

TITLE 11
SUBDIVISION REGULATIONS

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CHAPTER 1

GENERAL PROVISIONS AND ENFORCEMENT

SECTION:

- 11-1-1: Purpose And Intent
- 11-1-2: Scope
- 11-1-3: Enforcement And Permits
- 11-1-4: Penalty

11-1-1: PURPOSE AND INTENT:

- A. The underlying purpose and intent of this title is to promote the health, safety, convenience and general welfare of the inhabitants of the city in the matter of subdivision of land and related matters affected by such subdivision.
- B. Any proposed subdivision and its ultimate use shall be in the best interest of the public welfare and shall be in harmony with good neighborhood development of the area concerned, and the subdivider shall present evidence to this effect when requested to do so by the planning commission.
- C. In cases where unusual topographical or other exceptional conditions exist, variations and exceptions from this title may be made by the city council after recommendation by the planning commission and city engineer. (Ord., 5-5-1998)

11-1-2: SCOPE:

- A. Subdivision: No person shall subdivide any tract of land which is wholly or in part in the city, except in compliance with this title.
- B. Sale Or Exchange: No person shall sell or exchange or offer to sell or exchange any parcel of land which is a part of a subdivision of a larger tract of land, nor offer for recording in the office of the county

recorder, any deed conveying such a parcel of land, or any interest therein, unless such subdivision has been created pursuant to and in accordance with the provisions of this title.

- C. Applicability: All lots, plots or tracts of land located within a subdivision shall be subject to this title, regardless of whether or not the tract is owned by the subdivider or a subsequent purchaser, transferor or holder of the land. (Ord., 5-5-1998)

11-1-3: **ENFORCEMENT AND PERMITS:** The building official shall not issue any permit unless the plans for the proposed erection, construction, reconstruction, alteration of any structure, or use of any land fully conforms to all provisions of this title. No city officer shall issue any permit or license for the use of any building, structure or land when such land is a part of a "subdivision", as defined in section 11-2-1 of this title, until such subdivision has been approved and recorded in the county recorder's office and all other provisions of law have been complied with. Any license or permit issued in conflict with this title shall be null and void. (Ord., 5-5-1998)

11-1-4: **PENALTY:** Any subdivider or other person who shall violate or fail to comply with any of the provisions of this title shall be guilty of a class C misdemeanor and, upon conviction, subject to penalty as provided in section 1-4-1 of this code. (Ord., 5-5-1998; amd. 2006 Code)