

approved by the planning commission upon submission by Board, or a street accepted by a two-thirds vote after disapproval by the planning commission, shall thereupon have the status of an approved street as fully as though it had been originally shown on the official master plan or on a sub-division plat approved by the commission or had been originally platted by the commission.

SEC. 17. *Be it enacted*, That from and after the time when a planning commission shall have adopted a major street plan of the territory within its sub-division jurisdiction or part thereof, no building shall be erected on any lot within such territory or part, nor shall a building permit be issued therefor unless the street giving access to the lot upon which such building is proposed to be placed (a) shall have been accepted or opened as or shall otherwise have received the legal status of a public street prior to that time, or unless such street (b) corresponds with a street shown on the official master plan or with a street on a sub-division plat approved by the planning commission or with a street on a street plat made by and adopted by the commission or with a street accepted by the Mayor and Aldermen of Frederick. Any building erected in violation of this section shall be deemed an unlawful structure, and the city may cause it to be vacated and have it removed.

SEC. 18. *Be it enacted*, That the municipal planning commission is empowered, after it shall have adopted a major street plan of the territory within its sub-division jurisdiction or of any major section or district thereof, to make or cause to be made, from time to time, surveys for the exact location of the lines of a street or streets in any portion of such territory and to make a plat of the area or district thus surveyed, showing the land which it recommends be reserved for future acquisition for public streets. The commission, before adopting any such plat, shall hold a public hearing thereon, notice of the time and place of which, with a general description of the district or area covered by the plat, shall be given not less than 10 days previous to the time fixed therefor by one publication in a newspaper of general circulation in the municipality. After such a hearing the commission may transmit the plat, as originally made or modified as may be determined by the commission, to the Board of Aldermen, together with the commission's estimate of the time or times within which the lands shown on the plat as street locations should be acquired by the