

CHAPTER 166

SUBDIVISION REGULATIONS

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166.01 TITLE. This chapter shall be known and may be cited as the Grimes Subdivision Ordinance.

166.02 DEFINITIONS. For the purpose of this chapter, the following terms and words are defined.

1. "Alley" means a public right-of-way, other than a street, twenty (20) feet or less in width, affording secondary means of access to abutting property.
2. "Auditor's plat" means a plat prepared at the request of the County Auditor to clarify property descriptions for the purposes of assessment and taxation.
3. "Building line" means a line on a plat between which line and public right-of-way line no building or structures may be erected.
4. "City Engineer" means the City Engineer of the City, or a person who is hired and designated by the Council to administer and enforce the provisions of this chapter.
5. "Commission" means the Planning and Zoning Commission of the City.
6. "Cul-de-sac" means a dead-end street permanently closed to through traffic being terminated by a vehicular turn-around.
7. "Easement" means a right-of-way granted for the purpose of limited

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private, public and quasi-public uses across private land.

8. "Lot" means a portion of a subdivision or other plot or parcel of land which is, or in the future may be, offered for sale, conveyance, transfer or improvement.

9. "Major street" means a street, other than a local service street, as designated on the Comprehensive Land Use Plan and the Comprehensive Utilities Plan of the City.

10. "Plat" means a map, drawing or chart on which the subdivider's plan of the subdivision is presented and which the subdivider submits for approval and intends in final form to record.

11. "Proprietor's plat" means a plat as defined herein submitted by the owner of the land being platted, or said owner's agent, or other private entity acting with the consent of the owner.

12. "Residential street" means a local service street used primarily for access to abutting property.

13. "Subdivision" means the division of a lot, tract, or parcel of land into three or more lots, parcels or other divisions of land for the purpose of immediate or future sale or transfer or building development. The term includes re-subdivision and when appropriate to the context relates to the process of subdividing or to the land subdivided. The division of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new road, street, easement or other dedication, is not considered a subdivision, as defined above, and is exempt from the requirements of this chapter. Such division into parcels of more than ten (10) acres shall not be further divided into parcels of less than ten (10) acres without meeting all of the requirements of this chapter.

166.03 PLATS IN UNINCORPORATED AREAS WITHIN TWO MILES OF THE CITY.

With regard to the subdivision of land located within the corporate limits of the City, and certain areas in the unincorporated area of Polk County and Dallas County within two (2) miles distance from the City's boundaries, the provisions of

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this chapter shall apply. Accordingly, all subdivisions or plats of survey located in the following areas are subject to review by the Commission and Council of the City of Grimes:

Township 79 North, Range 25 West of the 5th P.M., Polk County, Iowa (Webster Township).

Section 4; Section 5; Section 6; Section 7; Section 8; Section 9; W ½ NE ¼ and the NW ¼ Section 16; N ½ Section 17; N ½ Section 18 all in Township 79 North, Range 25 West of the 5th P.M., Polk County, Iowa.

Township 80 North, Range 25 West of the 5th P.M., Polk County, Iowa (Jefferson Township).

Section 16 except the N ¼; Section 17 except the N ¼; Section 19; Section 20; Section 21; Section 28; Section 29; Section 30; Section 31; Section 32; Section 33 all in Township 80 North, Range 25 West of the 5th P.M., Polk County, Iowa.

Township 79 North, Range 26 West of the 5th P.M., Dallas County, Iowa (Walnut Township).

Section 1; Section 2; E ½ Section 12; NE ¼ Section 13 all in Township 79 North, Range 26 West of the 5th P.M., Dallas County, Iowa.

Township 80 North, Range 26 West of the 5th P.M., Dallas County (Grant Township).

Section 24; Section 25; Section 26; Section 35; Section 36 all in Township 80 North, Range 26 West of the 5th P.M., Dallas County, Iowa.

The Commission and Council shall have the right to waive such requirements as are contained in this chapter to the end that the Commission and Council are satisfied that equally suitable regulations have been placed on these subdivisions by the Board of Supervisors; provided however, the County Board of Supervisors shall furnish the Commission and Council with a copy of said subdivision certifying that all requirements of the appropriate County ordinances have been met. The Commission shall study such plat to determine that no conflict exists

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with the extension of existing streets and right-of-ways within the City into the unincorporated area and to determine if the plat would otherwise interfere in any way with the carrying out of the Comprehensive Land Use Plan and the Comprehensive Utilities Plan for the City. If the Commission is satisfied by its studies that these conditions are provided for, the Commission shall endorse approval upon said plat and submit it to the Council. Upon approval by the Council, the Clerk shall notify the County Auditor and the County Recorder in accordance with the provisions of existing statutes. The purpose of this section is to facilitate the orderly processing of subdivisions in unincorporated areas within two (2) miles of the City and to avoid conflicting regulations while at the same time assuring that provisions are made for proper and orderly future growth of the City.

