

- (c) Extension of Time. If the installation of any improvements or facility, for which guarantee has been made by the developer in the form of a performance bond, or irrevocable letter of credit is not completed within two years from the date of final approval of the recorded plat, the developer may request the City Council to grant an extension of six months, provided he can show reasonable cause for inability to complete said improvements within the required two years. The request shall be accompanied by revised cost estimate of construction to be completed.
- (d) Progressive Installation. The developer may apply for final approval and recording of only a portion of the entire subdivision. Under such a progressive unit development procedure, the installation of required improvements and sale or lease of lots may proceed only on that portion of the subdivision which has been approved and recorded.
- (e) Failure to Complete Site Improvements. In the event the developer fails to complete the installation of all improvements according to the terms and conditions of the Agreement, the City, upon proper notice, may complete same and appropriate such portion of bond, check or other guarantee or security posted for the faithful performance of said work.

1115.02 PROVISIONS FOR MAINTENANCE AND OPERATION.

Where the subdivision contains sewers, sewage treatment plants, water supply systems, park areas, street trees or other physical facilities, necessary or desirable for the welfare of the area and which are of common use or benefit and which are of such character that, the municipality, county or other public agency does not desire to maintain them, then provisions shall be made by trust agreements, which are a part of the deed restrictions and which are acceptable to the Planning Commission for the proper and continuous maintenance and supervision of such facilities by the lot owners in the subdivision.

1115.03 VARIANCES.

Where topography and other physical conditions make full compliance with the minimum required improvements of this article an undue hardship upon the owner, the Planning Commission may refer to Section 1101.11, seek input from the City Engineer and make recommendations to Council for permissible variances.