):	0	250,400	250,400
5. WAS THERE A TRANSFER OF OWNERSHIP IN 2025 THAT RESULTED IN A TAXABLE VALUE UNCAPPING? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			

6. Assessor Change Reason(s):

The 2026 Inflation rate Multiplier is: 1.027
 Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: Cindy Garber	Telephone Number: (517) 546-0655	Email Address: cohoctahwpassessor@gmail.com
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March Board of Review Appeal Information. The Board of Review will meet at the following dates and times:

THE COHOCTAH TOWNSHIP MARCH BOARD OF REVIEW WILL MEET ON MONDAY, MARCH 9, 2026 FROM 3:00PM - 9:00PM & TUESDAY, MARCH 10, 2026 FROM 9:00AM - 3:00PM. THE APPEAL MEETINGS WILL BE HELD AT: COHOCTAH TWP HALL 10518 ANTCLIFF ROAD. WRITTEN APPEALS MUST BE RECEIVED BY MARCH 5, 2026. APPOINTMENTS ARE NOT REQUIRED. CALL (517) 546-0655 FOR ANY QUESTIONS.