The City Clerk of the City of Grimes shall record this ordinance with the County Recorders for both Dallas and Polk Counties and file the same with the County Auditors of those counties as well.

166.04 PRELIMINARY APPROVAL OF COMMISSION. Whenever the owner of any tract or parcel of land within the corporate limits of the City, or within two (2) miles thereof, wishes to make a subdivision of the same, said owner shall cause to be prepared a preliminary plat of said subdivision and shall submit ten (1) copies of said preliminary plat and other such information as is hereinafter required to the Commission for its preliminary study and approval. The Commission shall refer two (2) copies of the preliminary plat to the City Engineer, who shall examine said preliminary plat as to its compliance with the ordinances and regulations of the City, the existing street system, and good municipal utility practices. The City Engineer shall submit recommendations along with a copy of the preliminary plat to the Commission for its consideration. The preliminary plat shall contain such information as is outlined in Section 166.08 hereof. The Commission shall study such preliminary plat to see if it conforms with the standards and requirements as outlined in this chapter and shall approve or reject such plat within forty-five (45) days after the date of submission thereof to the Commission. If the Commission does not act within forty-five (45) days, the preliminary plat shall be deemed to be approved; provided, however, that the subdivider may agree to an extension of the time not to exceed ninety (90) days. The approval of the preliminary plat by the Commission shall be null and void unless the final plat or at least a portion of the preliminary plat is presented within one hundred eighty (180) days after the date

of approval. The owner or agent of any tract shall personally appear before the Commission upon notice from the Commission when said preliminary plat is scheduled for consideration. Before approving a preliminary plat, the Commission may in its discretion hold a public hearing, notice of which shall be given by publication in a newspaper in general circulation in the City or by placing in the United States mail appropriate form of notice setting the time and place at which said plat shall be considered by the Commission.

166.05 AUDITOR'S PLATS. With regard to Auditor's plats as distinguished from proprietor's plats, the Commission and Council shall have the right to waive provisions governing preliminary approval and public improvements outlined in Section 166.08, 166.10 and 166.11 providing there is on file with the Commission a copy of the request of the Dallas County or Polk County Auditor ordering such plat and a letter from said Auditor stating that the plat as submitted meets the requirements for which the Auditor has ordered the plat.

166.06 FINAL APPROVAL BY COMMISSION. The owner or agent of the owner of any tract for which a preliminary plat has been approved shall personally appear before the Commission upon notice from the Commission when said Commission schedules said plat for final approval. The subdivider shall also submit to the Commission for its approval or rejection, fifteen (15) copies of a final plat of the subdivision which shall contain the date and information outlined in Section 166.09 of this chapter. If the Commission approves the plat, such approval and the date thereof shall be noted on the plat over the signature of the Secretary of the Commission. The approval of the final plat by the Commission shall be null and void unless the final plat is submitted to the Council within one year after date of approval by the Commission.

166.07 APPROVAL BY THE COUNCIL. The owner or agent of any track approved as a final plat by the Commission shall personally appear before the Council in regard to same upon notice from the Council when said matter is scheduled for action by said Council. If the owner or agent fails to appear as scheduled, the Council shall take no action on said "final plat." After receipt of the Commission's approval, in addition to the above requirements, said approval shall be placed on the next Council agenda for discussion, and within 35 days thereafter the Council shall either approve or disapprove the subdivision. After approval of the final plat of the subdivision by the Commission, the

recommendation of approval and eight (8) copies of the final plat shall be submitted to the Council by the Secretary of the Commission for final approval and for the acceptance of all streets, alleys, easements, parks or other areas reserved for or dedicated to the public, along with the required surety bonds or checks guaranteeing that the improvements required under Section 166.11 herein shall be installed. If the Commission does not approve the final plat, the Council may approve said plat and accept the public areas and easements thereon only by a three-fourths (3/4) vote of the entire membership of the Council. Approval of the final plat by the Council shall be null and void if the plat is not recorded within thirty (3) days after date of approval, unless application for an extension of time is made in writing during said thirty (30) day period to the Council, and granted.

