

TITLE 17

SUBDIVISIONS*

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Chapter 17.04

GENERAL PROVISIONS

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17.04.010 Title--Authority. This title shall be known as and may be cited as the local "Subdivision Regulations," and is enacted for the purpose of adopting such subdivision regulations for the town, under the authority of and in accordance with the Subdivision Map Act of the state, and in addition to any other regulations provided by law. The regulations established herein shall apply to all subdivisions or parts of subdivisions hereafter made of land wholly or partly within the town and to the preparation of subdivision maps thereof for approval. (Prior code §10 200 (part)).

17.04.020 No advisory agency--Provisions applicable. There being no city planning commission within the town, there shall be no advisory agency as provided in the Subdivision

Map Act and the provisions of the act relating to cities without advisory agencies shall apply to the town. (Prior code §10 200 (part)).

17.04.030 Sale--Requirements. It is unlawful for any individual, firm, association, syndicate, copartnership, corporation, trust or any other legal entity, as a principal, agent or otherwise, to sell, offer for sale, or cause to permit to be sold or offered for sale, any portion of any subdivision of land in the town unless and until all requirements hereinafter provided have been complied with. This shall not be construed to prohibit the sale of any lot or parcel of land which is of record as a lot or parcel of land on the effective date of this chapter. (Prior code §10 200 (part)).

17.04.040 Adoption of provisions by reference. All of the provisions of the Subdivision Map Act herein referred to, which are not specifically referred to or included herein or amplified by any sections hereof, shall become a part of this chapter as though included herein. (Prior code §10 200 (part)).

17.04.050 Building permit--Denial. No permit or other approval shall be issued or granted for construction on or development of any real property which was divided in violation of law or this title if the town council finds that such construction or development is contrary to the public health or safety. Any such permit or approval may be issued or granted subject to conditions specified in the Subdivision Map Act, Section 66499.34. (Ord. 386 §3, 1977: prior code § 10 209 (part)).

17.04.060 Deed voidability. Any deed of conveyance, sale or contract to sell, made contrary to the provisions of this chapter, is voidable at the sole option of the grantee, buyer or person contracting to purchase, their heirs, personal representative, or trustee in insolvency or bankruptcy within one year after the date of execution of the deed of conveyance, sale or contract to sell, but the deed of conveyance, sale or contract to sell is binding upon any assignee or transferee of the grantee, buyer or person contracting to purchase, other than those above enumerated, and upon the grantor, vendor, or person contracting to sell, or their assignee, heir or devisee. (Ord. 728 (part), 2025; Prior code § 10 209 (part)).

17.04.070 Certificates of compliance. Requests for certificates of compliance with the provisions of the Subdivision Map Act and this title shall be processed as provided in Section 66499.35 of said act. (Ord. 386 §1(part), 1977).

17.04.080 Notices of violation. Procedures for the filing of notices of intention, and for the recording of notices of violation of the Subdivision Map Act and of this title shall be as provided in Section 66499.36 of said act. (Ord. 386 §1(part), 1977).

17.04.090 Resubdivision. Subdivided land may be merged and resubdivided without reverting to acreage by complying with applicable provisions of the Subdivision Map Act and this title, and as provided in Section 66499.23-3/4 of said act. (Ord. 386 §1(part), 1977).