

11-4-5: OBTAIN PLANNING COMMISSION APPROVAL OF PRELIMINARY PLAN:

- A. The planning commission shall review and shall approve or disapprove the preliminary plan, or approve it with modifications, within thirty (30) days from the date of submission of the preliminary plan to it. Approval or denial of the plan shall be based upon compliance with the master plan and with the standards and conditions of approval, as set forth herein. The action of the planning commission shall be written on the face of two (2) copies of the plan, one of which shall be retained in the files of the planning commission, and one of which shall be returned to the subdivider. If disapproved, the planning commission shall express its reasons therefor to the subdivider.
- B. Where a subdivider owns or controls more land than he wishes to develop immediately, the planning commission may require that a preliminary plan of the whole area be submitted, in which case the subdivider shall indicate on the preliminary plan the portion to be held for future development. Whenever final approval has been obtained on any part of an approved preliminary plan, approval of the remaining part of the said preliminary plan shall remain in effect for a period of two (2) years. The preliminary plan, along with the engineering drawings, may be presented to the planning commission at the same time as the vicinity plan.
- C. The preliminary plan for subdivisions not requiring the preparation and approval of a final plat or its recording in the office of the county recorder shall not be approved by the planning commission until assurance, satisfactory to the planning commission, has been received that all other requirements of this title have been complied with. (Ord. 6-18-81C, 6-18-1981)