

TITLE 15 - Land Use Regulations

Huntsville Town Ordinance – Title 15.25.4 Enforcement, Permits, Signatures

15.25.4 ENFORCEMENT, PERMITS, SIGNATURES

15.25.4.1 Subdivision Approval Required for Permit

15.25.4.2 Subdivision Processing Fee

15.25.4.3 Subdivision Plat Signature Blocks

15.25.4.1 Subdivision Approval Required for Permit

The Huntsville Town Building Permit Official shall not issue any permit unless the plans for the proposed erection, construction, reconstruction, alteration or use fully conform to all provisions of this Land Use Title. No Huntsville Town Officer shall issue any permit or license for the use of any building, structure, or land when such land is a part of a subdivision as defined herein, until such subdivision has been approved by the Huntsville Town Council and recorded in the Weber County Recorder's Office. Any license or permit issued in conflict with this Title shall be null and void.

15.25.4.2 Subdivision Processing Fee

Huntsville Town Council. In addition to other fees established by this ordinance, the following areas shall be considered for fee resolution:

- A. Planning Processing and Review. The procedure followed by the Huntsville Town Planning Commission in accordance with the Huntsville Town Land Use Title in reviewing, checking, requesting information, meeting with subdividers, and other activities associated with a proposed subdivisions leading to final approval by the Huntsville Town Council.
- B. Surveying and Engineering Review and Inspection. The work performed by the designated or contracted Huntsville Town Engineer and/or Huntsville Town Surveyor in reviewing, checking, requesting information, meeting with subdividers, and other activities associated with the subdivision proposed by the subdivider. This also includes the on-site inspection of the actual construction to ensure conformance with the Public Work Standards and Technical Specifications of Huntsville Town, Utah.

15.25.2.3 Subdivision Plat Signature Blocks

The following signature blocks, in the following form, shall be required on final Subdivision Plats filed with the Weber County Recorder.

TITLE 15 - Land Use Regulations

Huntsville Town Ordinance – Title 15.25.4 Enforcement, Permits, Signatures

A. Owner's Dedication

Owner's Dedication

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets (Private Streets, Private Rights-of-Way) as shown hereon and name said tract _____ (name of subdivision) _____, and do hereby:

[include as applicable]

1. Public Streets and Parks:

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

2. Private Streets, Access, Rights-of-way:

Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets (Private Rights-of-Way) as access to the individual lots, to be maintained by a Lot (unit) Owners Association whose membership consists of said owners, their grantees, successors, or assigns.

3. Common Open Space:

Grant and convey to the subdivision Lot (unit) Owners Association, all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes for the benefit of each Lot (unit) Owners Association member in common with all others in the subdivision and grant and dedicate to Huntsville Town a perpetual Open Space Right and Easement on and over the Common Areas to guarantee to Huntsville Town that the Common Areas remain open and undeveloped except for approved recreational, parking and open space purposes.

4. Public Utility, Drainage and Canal Maintenance Easements:

Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds, drainage easements, and canal maintenance easement, the same to be used for the installation, maintenance, and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

5. Private Land Drain Easements:

Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.

6. Public Open Space:

Dedicate, grant, and convey to Huntsville Town, Utah, or its designee, all those parts or portions of said tract of land designated as parks the same to be used as public open space.

Signed this _____ day of _____, 20 ____

Signature: _____

TITLE 15 - Land Use Regulations

Huntsville Town Ordinance – Title 15.25.4 Enforcement, Permits, Signatures

B. Huntsville Town Attorney

HUNTSVILLE TOWN ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion, they conform with the Huntsville Town Ordinances applicable thereto and now in force and affect.

Signed this _____ day of _____, 20____

Signature
Huntsville Town Attorney

C. Huntsville Town Surveyor

HUNTSVILLE TOWN SURVEYOR

I hereby certify that the Huntsville Town Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monuments on record in the Weber County Surveyor's Office. The approval of this plat by the Huntsville Town Surveyor does not relieve the Licensed Land Surveyor, who executed this plat, from the responsibilities and/or liabilities associated therewith.

Signed this _____ day of _____, 20____

Signature
Huntsville Town Surveyor

TITLE 15 - Land Use Regulations

Huntsville Town Ordinance – Title 15.25.4 Enforcement, Permits, Signatures

D. Huntsville Town Engineer

1. To be placed on the Improvement Drawings:

HUNTSVILLE TOWN ENGINEER

The improvement plans for this subdivision have been reviewed by the Huntsville Town Engineer for general conformance with the requirements of the Public Works Standards and Technical Specifications of Huntsville Town, Utah. This set of Huntsville Town approved drawings shall be used for construction of the required subdivision improvements. The developer's engineer, whose stamp is on these drawings, is responsible for the accuracy of engineering design, drafting and related field information. Plan approval shall by no means be construed to indicate Huntsville Town acceptance for responsibility of engineering design. The construction contractor is responsible for dimensions which shall be confirmed and correlated at the job site; fabrication processes and techniques of construction; coordination of their work with that of all other trades; and the satisfactory performances of their work.

Signed this _____ day of _____, 20 ____

Signature
Huntsville Town Engineer

2. To be placed on the Subdivision Plat:

HUNTSVILLE TOWN ENGINEER

The improvement plans which accompany this subdivision plat have been reviewed by the Huntsville Town Engineer for general conformance with the requirements of the Public Works Standards and Technical Specifications of Huntsville Town, Utah. The set of Huntsville Town approved improvement drawings accompanying this plat shall be used for construction of the required subdivision improvements. The developer's engineer, whose stamp is on the improvement drawings, is responsible for the accuracy of engineering design, drafting and related field information. Improvement plan approval shall by no means be construed to indicate Huntsville Town acceptance for responsibility of engineering design. The construction contractor is responsible for dimensions which shall be confirmed and correlated at the job site; fabrication processes and techniques of construction; coordination of their work with that of all other trades; and the satisfactory performances of their work.

Signed this _____ day of _____, 20 ____

Signature
Huntsville Town Engineer

TITLE 15 - Land Use Regulations

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E. Huntsville Town Council Acceptance

HUNTSVILLE TOWN COUNCIL ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways, and the financial guarantee of public improvements associated with this subdivision, thereon are hereby approved, and accepted by the Huntsville Town Council of Huntsville Town, Utah.

Signed this _____ day of _____, 20 ____

Signature
Mayor, Huntsville Town, Utah

F. Huntsville Town Planning Commission Acceptance

HUNTSVILLE TOWN PLANNING COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways, and the financial guarantee of public improvements associated with this subdivision, thereon are hereby approved, and accepted by the Huntsville Town Planning Commission of Huntsville Town, Utah.

Signed this _____ day of _____, 20 ____

Signature
Chairman Huntsville Town Planning Commission, Utah