166.08 INFORMATION REQUIRED ON PRELIMINARY PLATS. Each subdivider of land should confer with the Commission and City Engineer before preparing the preliminary plat in order to become thoroughly familiar with the Comprehensive Land Use Plan and Comprehensive Utilities Plan and with other municipal regulations affecting the area in which the proposed subdivision lies. The owner shall submit to the Commission fifteen (15) copies of the preliminary plat, which shall be drawn to a scale of not less than one (1) inch to one hundred (100) feet by a registered engineer and licensed land surveyor and shall show the following:

1. The complete legal description of the property to be platted, including descriptive boundaries of the subdivision, based on an accurate traverse, giving angular and linear dimensions.
2. Existing contour intervals of not more than two (2) feet, provided, however, that a minimum of two (2) contours shall be shown on any plat.
3. The location of property lines and all such surface features as buildings, railroads, utilities, water courses and similar items affecting the development. Also, the location and size of such subsurface features as existing or nearest available storm and sanitary sewers, water mains, culverts, gas mains, above and below ground electric transmission lines or cables, and drain tiles.

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4. A vicinity sketch at a scale of not more than five hundred (500) feet to the inch shall be shown on or accompany the proposed plat. This map shall show how streets and alleys in the proposed subdivision may connect with existing and proposed streets and alleys in neighboring subdivisions or undeveloped property, to produce the most advantageous development of the entire area. This sketch shall show the location of any nearby parks, schools, or other public facilities that might be affected by the proposed subdivision.
5. All existing adjacent subdivisions, streets and tract lines of acreage parcels together with the names of record owners of unsubdivided parcels of land immediately adjoining the proposed subdivision and between it and the nearest existing streets.
6. The title under which the proposed subdivision is to be recorded, with the name and address of the owner and subdivider; also north point, scale, date, name of surveyor and engineer.
7. Sites for schools, parks, playgrounds, and provisions for major streets in accordance with the Comprehensive Land Use Plan and Comprehensive Utilities Plan.
8. The zoning district or districts in which the land to be subdivided is located according to the zoning ordinance.
9. For all major streets except collectors and local service streets the minimum radius of curvature shall be three hundred (300) feet on the centerline; for collector streets one hundred (100) feet and local service streets fifty (50) feet. The maximum grade for any street shall not exceed seven percent (7%), except in the case of local service streets where a ten percent (10%) grade is permissible. Changes in grades for all streets shall be connected by vertical curves of minimum length equal to fifteen (15) times the algebraic difference in rate of grade. The grade alignment and resultant visibility, especially at intersections, shall be worked out in detail to meet the approval of the City Engineer.
10. Any plat that cannot be reasonably served by public sewer shall show

the results of soil percolation tests made in accordance with specifications approved by the Council or Dallas County or Polk County Health Department.

11. An attorney's opinion of the abstract covering the property to be included in the final plat shall be submitted in duplicate showing all taxes due have been previously paid and that there are no outstanding liens or encumbrances on the property. The names of all record title holders and any other information that might otherwise affect the title of lots in the proposed subdivision shall be shown. The opinion shall be written by an attorney admitted to the practice of law in the State of Iowa.

Any plat not containing all information specified above shall not be considered by the Commission.

166.09 INFORMATION REQUIRED ON FINAL PLATS. Following preliminary approval, fifteen (15) copies of the final plat shall be submitted to the Commission for study and review. Eight (8) copies of the final plat as ultimately approved by the Commission shall be necessary for submission to the Council for its approval. This plat shall be made from an accurate survey by a licensed land surveyor and engineer and drawn to a scale of one hundred (100) feet to the inch or larger. The final plat shall show the following:

1. The boundaries of the property, the lines of all proposed streets and alleys with their width, and any other areas intended to be dedicated to public use. The boundaries shall be accurately tied to the nearest section corner. The allowable unadjusted error of closure on the traverse of the boundaries of the plat shall be 1 in 10,000 and 1 in 5,000 for individual lots. Latitude and departure computations on the traverse closure shall be submitted with the plat.
2. The lines of adjoining streets and alleys with their width and names.
3. All lot lines, lot and block numbers, building lines and easements, with figures showing their dimensions.
4. All dimensions, both linear and angular, necessary for locating

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boundaries of the subdivided area, or of the lots, streets, alleys, easements, and building line setbacks, and any other similar public or private uses. The linear dimensions shall be expressed in foot and decimals of a foot.

