ARTICLE 26 PLAN LINES

SEC. 25-26-01 PURPOSE

To provide for the establishment of plan lines for future streets or for the extension or widening of existing streets.

SEC. 25-26-10 ADOPTION OF PLAN LINES

Proceedings for the establishment of plan lines for future streets or for the or widening of existing streets may be initiated by the Planning Commission or the City Council.

A. Procedure: Planning Commission

A proposal for the establishment of plan lines, accompanied by a description and map, shall be set for one (1) public hearing before the Planning Commission. Notice of the time and place of said hearing shall be published in a newspaper of general circulation at least ten (10) calendar days before the hearing. At least ten (10) calendar days before said hearing a copy of the notice shall be mailed to the owners of all property abutting the proposed plan lines.

B. Procedure: City Council:

The City Council, upon receipt of a resolution from the Planning Commission recommending the establishment of said plan lines, shall set the matter for one (1) public hearing. Notice of the time and place of said hearing shall be published in a newspaper of general circulation at least ten (10) calendar days before the hearing. At least ten (10) calendar days before said hearing a copy of the notice shall be mailed to the owners of all property abutting the proposed plan lines. After the public hearing the City Council may adopt by resolution the proposed plan lines, or any portion thereof, in such form or with such modifications as the City Council may deem to be advisable.

SEC. 25-26-20 NO BUILDING PERMITS DURING PROCEEDINGS

Between the time of the adoption of a resolution by the Planning Commission and prior to the time the resolution establishing a future street plan line is acted upon by the City Council, no building permit shall be issued for the erection of any building, structure, or improvement within said future street plan lines, or between any future street plan line and the appropriate setback line for the zone in which the property is located.

SEC. 25-26-30 SETBACKS

On any lot where a plan line for a future street or for the extension of an existing street has been established under this article, or is established after the effective date of this chapter, required setbacks for buildings and/or structures as designated by the zone in which the property is located, shall be measured from said plan line.