3.   not adversely affecting the remainder of the parcel or any adjoining property(s);

4.   not in conflict with any provision or portion of the Town General Plan, Land Use Map, Official Zoning Map, or these codes and regulations; not requiring a zone change or re-zone to be subdivided.

10-12-9   SUBDIVISION WITHIN SUBDIVISION (LOT SPLITS)

A.   Unless authorized by the governing body, no interested party shall be allowed to create a subdivision within a duly recorded subdivision except as follows:

    1.   Individual lots may be "split" if they:

        a.   Result in no more than two lots which because of their size cannot legally be further subdivided;

        b.   Require no street dedication;

        c.   Conform to the general character of the surrounding area and the general pattern of existing lot lines;

        d.   Do not adversely affect the remainder of the parcel or adjoining property and conform to the applicable provisions of the Zoning Ordinance regarding setbacks, lot size, and frontage.

        e.   Involve property that is not part of an existing platted subdivision.

        f.   The lots in question have not been split within the previous 5 years.

B.   All changes in duly, legally recorded subdivisions are required to be submitted by the appropriate owner, developer, engineer, etc, identifying any amendments and requires approval by the governing body.

C.   The developer, individual, engineer or other interested party shall bear all costs of upgrade and install of service pursuant to Subdivision Ordinance.

D.   Following approval by the governing body, the plat is required to be re-recorded to reflect new subdivision.

10-12-10: VESTING OF RIGHTS

A.   <u>Scope Of Vesting</u>: Upon payment of the required application fees and submission of a completed application, (which includes all information requested by the town staff and planning commission in order to complete a reasonable review of the project), an applicant shall be entitled to have the application reviewed and acted upon pursuant to the terms of this title. Vesting is usually indicated by approval of