

CHAPTER 4

DEVELOPMENT SEQUENCE

SECTION:

- 11-4-1: Final Plat Approval Prior To Improvements
- 11-4-2: Building Permit
- 11-4-3: Occupancy
- 11-4-4: Percentage Of Improvements
- 11-4-5: Street Maintenance
- 11-4-6: Enforcement And Responsibility

11-4-1: **FINAL PLAT APPROVAL PRIOR TO IMPROVEMENTS:** No street improvements or utilities shall be installed in a proposed subdivision until after approval of the final plat by the city council. No lots included in such plat shall be purchased, sold, exchanged, nor offered for sale or exchange and no construction of buildings upon such lots shall begin until the final plat is so approved and recorded. (Ord., 5-5-1998)

11-4-2: **BUILDING PERMIT:** No persons shall be issued a building permit until the following improvements are installed, inspected and approved as indicated on as built drawings submitted to and accepted by the city engineer:

- A. Sanitary sewer system;
- B. Storm drainage;
- C. Culinary water system;
- D. Secondary water;
- E. Curb and gutter;
- F. Underground utilities in areas scheduled for pavement, or conduits for these utilities;

- G. Road base gravel;
- H. Fire hydrants. (Ord., 5-5-1998)

11-4-3: **OCCUPANCY:** Occupancy shall not be allowed until the following additional improvements are installed and approved:

- A. All underground utilities;
- B. Final road paving and where required by the city, sidewalks;
- C. Street lighting. (Ord., 5-5-1998)

11-4-4: **PERCENTAGE OF IMPROVEMENTS:** All other improvements to the subdivision, including, but not limited to, sidewalks, must be completed when the subdivision reaches eighty percent (80%) occupancy. If the subdivider does not perform, the city shall have the right to have a separate contractor perform the work at a rate of cost plus ten percent (10%) to be paid from the guarantee fee. (Ord., 5-5-1998)

11-4-5: **STREET MAINTENANCE:** The subdivider shall keep the streets within a subdivision in a well graded condition. This includes, but is not limited to, snow removal during the time when homes are under construction, but the asphalt surfacing improvements are not complete. (Ord., 5-5-1998)

11-4-6: **ENFORCEMENT AND RESPONSIBILITY:** The building inspector and all administrative officials of the city shall not issue any permit for the proposed erection, construction, reconstruction, alteration or use until proof of full compliance with all the provisions of this title has been provided. No city officer shall issue any permit or license for the use of any building, structure or land when such land is 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. Any license or permit issued in conflict with this title shall be null and void. (Ord., 5-5-1998)