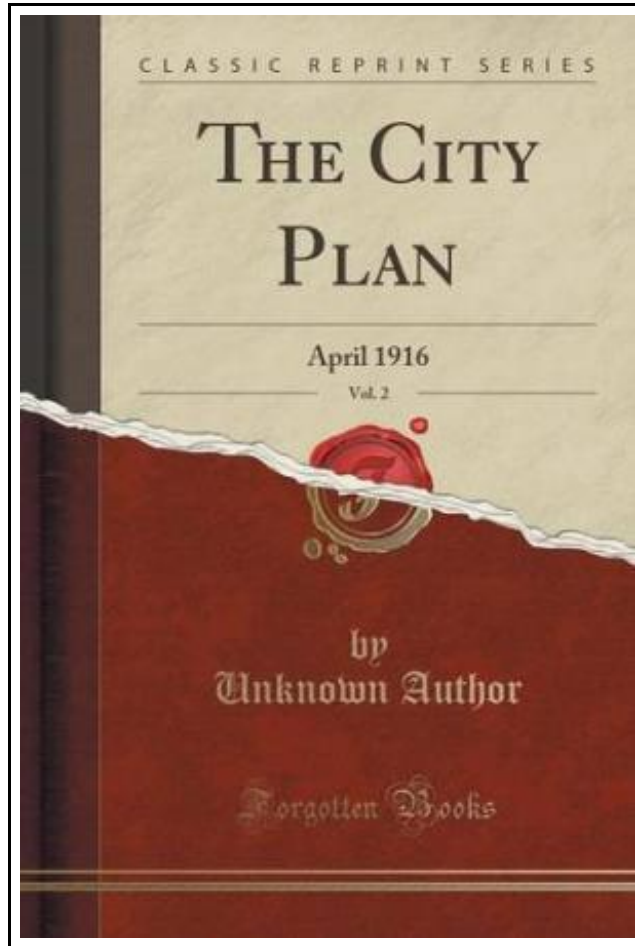


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Forgotten Books, United States, 2015. Paperback. Book Condition: New. 229 x 152 mm. Language: English . Brand New Book ***** Print on Demand *****.Excerpt from The City Plan, Vol. 2: April 1916 Therefore the central problem of land subdivision is public regulation, control and restriction. In fairness to all concerned, what should the real estate operator be authorized to do in this very important matter of dividing up and selling his property, thus changing agricultural acres into city and suburban lots, determining their form and use, from which they can be changed again, if at all, only at great cost. The principle of restrictions in the subdivision and use of land is well understood in the United States and very frequently applied. In fact, it is so well understood and so highly valued that it is most often applied in a thoroughgoing way by the real estate operator himself in his own interest. The restrictions placed upon a purchaser in the conveyance of a plot of land often include a long list of the kinds of business which are classified as nuisances, and which may not be established or maintained upon the property; regulation as to stables and garages; fences and walls; set back of buildings from streets and from lot lines; minimum cost of buildings; easements and rights of way for public utilities; and in some cases, even the approval of plans and specifications of buildings including their nature, shape, kind, height, material, color scheme and location; also the grading plans of the plot to be built upon. These restrictions, or, as some operators happily term them, safeguards, are often placed for a period of twenty-five years or more with the right of renewal subject to the assent of the owners. All this is far-sighted and desirable, provided the...



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