

Sec. 142-5. - Approval required.

- (a) Unless and until any plat, plan or replat shall have been first approved in the manner provided by law, it shall be unlawful for any person, firm, corporation, or organization to construct or cause to be constructed any streets, utilities, buildings or other improvements to any tract of land; and any official of the city, shall not issue any permit for such improvements or to serve or connect said land, or any part thereof, or for the use of the owners or purchasers of said land, or any part thereof, with any public utilities such as water, sewers, lights, gas, etc., which may be owned, controlled, distributed, franchised, or supplied by such city.
- (b) No building permits will be issued for the construction of any building on any unplatted land within the City. Minor repair permits may be issued. When additions, alterations, or repairs within any 12-month period exceed 50 percent of the value of an existing building or structure on previously unplatted property, the land upon which such building or structure is located shall be platted in accordance with the provisions of this chapter.
- (c) A subdivision shall be defined as the division of any lot, tract, or parcel of land into two or more lots or sites for the purpose of sale or of building development, whether immediate or future. The term includes resubdivision or replatting of an existing subdivision, building upon, or other development of land, but does not include the division of land ~~for agricultural purposes, i.e., ranching, farming and dwelling pertaining to such uses,~~ into tracts where each resulting tract is of ten acres or more and does not involve or require ing any new street, alley or easement of access. As part of a subdivision, if any lot is proposed to be smaller than ten acres in size, the entire parent tract must be platted together with such other lots or tracts.