

## Chapter 16.08

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**16.08.010 Generally.**

A. The definition and meanings of the following words and phrases, to wit, "tentative map," "final map subdivisions," "subdivider," "design" and "improvement" which are defined in the Nevada Revised Statutes are used in this title as so defined, unless from the context it clearly appears that a different meaning is intended.

B. The word "may" indicates an action which is permissive; the word "shall" indicates an action which is mandatory.

C. All words in the singular include the plural and the plural the singular. Each gender includes the other. Each tense includes other tenses. (Ord. 10-16B75 § 1(100.200)(part))

**16.08.020 Abut.**

"Abut" means to be contiguous to and in actual contact along a common line. (Ord. 10-16B75 § 1(100.200)(part))

**16.08.030 Alley.**

"Alley" means any dedicated way intended for vehicular service to the rear or the side of property served by a public road. (Ord. 10-16B75 § 1(100.200)(part))

**16.08.040 Approve.**

"Approve" means approved by the board of county commissioners or by the department having jurisdiction on such matters, unless otherwise specified. (Ord. 10-16B75 § 1(100.200)(part))

**16.08.050 Approved private road.**

"Approved private road" means a strip of land approved by the board for road purposes which has not be dedicated or accepted as a public road and which connects a parcel of land with a public road. (Ord. 10-16B75 § 1(100.200)(part))

**16.08.060 Board.**

"Board" means the board of county commissioners of Humboldt County. (Ord. 10-16B75 § 1(100.200)(part))

**16.08.070 Clerk of the board.**

"Clerk of the board" means the county clerk who is ex-officio clerk of the board of county commissioners. (Ord. 10-16B75 § 1(100.200)(part))

**16.08.080 Commission.**

"Commission" means the county regional planning commission. (Ord. 10-16B75 § 1(100.200)(part))

**16.08.090 Community apartment.**

"Community apartment" means an undivided interest in common in the land coupled with the right of exclusive occupancy of an apartment unit which is part of a county apartment project. (Ord. 10-16B75 § 1(100.200)(part))

**16.08.100 Condominium.**

"Condominium" means an interest in real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interest in space of a residential, industrial or commercial building on real property such as an apartment, office or store. (Ord. 10-16B75 § 1(100.200)(part))

**16.08.110 County road.**

"County road" A see "Public road," Section 16.08.440. (Ord. 10-16B75 § 1(100.200)(part))

**16.08.120 Cul-de-sac.**

"Cul-de-sac" means a road which terminates in a permanent turnaround and which by design is not intended to continue beyond its terminal; point. (Ord. 10-16B75 § 1(100.200)(part))

**16.08.130 Dead-end road-Stub road.**

"Dead-end road" or "stub road" means a road which terminated at the boundary line of the subdivision but which will be required to be extended at a later date to provide access to abutting land. (Ord. 10-16B75 § 1(100.200)(part))

**16.08.140 Dedicated road.**

A. "Dedicated road" means any public street, avenue, boulevard, road, lane, parkway, place, viaduct, easement for access or other way which is an existing federal, state, county or municipal roadway; or a street or way shown on a final subdivision map or parcel map duly approved, and subsequently filed and recorded with the recorder's office or a record of Survey of Informational Map prepared, approved and recorded as required by the Nevada Revised Statutes.

16.08.140

B. A dedicated road includes the land between the right-of-way lines, whether improved or unimproved and may include pavement, shoulders, curbs, gutters, sidewalks, parking areas and lawns. A dedicated road may or may not be part of the county maintained road system. An alley does not qualify as a dedicated road in the context of this title. (Amended during codification: Ord. 12-21-78 § 1: Ord. 10-16-75 § 1(100.200) (part))

**16.08.150 Director.**

"Director" means the director of planning. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.160 Director of public works.**

"Director of public works" means the director of public works for the county (ex officio, county surveyor and road foreman). (Ord. 10-16-75 § 1(100.200) (part))

**16.08.170 Divider.**

"Divider" means a person who causes land to be divided for himself or others in a manner which constitutes a land division. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.180 Dividing strip.**

"Dividing strip" means a separation between opposite directional flows of traffic. It may also serve to separate a road or highway from the parallel frontage road which provides access to the property. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.190 Division of land.**

"Division of land" means the division of any parcel of land shown on the latest adopted tax assessment roll as a unit or contiguous units under one ownership and which is divided for the purpose of sale, leasing or financing either immediate or future into two, three or four parcels. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.200 Double frontage lot-Through lot.**

"Double frontage lot" or "through lot" means a lot having frontage on two roads and having the right of access to both roads, but excluding corner lots. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.210 Easement for public road.**

"Easement for public road" means a right-of-way offered to the county for road purposes by a division of land. Upon acceptance by the county, it is a county road as defined in Section 16.08.440. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.220 Existing lot or building site.**

"Existing lot or building site" means a designated lot or contiguous lots on a lawfully established subdivision map or record of survey existing on the effective date of the ordinance codified in this title, a whole parcel of land under separate ownerships so existing upon the effective date of this title, or such a lot or separate parcel of land thereafter lawfully created. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.230 Expressway.**

"Expressway" means a highway for through traffic, with full or partial control of access and generally with intersections at grade. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.240 Freeway.**

"Freeway" means a highway for through traffic, with full control of access and generally with grade separation at intersections. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.250 Frontage.**

