

Chapter 16.32

IMPROVEMENTS*

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16.32.010 Responsibility for improvements.

The design, construction and financing of all required sidewalks, curbs, gutters, pavements, sanitary sewers, storm sewers, water mains, fire hydrants, drainage structures, and monuments shall be the responsibility of the subdivider and shall conform to public improvement standards established by the city engineer and approved by the city council; provided, however, that the subdivider may meet such requirements by participation in an improvement district approved by the city. (Ord. 391 § 115, 1983)

16.32.020 Engineering plans.

It shall be the responsibility of the subdivider to have prepared by an engineer registered in the state of Nevada, a complete set of engineering plans, satisfactory to the city engineer, for construction of all required street and utility improvements. Such plans shall be based on and be prepared in conjunction with the final plat. Engineering plans shall have been approved by the city engineer prior to recordation of the final plat. (Ord. 391 § 116, 1983)

16.32.030 Construction and inspection.

A. All improvements in the public right-of-way shall be constructed under the inspection and approval of the city engineer. Construction shall not be commenced until a permit has been issued for such construction, and if work has been discontinued for any reason, it shall not be resumed until after notifying in advance the department having jurisdiction.

B. All underground utilities to be installed in streets shall be constructed prior to the surfacing of such streets. Service stubs to platted lots within the subdivision for underground utilities shall be placed to such lengthly as to avoid disturbance of street improvements when service connections are made. (Ord. 391 § 117, 1983)

*Prior history: Prior code " 36.470 through 36.500.

16.32.040 Required improvements.

A. Streets and Alleys. All streets and alleys within the subdivision shall be graded, drained and surfaced to cross-sections, grades and standards, and profile approved by the city engineer. Where there are existing streets adjacent to the subdivision, proposed streets shall be fully improved to the intercepting paving line of such existing streets. Construct adequate permanent culverts and bridges at all points within the subdivision where watercourses are crossed by streets or alleys bridges at all points within the subdivision where water courses are crossed by streets or alleys, and construction to be in conformity with the specifications of the city engineer for such structures, and said structures shall be constructed to the full width of the dedicated street or alley.

B. Curbs. Curbs shall be portland cement concrete. Curbs and gutters and valley gutters shall have minimum widths as shown on the "City Detail Sheet." The minimum curb return radius shall be twenty feet.

C. Sidewalks. Sidewalks shall be surfaced with concrete or other approved materials. Asphalt or asphalt-concrete shall not be used for sidewalk surfacing. Pedestrian walkways or sidewalks shall conform to the following minimum width requirements:

1. Residential areas, local streets within subdivisions: four feet;
2. Collector streets in residential neighborhoods: four feet;
3. Commercial areas, without parking meters: six feet;
4. Commercial areas, with parking meters: seven feet.

D. Pedestrian Ways. Portland cement, concrete or approved paving of walks shall be constructed to a width, line and grade approved by the city engineer. Fencing on both sides as approved by the city engineer.

E. Street Name Signs. Street name signs shall have been installed at all street intersections by the time the street pavement is ready for use. Design, construction, location and installation shall conform to approved city standards.

F. Storm Drainage. The design and construction of public streets and alleys, and the grading of private properties shall provide for adequate disposal of storm waters. Private properties are to drain towards the street or be in accordance with the city engineer's requirements. Existing major drainage courses shall be maintained and dedicated as public drainageways. The type, extent, location and capacity of drainage facilities shall be planned by the subdivider's engineer and approved by the city engineer. Install to the grade and in the locations and to the depth and of the materials shown on plans and specifications approved by the city engineer; storm and surface water drain pipes and mains together with catchbasins and to be approved by the city engineer.

G. Sanitary Sewerage. Public sanitary sewers shall be installed in all subdivisions which are accessible to an existing or planned and programmed public sewer system, as determined by the city engineer. Sewers shall be constructed to plans, profiles and specifications approved by the Division of Environmental Protection and city engineer. The subdivider shall install to the grade and in the locations and to the depth and of the material shown on the plans and specifications approved by the city engineer, sanitary sewer mains with connections therefrom to each lot in said subdivision, said mains to be connected to the sewer system of the city at a point to be specified by the city engineer.

Install all necessary manholes in connection with the installation of sanitary mains; said holes to be installed at the points and in the manner and according to the specifications approved by the city engineer.

H. Water Supply. Each lot shall be supplied with safe, pure and potable water in sufficient volume and pressure for domestic use and fire protection, in accordance with approved standards. The subdivider shall install to grade all water mains and lines of the materials shown on plans and specifications approved by the city engineer, connections from said mains and lines to be installed to each lot in said subdivision. Maps and plats shall show locations of shutoff valves to each block and lot. All proposed water systems shall connect to the existing system.

