MARIPOSA COUNTY ORDINANCE NO. 405

AN ORDINANCE PROVIDING REGULATIONS FOR THE DIVISION OF LOTS IN
APPROVED SUBDIVISIONS IN THE COUNTY OF MARIPosa

Mariposa County Ordinance No. 344 is hereby amended to read as follows:

SECTION 1: LEGISLATIVE INTENT. It is hereby determined that this Ordinance is necessary for the orderly development of the County of Mariposa in that a chaotic situation is being created, and will become more critical if not regulated, by the division of lots and parcels of real property in approved major subdivisions as delineated in Mariposa County Ordinance No. 395 and 201, and amendments thereto. By assuring proper access, drainage provisions, lot size and design, water supply, sewage facilities and utility easements on lot divisions, the public peace, health, safety, comfort, convenience, interest and welfare will be protected.

SECTION 2: The division of lots and parcels outside of subdivisions which are approved pursuant to Mariposa County Ordinance No. 395, and amendments thereto, have been excluded because it is felt that the public peace, health, safety, comfort, convenience, interest and welfare will not be affected since lot sizes of major subdivisions approved pursuant to Mariposa County Ordinance No. 395, and amendments thereto, are made on the basis of available water and sewer requirements.

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SECTION 3: Definitions. Major subdivision shall mean a subdivision of five or more lots which have been subdivided pursuant to Mariposa County Ordinance No. 201 and 395, and any amendments thereto, for which a parcel or final map has been accepted by the County and filed with the Mariposa County Recorder. Lots and parcels shall mean any division of land pursuant to an approved parcel or final map of a major subdivision as delineated on any final subdivision map approved and recorded pursuant to Mariposa County Ordinance No. 201 and or 395 and any amendments thereto.

SECTION 4: Every person acting as a grantor, grantee, vendor, vendee, purchaser, buyer, broker for any such person, escrow agent for any such person, or agent for any such person, shall not divide or participate in the division of any lot or parcel of land in a major subdivision as the same appears upon a record of survey map approved and accepted by the County of Mariposa, pursuant to Mariposa County Ordinance No. 201, and any amendments thereto, or Mariposa County Ordinance No. 395, and any amendments thereto, without obtaining a use permit issued as provided herein, prior to such division.

SECTION 5: Use permit means a written authorization issued by the Planning Commission or other agency, officer, or employee of the County of Mariposa, that the Board may designate, authorizing the permittee to divide land. Use permits may be revocable, conditional, or valid for a term period, and may be issued only for use or purposes for which permits are required or
permitted by the terms of this Ordinance and shall be governed by
the following regulations:

A) Application for use permit shall be made to the
Planning Commission in writing on a form prescribed by the
Commission and shall be accompanied by plans and elevations where
necessary, and shall adequately describe the proposed division and
shall show proposed access, sanitation facilities, water and
utility easements. Such application shall be accompanied by a fee
of ten dollars ($10.00), no part of which shall be returnable to
the applicant.

B) The Planning Commission may hold such hearings
thereon as it may deem necessary.

C) The Planning Commission shall find that the estab-
lishing or operation of the use applied for will or will not,
under the circumstances of the particular case, be detrimental to
public health, safety, and welfare, or contrary to provisions of
the County Master Plan or General Plan. The Planning Commission
may designate such conditions as it deems necessary to carry out
the purpose of this Ordinance, General or Master Plan, and may
require appropriate guarantees that such conditions will be com-
plied with.

SECTION 6: Any applicant, or other interested party,
not satisfied with the action of the Planning Commission may,
within ten (10) days after the formal decision of the Planning
Commission, appeal in writing to the Board of Supervisors. A copy
of such appeal shall be submitted to the Commission. Said Board
shall render its' decision within sixty-five (65) days after the
filing of such appeal. Appellant shall have the right of hearing before the Board.

SECTION 7: Any use permit may be revoked in any case where the conditions of such permit are not being complied with. The Planning Commission shall give written notice of intention to revoke such permit to the permittee at least ten (10) days prior to a hearing thereof. Any revocation shall be appealable in the same manner as the denial of a permit as above specified. In any case where the use specified in the use permit has not been commenced within six (6) months after the date of such permit, then, without further action by the Commission, or the Board, the use permit granted shall be null and void.

SECTION 8: Penalties for violation. Any person, firm, or corporation, whether as principal, agent, employee, or otherwise, violating any of the provisions of this Ordinance, shall be guilty of a misdemeanor and, upon conviction thereof, shall be punishable by a fine of not more than $300.00, by imprisonment in the County Jail for a term not to exceed three (3) months, or by both such fine and imprisonment.

PASSED AND ADOPTED by the Board of Supervisors this 5th day of August, 1975, by the following vote:

AYES: Clark, Dalton, Long, Moffitt, Richardson
NOES: None
ABSENT: None
NOT VOTING: None

ATTEST:

ELLEN BRONSON, County Clerk
and Ex-Officio Clerk of the Board

TOM R. RICHARDSON, Chairman
Board of Supervisors