

3.6 CONDITIONAL APPROVAL –

In lieu of the completion of the work or the provision of a 100% bond as provided herein, the Commission may authorize the filing of a plan with a conditional approval endorsed thereon. The conditional approval is intended to allow construction of infrastructure improvements to begin in accordance with plans, but not to authorize the sale of lots or construction of homes. Any request for conditional approval must be accompanied by a cash bond in the amount of 10% of the estimated cost of the infrastructure improvements required by the Commission. Any conditional approval shall be specifically conditioned upon the actual construction, maintenance and installation of utilities and improvements require by the Commission, or the provision of a bond to guarantee performance of such items. A final approval will be endorsed on the plan upon the occurrence of either completion of the improvements or posting of such bond. Any conditional approval shall lapse three years from the date it is granted; the developer may apply for and the Commission may grant a renewal of such conditional approval for an additional two years. Any person, firm, or corporation, prior to such final approval, who sells or offers for sale any lot subdivided pursuant to a conditional approval shall be fined not more than \$500.00 for every lot sold or offered for sale.