"Frontage" means that portion of a parcel of property which abuts on a public or approved private road. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.260 Frontage road-Service road-Outer highway.**

"Frontage road," "service road" or "outer highway" means those roads which parallel freeways, expressways or highways providing for access to abutting property or for circulation, and which are separated from the highway by a dividing strip. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.270 General plan.**

"General plan" means the long-range comprehensive general plan for the orderly development of the county adopted by the planning commission and the board of county commissioners, which may include any of the elements listed in the Nevada Revised Statutes. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.280 Improvements.**

"Improvements" means and refers to only such roadwork and utilities to be installed or agreed to be installed by the subdivider as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs as a condition precedent to the approval and acceptance of the final map. The term also applies to similar installations required as precedent to acceptance of a land division parcel map for a division of land. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.290 Improvement plans.**

"Improvement plans" means the plans, profiles, cross-sections and specifications of all proposed improvements including the information required by Section 16.32.160 C of this title. (Ord. 10-16-75 § 1(100.200) (part))

16.08.300

**16.08.300 Improvement standards.**

"Improvement standards" means the design and improvement requirements established by the board of county commissioners by ordinance or resolution applicable at the time of approval of the tentative subdivision map or preliminary parcel map. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.310 Land division.**

"Land division": see "Division of land, " Section 16.08.190. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.320 Local road.**

"Local road" means any public road that is used or is intended to be used for the principle purpose of serving as access to abutting property. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.330 Lot.**

"Lot" means:

A. A parcel of real property with a separate and distinct number or other designation shown on a subdivision map recorded in the office of the county recorder; or

B. A parcel of real property delineated on an approved map of survey or land division map as filed in the office of the county recorder and abutting at least one public road or approved private road; or

C. A parcel of real property containing not less area than required by the zone district in which it is located abutting at least one public road or approved private road and held under separate ownership from adjacent property. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.340 Lot split.**

"Lot split"; see "Division of land, " Section 16.08.190. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.350 Major road or highway or arterial.**

"Major road or highway or arterial" mans a highway designated as such in the Major Street and Highway Plan, a part of the general plan of the county, adopted by the board of county commissioners. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.360 Nonaccess line.**

"Nonaccess line" means a line delineated on a subdivision map or described in a deed which is for the purpose of prohibiting access. (Ord.10-16-75 §1(100.200) (part))

**16.08.370 Out lot.**

"Out lot" means a lot designated alphabetically on the subdivision map for specific use or nonuse. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.380 Parcel of land.**

"Parcel of land" means the whole of any numbered lot in an approved division or subdivision or the whole of any other holding of abutting land under one ownership. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.390 Parcel map.**

"Parcel map" means the map prepared in accordance with the approved preliminary parcel map as provided for in chapter 16.16 of this title. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.400 Person.**

"Person" means and includes any individual, firm, copartnership, joint venture, association, corporation, estate, receiver, syndicate or any group or combination acting as a unit in the plural as well as the singular number. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.410 Precise plan lines.**

"Precise plan lines" means the future right-of-way lines or plan lines of any highway as shown on the precise plan of street and highways for highway use as adopted by the board of county commissioners. A yard abutting a highway is to be measured from this future right-of-way line. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.420 Preliminary parcel map.**

"Preliminary parcel map" means the map presented to the planning director for his approval for a division of land as provided for in Chapter 16.16 of this title. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.430 Private road.**

"Private road": see "Approved private road," Section 16.08.050. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.440 Public road.**

"Public road" means any state highway, county or city street, avenue, highway or road which is within the maintained road system of the public agency having jurisdiction thereof or to be included within the maintained road system by agreement between the agencies and the subdivider. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.450 Restricted access strip.**

"Restricted access strip" means a strip of land not less than one foot in width for the purpose of regulating access to part width and deadend roads until such time as the roads may be completed or extended. (Ord. 10-16-75 § 1(100.200) (part))

16.08.460

**16.08.460 Setback line, front yard.**

"Front yard setback line" means the line which defines the depth of the required front yard measured from the property line. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.470 Setback line, rear yard or side yard.**

"Rear yard or side yard setback line" means the line which defines the width or depth of the required rear yard or side yard measured from the property line. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.480 Subdivider.**

"Subdivider" means a person who causes land to be divided into a subdivision for himself or for others. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.490 Subdivision.**

"Subdivision" means any real property, improved or unimproved, or portion thereof shown on the latest adopted county tax roll as a unit or as contiguous units which is divided for the purpose of sale, lease or financing whether immediate or future by any subdivider into five or more parcels; provided that this title will not apply to the leasing of apartments, offices, stores or similar space within an apartment building, industrial building commercial building or mobile home park nor will this title apply to mineral, oil or gas leases. The term subdivision does not apply to any division of land which creates lots, parcels, sites, units or plots of land, each of which comprise forty or more acres of land including roads and roadway easements or the division of land for agricultural purposes, in parcels of more than ten acres, not involving any street, road or highway opening or widening nor will this term apply to other exclusions contained in Title 278. Nevada Revised Statutes. (Ord. 10-16-75 § 1(100.200) (part))

**16.08.500 Watercourse.**

"Watercourse" means a strip of land over which water flows having a definite bed, bank and channel where in the water need not flow continually but usually flows in a particular direction. (Ord. 10-16-75 § (100.200) (part))

**16.08.510 Zone district.**

"Zone district" means the zone district established by a county zoning ordinance. (Ord. 10-16-75 § 1(100.200) (part))