

## ARTICLE IV – COMPLIANCE

- 400 No Conveyance Without Approval. No real property lying within the planning and regulation jurisdiction of the Town of Montreat now or hereafter fixed shall be subdivided until it conforms with all applicable sections of this Ordinance. Violations of this Article shall be subject to the penalties set forth in Article VIII. Any sale or transfer of land in a subdivision subject to these regulations by reference to an unapproved plat or the use of metes and bounds description shall be considered a violation of this Article.
- 401 Approval of Plats. No subdivision plat of land within the town limits of the Town of Montreat shall be filed or recorded by the Register of deeds of Buncombe County until it shall have been submitted and approved in accordance with this Ordinance and until such approval is entered on the face of the Final Plat by the Chair of the Planning and Zoning Commission of the Town of Montreat. The county Register of Deeds shall not file or record a plat of a subdivision of land located within the planning jurisdiction of the Town of Montreat that has not been approved in accordance with these provisions, not shall the Clerk of Court order or direct the recording of a plat if the recording would be in conflict with this Ordinance. Plats shall be prepared and approved pursuant to the provisions of this Ordinance whenever land is subdivided. A final plat must be prepared and approved, and recorded pursuant to this chapter whenever a subdivision of land occurs.
- 402 Permits and Construction. No land disturbing or construction activity with the exception of utility testing, engineering testing or surveying can be carried out in conjunction with the subdivision of land shall be commenced until the Preliminary Plan has been approved by the Planning and Zoning Commission. No building permits shall be issued for, nor water, sewer, or other facilities be extended to or connected with, any subdivision for which a plat is required to be approved until the Preliminary Plan has been approved by the Planning and Zoning Commission of the Town of Montreat.