5. Radii, arc and chords, points of tangency, central angles for all curvilinear streets, and radii for rounded corners.
6. All surveyor's monuments, together with their descriptions. Monumentation shall meet the requirements of Section 354.30, Code of Iowa.
7. Title and complete legal description of property subdivided, showing its location and extent, points of compass, scale of plat, and certification and name of engineer or surveyor staking the lots.
8. The following material shall be required to be submitted to the City Engineer prior to or at the time the final plat is submitted to the Council for approval.
 - A. Plans and profiles shall be submitted of all streets and alleys, fifty (50) feet horizontal scale and five (5) feet vertical scale recommended. Profiles shall show location, size and grade of all conduits, sewers, pipe lines, etc., to be placed under the streets and alleys. Profiles of east and west streets shall be drawn so that the west end of the profile shall be at the left side of the drawing and profiles of north and south streets shall be drawn so that the south end of the profile shall be at the left side of the drawing.
 - B. Any easements or deeds, properly executed, for all streets or roads intended to be dedicated for public use.
9. The following shall also be attached to and accompany any final plat:
 - A. A certificate by the owner and spouse, if any, that the subdivision is with their free consent and is in accordance with the desire of the owner and spouse. This certificate must be signed

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and acknowledged by the owner and spouse before some officer authorized to take the acknowledgement of deeds.

B. A statement from the mortgage holders or lien-holders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgement of deeds.

C. An opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances.

D. A resolution and certificate for approval by the Council and signatures of the Mayor and Clerk.

E. A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Chapter 354 of the Code of Iowa.

166.10 DESIGN AND DEVELOPMENT STANDARDS. No subdivision plat shall be approved by either the Commission or by the Council unless it conforms to the following minimum standards and requirements, except those plats referred to in Section 166.05 as Auditor's plats.

1. Acre Subdivision. Whenever the area is divided into lots containing one (1) or more acres and there are indications that such lots will eventually be resubdivided into smaller building lots, consideration shall be given to the street and lot arrangement of the original subdivision so that additional minor streets can be opened which will permit a logical arrangement of smaller lots.

2. Relation to Adjoining Street System. The arrangement of streets in new subdivisions shall make provision for the continuation of the principal

existing streets in adjoining subdivisions, or for a proper intersection where said streets in the new subdivision shall connect therewith, or their proper projection where adjoining property is not subdivided insofar as they may be necessary for public requirements. The width of such streets in new subdivisions shall not be less than the minimum street widths established herein. The street and alley arrangement shall also be such as to cause no hardship to owners of adjoining property when they plat their own land and seek to provide for convenient access to it. The platting of half streets shall be discouraged. Whenever there exists a dedicated or platted half street or alley adjacent to the tract to be subdivided, the other half of the street or alley shall be platted.

3. Street Width.

A. The width for major streets shall conform to the widths designated in the Comprehensive Utilities Plan.

B. The minimum width for local service streets shall be sixty (60) feet, except that in cases where the topography or special conditions make a street of less width more suitable, the Commission and Council may reduce the above requirement. Loop streets with less than thirty (30) housing units adjoining such streets may have street width of fifty (50) feet.

C. Dead-end streets shall not be over six hundred (600) feet in length and shall have a minimum width of fifty (50) feet, unless, because of unusual conditions the Commission shall approve a street of greater length and/or less width. All dead-end streets shall terminate in a circular right-of-way or cul-de-sac with a minimum diameter of one hundred five (105) feet or other equally suitable provisions for vehicular turning space.

D. Easements of not less than five (5) feet in width shall be provided on each side of all rear lot lines and side lines where necessary for poles, wires, conduits, storm and sanitary sewers, gas, water, telephone and other utilities. Easements of greater width may be required along lot lines or across lots where

necessary for the extension of main sewers and similar utilities.

4. Blocks. No block shall be longer than one thousand (1,000) feet, except where topography or unusual conditions permit a greater length.
5. Lots.
 - A. All side lot lines shall be substantially at right angles or radial to street centerlines unless the Commission shall agree that a variation to this requirement will provide for better street and lot arrangement. Double frontage lots shall be avoided except where essential to provide separation of residential development from major traffic arteries or to overcome specific disadvantages of topography.
 - B. The minimum dimensions for lots shall be in accordance with the bulk regulations of the zoning ordinance for the district within which the subdivision is located; provided, however, the minimum depth for a lot shall be one hundred (100) feet.
 - C. Corner lots shall be of such width as to permit the maintenance of all yard requirements as required by the zoning ordinance.
 - D. All lots at street intersections shall have a radius of not less than fifteen (15) feet at the street corner. A greater radius shall be required for intersections involving one or more major streets. A cut-off or chord may be substituted for the circular arc.
6. Street Names. Street names for streets which are in alignment with or extensions of existing streets shall be the same. Street names shall be subject to Commission and Council approval.
7. Building Lines. Building lines shall be shown on all lots intended for residential, commercial or industrial use. Such building lines shall not be less than the minimum yard requirements of the zoning ordinance for the district within which the property is located.

