

Chapter 16.04

DEFINITIONS*

Sections:

16.04.010 Definitions.

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For the purposes of this title, certain words, terms and phrases are defined as follows:

"Block" means a piece or parcel of land or group of lots entirely surrounded by public rights-of-way, streams, railroads or parks, or a combination thereof.

"Building line" means a line between which and the street right-of-way line no building or structure, or portions thereof, shall be erected, constructed, or otherwise established.

"City council" means the governing body of the city.

"Commission" means the regional planning commission of the county.

"Conditional approval" means an affirmative action by the commission or city council indicating that approval of a preliminary plat will be forthcoming upon compliance with certain specified stipulations.

"Development master plan" means a preliminary map showing the tentative layout of streets and arrangements of land uses including the location of schools, recreation areas and other community facilities for the entirety of a large landholding, of which a portion is to be submitted as a preliminary plat; a map meeting the requirements of Chapter 16.12.

"Easement" means a grant by the owner of the use of a strip of land by the public, a corporation, or persons for specific and designated uses and purposes.

"Engineering plans" means plans, cross-sections, and other required details for the construction of public improvements, prepared in conjunction with the plat and in compliance with standards of design and construction approved by the city council.

"Exceptions" means any parcel of land located within the perimeter of the subdivision but which is not included in the plat.

"Final approval" means unconditional approval of the final plat by the city council as evidenced by certification on the plat by the mayor. Final approval constitutes authorization to record the plat.

"General plan" means the adopted plan, or parts thereof, providing for the future growth and improvement of the city and for the general location and coordination of streets and highways, schools and recreation areas, public building sites, and other physical development which shall have been duly adopted by the city council.

*Prior history: Prior code " 36.010 through 36.130.

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"Lot" means a piece of parcel of land separated from other pieces or parcels by description, as in a subdivision or on a record survey map, or by metes and bounds, for purpose of sale, lease, or separate use.

1. "Corner lot" means a lot abutting on two or more intersecting streets;
2. "Double-frontage lot" means a lot abutting two parallel or approximately parallel streets;
3. "Interior lot" means a lot having but one side abutting on a street;
4. "Key lot" means an interior lot, one side of which is contiguous to the rear line of a corner lot.

"Lot depth" means the shortest distance measured on a line parallel to the axis of the lot, between points on the front and rear lot lines.

"Lot line" means a line bounding a lot.

1. "Front lot line" means the lot line coinciding with the street line; or, in the case of a corner lot, the shortest of two lot lines coinciding with street lines; or, in the case of a double-frontage lot, both lot lines coinciding with street lines;

2. "Rear lot line" means the lot line opposite and farthest from the front lot line; for a pointed or irregular lot, the rear lot line shall be an imaginary line, parallel to and farthest from the front lot line, not less than ten feet long and wholly within the lot;

3. "Side lot line" means any lot line other than a front or rear lot line; in the case of a corner lot, the lot line abutting the side street is designated as the exterior side lot line; all other side lot lines are designated as interior side lot lines.

"Lot width" means:

1. In the case of a rectangular lot or a lot abutting on the outside of a street curve, the distance between side lot lines measured parallel to the street or to the street chord and measured on the street chord;

2. In the case of a lot abutting on the inside of a street curve, the distance between the side lot lines measured parallel to the street or the street chord at the rear line of the dwelling, or, where there is no dwelling, thirty feet behind the minimum front setback line.

"Neighborhood plan" means a plan prepared by the city to guide the platting of remaining undeveloped parcels in a partially build-up neighborhood so as to make reasonable use of all land, correlate street patterns, and achieve the best possible land use relationships.

"Official street and highway plan" means a plan adopted by the city council which provides for development of a system of major streets and highways.

"Owner" means the person or persons holding title by deed to land, or holding title as vendees under contract, or holding any other title or record.

"Parcel map." Parcel map is defined in the Nevada Revised Statutes.

"Pedestrian way" means a public or private walk through a block from street to street or from a street to a school, park, recreation, or other public facility.

"Plat" means a map of a subdivision and the same as map as defined in the Nevada Revised Statutes.

1. "Final plat" means a plat of all or part of a subdivision essentially conforming to an approved preliminary plat, prepared in accordance with provisions of Section 16.20.020;

2. "Preliminary plat" means a preliminary tentative map including supporting data, indicating a proposed subdivision development, prepared in accordance with Section 16.16.020;

3. "Recorded plat" means a final plat bearing all the certificates of approval required by this title and duly recorded in the county recorder=s office.

"Preliminary approval" means approval of a preliminary plat by the planning commission. Preliminary approval constitutes authorization to proceed with preparation of engineering plans and final plat.

"Public improvement standards" means a set of standards approved by the city council regulating the design and construction of public improvements in the city.

"Public utilities" means underground, aboveground or overhead facilities furnishing to the public: electricity, gas, steam, communications, water, drainage, sewage disposal, flood control, irrigation, or refuse disposal, owned and operated by any person, firm, corporation, municipal department, or board duly authorized by state or municipal regulations. Public utilities, as used herein, may also refer to such persons, firms, corporations, departments or boards, as the context indicates.

"Street" means any existing or proposed street, avenue, boulevard, road, lane, parkway, place, bridge, viaduct, or easement for public vehicular access; or, a street shown in a plat heretofore approved pursuant to law; or a street in a plat duly filed and recorded in the county recorder=s office. A street includes all land within the street right-of-way whether improved or unimproved, and includes such improvements as pavement, shoulders, curbs, gutters, sidewalks, parking space, bridges, viaducts, lawns, and trees.

1. "Alley" means a public way providing secondary vehicular access and service to properties which also abut a street;

2. "Arterial street" means a general term including freeways expressways, and major arterial streets and interstate, state and/or county highways having regional continuity;

3. "Collector street" means a street generally with limited continuity serving the primary function of moving traffic between arterial streets and local streets and the secondary function of providing access to abutting properties;

4. "Local street" means a street serving the primary function of providing access to abutting property.

a. "Cul-de-sac street" means a short local street having one end permanently terminating in and including a vehicular turning area;

b. "Marginal access street" mans a local street parallel to and abutting an arterial street which provides access to abutting property, intercepts other local streets, and controls access to the arterial street;

5. "Street line" means a line describing the limits of a street right-of-way.

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"Subdivider" means a person, firm, corporation, partnership, association, syndicate, trust, or other legal entity that files application and initiates proceedings for the subdivision of land in accordance with the provisions of this title; provided, that an individual serving as agent for such legal entity shall not be deemed the subdivider.

"Subdivision." Subdivision is as defined in the Nevada Revised Statutes (Ord. 391 § 101, 1983)