

## CHAPTER 2

**ADMINISTRATION AND ENFORCEMENT**

## SECTION:

- 11-2-1: Established
- 11-2-2: Compliance Required
- 11-2-3: Permit Issuance
- 11-2-4: Fee Schedule
- 11-2-5: Inspections, Generally
- 11-2-6: Penalty

11-2-1: **ESTABLISHED:** The City shall enforce the provisions of this Title. Failure of such to pursue appropriate legal remedies shall not legalize any violation of such provisions. Reasonable legal fees incurred by the City in enforcement hereof may be assessed as an additional penalty for violation of this Title. (Subd. Ord., 1-24-1990)

11-2-2: **COMPLIANCE REQUIRED:** No person shall subdivide any tract or parcel of land located wholly or in part in the City, except as in compliance with the provisions of this Title. No person shall purchase, sell or exchange any parcel of land which is any part of a subdivision or a proposed subdivision submitted to the Planning Commission, nor offer for recording in the office of the County Recorder, any deed conveying such a parcel of land or any fee interest therein, unless such subdivision has been created pursuant to and in accordance with the provisions of this Title. (Subd. Ord., 1-24-1991)

11-2-3: **PERMIT ISSUANCE:** From the time of the effective date of this Subdivision Title, the Building Inspector shall not grant a permit, nor shall any City office, department or agency grant any license or permit for the use of any land or the construction or alteration of any building or structure on a lot which is contained in a subdivision that was not approved prior to the effective date hereof which would be in violation of any provisions of this Title until a subdivision plat has been approved as herein required and subsequently recorded. Any license or permit issued in conflict with such provisions shall be void. (Subd. Ord., 1-24-1990)

11-2-4: **FEE SCHEDULE:** Any and all persons requesting approval on preliminary plats, final plats and construction drawings and specifications for the construction of improvements shall have first paid all fees required as set forth by the most recent

prevailing fee schedule adopted by the City. The fee schedule shall include, but shall not be limited to, office checking, legal and field engineering fees to be payable to the City at the time of each of the above named submittals or in one lump sum as approved by the City. In addition to the above, a retainer fee for the construction inspection based on the above, a retainer fee for the construction inspection based on the above mentioned fee schedule shall be payable to the City prior to any construction of subdivision improvements. All costs of inspection, including any necessary testing, shall be borne by the developer, not the City. The fee schedule shall be held in the City office. (Subd. Ord., 1-24-1991)

11-2-5:       **INSPECTIONS, GENERALLY:** Appropriate agencies, departments and officials of the City shall inspect, or cause to be inspected, all buildings, roads, fire hydrants and water supply and sewage disposal systems in the course of construction, installation or repair. Excavations for fire hydrants and water and sewer mains and laterals shall not be covered nor backfilled until such installations shall have been approved by the appropriate department, agency or officials. If any such installation is covered before being inspected and approved, it shall be uncovered after notice to uncover has been issued to the responsible person by the inspector. A minimum of one working day's notice shall be given for any inspection. (Subd. Ord., 1-24-1990)

11-2-6:       **PENALTY:** Whoever shall violate any of the provisions of this Title shall be guilty of a Class C misdemeanor and, upon conviction of any such violation, shall be subject to penalty as provided in Section 1-4-1 of this Code. Each violation of this Title shall be considered a separate offense, and each day such violation is permitted to exist shall constitute a separate offense. (Subd. Ord., 1-24-1990)