8. Character of Development. The Commission and Council shall have the right to agree with the subdivider regarding the type and character of development that will be permitted in the subdivision, and may require that certain minimum regulations regarding this matter be incorporated in deed restrictions. Such regulations shall be intended to protect the character and value of the surrounding development and shall also tend to secure the most appropriate development of the property being subdivided.

9. Easements Along Streams. Whenever any stream or major surface water course is located in an area that is to be subdivided, the subdivider shall, at his or her own expense, make adequate provisions for straightening, widening or otherwise improving the channel so that it will properly carry the surface water. The channel shall be sufficient to convey surface water from a storm even of 100-year frequency. The subdivider shall also provide and dedicate to the City or Dallas County or Polk County an easement along each side of the stream, which easement shall be for the purpose of widening, improving or protecting the stream. The width of such easement shall be adequate to provide for any necessary channel relocation and straightening, and conveyance of surface runoff from a storm event of 100-year frequency, but in no case shall such easement be less than twenty (20) feet.

166.11 IMPROVEMENTS. Before the final plat of any area shall be approved by the Council and recorded, the subdivider shall make and install the improvements described in this section. In lieu of final completion of the minimum improvements before the plat is finally approved by the City Attorney, with the City, which bond will insure to the City that the improvement will be completed by the subdivider within one (1) year after final approval of the plat. The amount of the bond shall not be less than the estimated cost of the improvements and the amount of the estimate must be approved by the City Engineer. If the improvements are not completed within the specified time, the City may use the bond or any portion thereof to complete same. For plats located in unincorporated areas within two (2) miles of Grimes corporate limits, the requirements of this section shall apply. The Commission and Council may waive the requirements of this section provided they are satisfied that the regulations governing the unincorporated areas within which the subdivision is

located are sufficient to insure adequate conformance with these regulations. The minimum improvements installed or for which bond is posted, in any subdivision, before the plat can be finally approved shall be in accordance with the following subsections:

1. The subdivider shall grade and improve all new streets between the right-of-way lines within the subdivided area. The paving on such new streets shall be built according to the standards and specifications of the City, but in no case shall it consist of less than six (6) inches of reinforced portland cement concrete with integral curb and gutter. Minimum pavement width shall be in accordance with the requirements of the Comprehensive Utilities Plan and the standards and specifications of the City.
2. The subdivider shall, whenever necessary, grade any portion of the property subdivided into lots so that each lot will be usable and suitable for the erection of residences or other structures thereon.
3. The subdivider shall construct sanitary and storm water sewers in accordance with the Comprehensive Utilities Plan and to the standards and specifications of the City, and provide a connection for each lot to the sanitary sewer. Where existing sewer outlets are not within reasonable distance, installation of private sewer facilities or septic tanks shall be permissible as a temporary measure pending future sewer service; provided the subdivider shall furnish a report from the Dallas County or Polk County Health Department and City Engineer stating that the proposed lots have been tested and found suitable for septic tank installation.
4. The subdivider shall provide for the installation of water mains and fire hydrants in the subdivided area, and such installation shall be made prior to the street pavement construction and shall be in accordance with the Comprehensive Utilities Plan and the standards and specifications of the City.
5. The subdivider shall provide for the installation of sidewalks along all new or existing streets in the subdivision. The sidewalks shall be built

according to the standards and specifications of the City.

6. Permanent monuments shall be set at each corner of the perimeter of the subdivision and at the corner of each block within the subdivision and at the corner of each lot. All monuments shall be made of permanent material, sensitive to a dip needle and at least thirty (30) inches long, and shall conform with standard specifications of the City.

7. The Council and Commission shall require that all utility lines except electric lines of nominal voltage in excess of fifteen thousand (15,000) volts, be installed underground. The subdivider shall be responsible for making the necessary arrangements with the utility companies for installation of such facilities. Said utility lines shall be installed in such a manner so as not to interfere with other underground utilities. Underground utility lines which cross underneath the right-of-way of any street, alley or way shall be installed prior to the improvement of any such street, alley or way in the subdivision. Incidental appurtenances, such as transformers and their enclosures, pedestal mounted terminal boxes, meters and meter cabinets may be placed above ground but shall be located so as not to be unsightly or hazardous to the public. Such incidental appurtenances shall be in accordance with the standards and specifications of the City. If overhead utility lines or wires are permitted, they shall be placed in the easements provided in the rear of the lots. In their determination on whether or not to require underground utilities, the Council and Commission may consider that soil, topographical, or other conditions make such installations within the subdivision unreasonable or impractical.