I. Fire Hydrants. Fire hydrants shall be installed in all subdivisions in accordance with approved city standards as set by the fire department.

J. Power, Communications and Gas Utilities. All electric distribution facilities shall be installed underground, except in unusual situations involving short extensions of overhead facilities existing on abutting subdivisions wherein such extensions may be approved by the city council.

K. Monuments.

1. Permanent monuments shall be installed in accordance with approved city standards at all corners, angle points, points of curve, and at all street intersections. After all improvements have been installed, the subdivider shall have a registered land surveyor check the location of monuments and certify their accuracy. Monuments shall be set at intermediate points of approximately one thousand feet or at such lesser distances as may be necessary by reason of topography or culture to insure accuracy in the reestablishment of any point or line without unreasonable difficulty. All monuments shall be permanently and visibly marked with the registration or license number of the registered land surveyor under whose supervision the survey was made, and the description of such monument shall be shown on the final map;

2. The subdivider shall set monuments at street intersections and at the beginning and ending of each curve unless the intersection of tangents of said centerline falls within the street right-of-way in which event the city engineer may permit the subdivider to establish a monument at such intersection in lieu of monuments at said beginning and end of curve.

L. Lot Corner Stakings. Five-eighths-inch reinforcing steel shall be set at all corners, angle points and points of curve for each subdivision lot prior to recordation of the plat.

M. Street Lighting. Street lighting shall be required on all streets within the subdivision and shall be placed at locations designated by the city engineer and to the specifications with respect to materials, design and construction as set forth by the city engineer. The subdivider will bear all costs relating to the purchase and placement of the street lights. (Ord. 477 § 1 (part), 1988: Ord. 391 § 118, 1983)

16.32.050 Agreement to install improvements.

A. Prior to certification of final plat approval by the mayor, the subdivider shall have executed and filed an agreement between himself and the city providing that:

1. All required subdivision improvements will be completed within a specified period of time to satisfaction of the city;

2. In the event that such improvements are not completed within the specified period, the city may at their option, complete or cause to be completed such work and recover from the subdivider full cost and expenses therefor.

B. The aforesaid agreement may also provide for:

1. Construction of improvements in predetermined stages;
2. An extension of construction period under certain specified conditions;
3. Progress payments to the subdivider from any deposit which the subdivider may have made or reduction in bonds, no exceeding ninety percent of the value of improvements completed and approved, as determined by the city engineer. (Ord. 391 § 119, 1983)

16.32.060 Performance guarantee.

A. Financial Guarantee of Performance. Prior to certification of final plat approval by the mayor, the subdivider shall have provided the city a financial guarantee of performance in completion of required improvements, in, or a combination of, the following forms as determined by the city.

1. Performance of surety bond in the amount deemed sufficient by the city engineer to cover but not to exceed the full cost of required improvements, engineering inspections, incidental expenses and replacement and repair of any existing streets and utilities or other improvements which may be damaged during construction of required improvements. Such bond shall be executed by a surety company authorized to do business in the state of Nevada, must be approved by the city attorney as to form, and have a length of term not exceeding twenty-four months from the date of final plat recordation;

2. Deposit of cash, certified check or negotiable bonds, payable to the city clerk/treasurer or to a responsible escrow agent or trust company approved by the city attorney, in the same amount and for the same purpose as heretofore provided for performance bond;

3. Improvement District Financing. In cases where all properties abutting a public street within any given block are not under the control of the subdivider and the street abutting such properties is not fully improved in accordance with the requirements of this chapter, the subdivider may petition the city to construct the required improvements and to assess the cost thereto against abutting properties in accordance with local practice pertaining to special assessments; provided, however, that the subdivider shall be responsible for any difference between the cost of such improvements and the amount which can be legally assessed by the city against the property to be subdivided and shall furnish any necessary waivers to permit assessment of the entire cost of such improvements. Any such agreement shall be in a form approved by the city attorney;

4. Letter from Lender. A letter shall be in a form approved by the city attorney.

B. Penalty in Case of Default. In the event that the subdivider fails to complete all required subdivision improvements in accordance with terms of his agreement with the city the city may have such work completed and in order to reimburse itself for the cost and expense thereof, may appropriate the deposit of cash or negotiable bonds or take such steps as may be necessary to secure performance under the bond.

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C. One Year Maintenance. The subdivider shall guarantee the adequacy of street and utility improvements for a period of one year.

D. Certification for Payments by the City. No job progress payments from cash or negotiable bond, shall be made by the city except upon certification by the city engineer and approved by the city council. (Ord. 391 § 120, 1983)