

4.1 General Provisions

- A. Title – These regulations shall be known as the "Subdivision and Development Regulations" of the City of Cañon City, Colorado.
- B. Except as provided in paragraph 4.1C, any reference in the charter, ordinances and other regulations of the City of Cañon City to the "subdivision regulations" shall be a reference to these Subdivision and Development Regulations, which shall apply as to all applications filed on or after the effective date of these regulations.
- C. References in the charter, ordinances and other regulations of the City to the "subdivision regulations" made in connection with any currently pending land use application that was filed prior to the effective date of these regulations shall be a reference to the subdivision regulations that were in effect at the time such application was filed, unless the City and the applicant agree that these regulations shall apply to the subject matter of such application.
- D. The provisions of these regulations, in conjunction with the City's Zoning Ordinance ("Zoning Ordinance"), shall apply to any and all development of land within the municipal boundaries of the City, unless expressly and specifically exempted or provided otherwise in these regulations. No development shall be undertaken without prior and proper approval or authorization pursuant to the terms of these regulations and applicable provisions of the Zoning Ordinance. All development shall comply with the applicable terms, conditions, requirements, standards and procedures established in these regulations and the Zoning Ordinance.
- E. Except as herein provided, no building, structure or land shall be used and no building or structure or part thereof shall be erected, constructed, reconstructed, altered, repaired, moved or structurally altered except in conformance with applicable provisions of these regulations. No required permit or water tap shall be issued by the City for any such building unless the owner or developer of such building complies with the provisions of these regulations and the applicable provisions of the City's ordinances, primary and secondary codes and other regulations.
- F. These regulations, in conjunction with the Zoning Ordinance, establish procedural and substantive rules for obtaining the necessary approval to develop land and construct buildings and structures. Development applications will be reviewed for compliance with the City's Comprehensive Plan and applicable City ordinances, regulations, codes, policies and published standards.