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CHAPTER 9 – MUNICIPAL PLANNING

Article 1 – Corporate Limits

SECTION 9-101: MUNICIPAL LIMITS; DEFINED

All additions, lots, lands, subdivisions and parcels of ground included within the official municipal map and plat on file at the office of the county register of deeds, having been by act or ordinance of the Village Board or by law duly annexed to or made a part of this village or having been by the act, authority, acquiescence, consent, platting, and dedication of their respective owners, created either as the original townsite or as additions to the Village, are hereby declared to be within its corporate limits. Lawfully constituted additions or changes in said municipal limits shall be indicated upon said maps and plat by the village engineer after such addition or change has been completed in accordance with the ordinances of this village and state laws.

SECTION 9-102: ORIGINAL PLATS

Each and all plats, lots, blocks, additions, subdivisions, outlots and parcels of ground included within the corporate limits of the Village and not vacated of record prior to the enactment of this chapter, including the Original Plat of the Village, are hereby accepted, approved and confirmed as valid; and each and all of said lots, blocks, additions, subdivisions and outlots as heretofore platted and recorded in the office of the county register of deeds and not heretofore vacated and all other parcels of ground included within said corporate limits are hereby declared to be within said village and an integral part thereof.

Article 2 – Additions and Plats

SECTION 9-201: NEW ADDITIONS

The owner of any tract of land within the corporate limits of the Village or contiguous thereto may lay out said land into lots, blocks, streets, avenues, and alleys as an addition to the Village upon conformance to and compliance with the conditions herein. (Neb. Rev. Stat. §§17-401, 17-426)

SECTION 9-202: STREETS AND ALLEYS

Streets and alleys laid out in any addition to or in any suburban development of the Village shall be continuous with and correspond in direction and width to the streets and alleys of the Village to which they are an addition. (Neb. Rev. Stat. §§17-418, 17-1003)

SECTION 9-203: SURVEY AND PLAT

The owner or proprietor of any tract or parcel of land within the corporate limits desiring to subdivide or lay out said tract of land shall cause the same to be accurately surveyed and an accurate map or plat thereof made with reference to known or permanent monuments; said map or plat shall explicitly describe the land so laid out. The map or plat shall designate the tract as "_____ Addition to the Village of Panama, Nebraska." The lots and blocks shall be designated by numbers and the streets and avenues by names coinciding with the streets and avenues of the Village of which they form continuations. The plat shall show the length and depth of the lots and the width and course of all streets, avenues and alleys, together with an accurate plat of all lots, blocks and streets. (Neb. Rev. Stat. §§17-405, 17-1002, 17-1003, 19-902)

SECTION 9-204: APPROVAL OF PLAT

Before any such map or plat shall have any validity, it must first be submitted to and be approved and accepted by the Village Board. Where the County has both adopted a Comprehensive Development Plan and is enforcing Subdivision Regulations, and the proposed subdivision plat both contemplates public streets or improvements and lies partially or totally within the extraterritorial subdivision jurisdiction being exercised by the County, then the County Planning Commission shall be given six weeks to officially comment on the appropriateness of the design and improvements proposed in the plat. The review period for the commission shall run concurrently with subdivision review activities of the Village after the commission receives all available material for a proposed subdivision plat. The map or plat must have such acceptance and approval endorsed thereon; provided that before any such map or plat shall be considered, approved or accepted, the owner or proprietor shall pay or cause to be paid all taxes, special taxes, and special assessments due thereon and shall produce a certificate showing that all such taxes and assessments have been paid or canceled. (Neb. Rev. Stat. §§17-1002, 19-902)

SECTION 9-205: ADDITIONS INCORPORATED

All additions to this village which have heretofore been approved and accepted or which may hereafter be laid out in accordance with the provisions herein and accepted and approved shall be and become incorporated in this village for all purposes whatsoever. The inhabitants of such additions shall be entitled to all the rights and privileges and be subject to all the laws and regulations of said village.

(Neb. Rev. Stat. §§17-405, 17-405.04, 17-416, 17-417, 17-1002, 19-902)

Article 3 – Zoning and Subdivisions

SECTION 9-301: ZONING AND SUBDIVISION ORDINANCES; ADOPTED BY REFERENCE

For the purpose of setting minimum standards to promote the public health, safety, morals, convenience, order, prosperity and general welfare of the community in accordance with present and future needs as expressed in the Comprehensive Development Plan, to provide for economic and efficient land development, encourage the most appropriate use of the land, provide convenient and safe movement of people and goods, control the distribution and density of population to areas where necessary public services can be provided, protect historical and environmental areas, encourage good civic design, and to provide for adequate public utilities, facilities and services, the 1977 Zoning and Subdivision Ordinances of the Village of Panama are hereby incorporated by reference in addition to all amendments which may now or in the future be made, as though printed in full herein. (Neb. Rev. Stat. §§19-901, 19-916)

Article 4 – Penal Provision

SECTION 9-401: VIOLATION; PENALTY

Any person, whether as owner, proprietor, or as the agent, attorney, or representative of any owner or proprietor of land who shall plat or subdivide any tract of land within the corporate limits of the city or adjoining and contiguous to the same, except as herein authorized, or who shall sell, transfer, deed or convey, contract, or agree to sell, transfer, or offer for sale any lot or piece of ground in any addition or subdivision of three or more parts within said corporate limits or adjoining and contiguous thereto without having first obtained the acceptance and approval of the plat or map thereof by the City Council, and any person who shall violate or who shall fail, neglect, or refuse to comply with any of the provisions hereinbefore as now existing or as hereafter amended shall, upon conviction, be fined in any sum not exceeding \$500.00. (Neb. Rev. Stat. §18-3315)