8. All plans, specifications, installation and construction required by this chapter shall be subject to review, approval and inspection by the City Engineer or an authorized representative.

A. The Council may require contracts for all public improvements to be executed on forms furnished and approved by the City Attorney and the Council.

B. The subdivider shall furnish the City Engineer with a

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construction schedule prior to commencement of any and/or all construction, and shall notify the City Engineer not less than forty-eight (48) hours in advance of readiness for required inspection. The subdivider shall reimburse the City for the cost expended for all inspection services and tests furnished and conducted by or on behalf of the City.

C. The subdivider shall furnish the City Engineer with a set of mylar plastic reproducible drawings showing the "as constructed" location and elevation of all improvements required by this chapter, within a reasonable time, following completion and acceptance of the improvement.

9. The subdivider shall be responsible for the installation and/or construction of all improvements required by this chapter, and shall warrant the design, materials and workmanship of such improvements, installation and construction for a period of four (4) years from and after completion. Such warranty shall be by bond or other acceptable collateral; and shall be subject to review by the City Attorney; shall assure the expedient repair or replacement of defective improvements under warranty; and shall indemnify the City from all costs or losses resulting from or contributed to such defective improvements.

166.12 VARIATIONS AND EXCEPTIONS. Whenever the tract proposed to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in this chapter would result in substantial hardships or injustices, the Council upon written recommendation of the Commission may modify or vary such requirements to the end that the subdivider is allowed to develop the property in a reasonable manner; provided, however, that all such variations and exceptions granted hereunder shall be in harmony with the intended spirit of this chapter and granted with the view toward protecting the public welfare and interest of the City and surrounding area.

166.13 FEES. Before an auditor's plat, preliminary plat, or final plat shall be considered by the Commission, the subdivider or agent shall deposit with the Clerk a fee in accordance with the following fee schedule. A receipt of such filing

fee shall be filed with the plats:

1. Auditor's plat: \$20.00.
2. Preliminary plat without streets: \$30.00, plus \$1.00 per lot.
3. Preliminary plat with streets: \$40.00 plus \$1.00 per lot.
4. Final plat without streets: \$20.00, plus \$1.00 per lot.
5. Final plat with streets: \$30.00, plus \$1.00 per lot.
6. All additional costs incurred by the City for plat review by the City Engineer and/or City Attorney shall be reimbursed to the City by the subdivider or agent in full amount.

166.14 ENFORCEMENT.

1. No plat of any subdivision shall be entitled to be recorded in the County Recorder's office or have any validity until it shall have been approved in the manner prescribed herein.
2. The Zoning Administrator and/or Building Inspector shall not issue permits for any structure located on a lot in any subdivision, the plat of which has been prepared after the date of the adoption of this chapter but which has not been approved in accordance with these provisions contained herein.
3. The Council shall not permit any public improvements over which it has any control to be made or any money expended for improvements in any area that has been subdivided or upon any street that has been platted after the date of the adoption of this chapter unless such subdivision or streets has been approved in accordance with the provisions contained herein.

166.15 CHANGES AND AMENDMENTS. Any regulation or provision of this

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chapter may be changed and amended from time to time by the Council; provided, however, such changes and amendments shall not become effective until after study and report by the Commission and until after a public hearing has been held, public notice of which shall have been given in a newspaper of general circulation in the City at least fifteen (15) days prior to such hearing.

1. "N.W. 110th Street" in Princeton Plat No. 1 Subdivision and Princeton Plat No. 2 Subdivision shall be renamed to "**Destination Drive**";

"N.W. 108th Street" in Princeton Plat No. 1 Subdivision shall be renamed to "**Miehe Drive**";

"N.W. 62nd Avenue" beginning at the east City Limits of Grimes to the centerline of James Street, including Princeton Plat No. 1 Subdivision shall be renamed "**S.E. 19th Street**";

"N.W. 62nd Avenue" beginning at the centerline of James Street extended to the west City Limits of Grimes, including Princeton Plat No. 1 Subdivision shall be renamed "**S.W. 19th Street**".