

Chapter 16.32

LOCATION--DESIGN--IMPROVEMENTS

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Winnemucca (Amendment 9-18-06)

16.32.010 Conformance of design and improvement.

A. Each subdivision and the tentative map and final map thereof will be in conformity with the requirements of this chapter.

B. Design and improvements will conform to this title and the improvement standards adopted by the board of county commissioners. Design will also provide for adequate traffic circulation and should promote the extension of aesthetic values. (Ord. 10-16-75 §1(100.800))

16.32.020 Road design and location.

A. Layout.

1. Street rights-of-way widths will be in accordance with standards adopted by the board of county commissioners.

2. Streets which are extensions of existing streets will continue the centerline of the existing street as far as practical either in the same direction or by adjustment curves.

3. All streets entering upon any given street will have their centerlines directly opposite each other or separated by at least one hundred twenty-five feet.

B. Intersections. The centerlines of streets will intersect one another as nearly as right angles as practicable, will not be excessively curved and will conform to the requirements for site distance provided in the improvement standards adopted by the board of County Commissioners. (Ord. 10-16-75 § 1(100.801))

16.32.030

16.32.030 Part width roads.

The design of the subdivision shall be so that full width roads will be provided. Part width roads will only be allowed where unusual or exceptional circumstances such as existing road patterns, property divisions and existing land development make it impracticable to provide full width roads. (Ord. 10-16-75 § 1(100.802))

16.32.040 Roads.

A. Stub Roads. Stub roads will be provided where necessary to give access to or permit a satisfactory future development of adjoining land. Stub roads will extend to the boundary line of the property. Stub roads which are abutted by more than one lot on either side will be terminated by a temporary turnaround. The turnaround will conform to adopted improvement standards. A stub road may be approved by the board without a temporary turnaround when the road is less than one hundred fifty feet in length or its length equals the dimension of the corner lot along the road.

B. Cul-de-sacs. Cul-de-sac roads will be terminated by a permanent turnaround as provided in adopted improvement standards. Cul-de-sac roads shall not exceed six hundred feet in length measured from the center line of the intersecting road to the end of the turnaround.

C. Frontage Roads. Where lots in a subdivision front on any highway shown on the general plan, the board may require that dedication and improvement of a frontage road for access to the lots. Frontage road intersections which open on to any highway shown on the general plan will be through the bulb-type intersection as provided in adopted improvement standards.

D. Access Roads. When any subdivision does not abut upon a public road, an access road will be provided by connecting the subdivision with a public road. The access road will be considered to be part of the subdivision and will meet all the requirements of this title. The subdivider will by dedication give the county clear title to the access road. (Ord. 10-16-75 § 1(100.803))

16.32.050 Future roads.

A. Dedication. Whenever the commission or the board has determined that a particular road or highway is not at this time warranted but is anticipated to serve local neighborhood traffic needs, the board may require that the location, width and extent of such road be shown on the final map and offered for dedication for road purposes.

B. When Part of a State Highway. If a parcel of land to be subdivided includes a portion of the right-of-way for a state highway, the right-of-way of which has been certified by the Nevada State Highway Commission, the subdivider will either dedicate or withhold from subdivision all the area included in the right-of-way. (Ord. 10-16-75 § 1(100.805))

16.32.060 Grade separation.

Whenever it is proposed to subdivide property abutting an approach to an existing or planned grade separation, the subdivision will be so arranged that any lot abutting such approach will have suitable access elsewhere and that the street layout adequately provides for and conforms to such approach. (Ord. 10-16-75 § 1(100.806))

16.32.070 Alleys.

A. Where Required. An alley with adequate ingress and egress provided for truck traffic may be required at the rear or side of lots where the property is to be used for multiple residential, commercial or industrial use.

B. Intersections. Intersecting alleys are not permitted.

C. Width. Alleys when required will be a minimum of twenty feet in width. (Ord. 10-16-75 § 1(100.807))

16.32.080 Easements.

A. Location.

1. Sewer, Gas and Water. Sewer, gas and water mains will not be on rear or side lot easements unless street location is found to be impracticable or uneconomical or unless specifically approved by the board.

2. Electricity and Telephone. Where practicable and economically feasible and necessary in the interest of the public health, safety and welfare, overhead utilities will be located at the rear of the lots along either alleys or easements, as the case may be. Except that when required by the board of county commissioners utilities will be placed underground and in the public rights-of-way.

3. Storm Drains-Flood Control. Easements for storm drains and flood control will be provided within the subdivision when deemed necessary by the board.

B. Width. All easements within a subdivision will not be less than sixteen feet in width and be no less than eight feet on each side of rear lot line and along side lot lines when necessary. However, easements of a lesser width may be approved by the board when it has been determined that the purpose of any easement maybe accomplished by the use of a lesser width. (Ord. 10-16-75 § 1(100.808))

16.32.090 Lot design.

A. Area, Dimensions and Frontage.

1. The area and dimensions of lots shall be in conformity with the zoning regulations for the zoning district in which the proposed subdivision is located. A larger minimum lot are may be required when necessitated by topographical and geological consideration.

2. All lots will have frontage on at least one public or approved private road. The width of such frontage will not be less than that prescribed by the zoning regulations of the zoning district in which the proposed subdivision is located.

3. The lot depth dimension will not exceed two and one-half times the lot width dimensions.

B. Lot Drainage. All lots will be graded so that they drain to a public road or to a drainage facility or an improved private road, designed to adequately accept the water.

C. Sideline. The sidelines of all lots so far as possible will be at right angles to the road which the lot faces or radial or approximately radial if the road is curved.

D. Boundary Lines. No lot will be divided by the boundary line of a city, county or special district.

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E. Double Frontage Lots. Double frontage lots other than corner lots which abut two roads and have a depth of less than two hundred forty feet will not be approved except where necessitated by topographical or other physical conditions or where ingress or egress, to or from one of the roads is prohibited by law or where direct access rights have been or will be waived. (Ord. 10-16-75 § 1(100.809))

16.32.100 Block design length.

Blocks shall not exceed one thousand three hundred twenty feet in length between road center lines except where topographical and other conditions require longer blocks. (Ord. 10-16-75 § 1(100.810))

16.32.110 Condominium and community apartment projects.

Design as it relates to condominium and community apartment projects will mean the manner in which the buildings, the airspace above the property, the units in common areas shown on the map are to be divided and the location of the buildings upon the property. The design will conform to the provisions and requirements of all state laws and county ordinances relating thereto. (Ord. 10-16-75 § 1(100.811))

16.32.120 Watercourses.

A. Watercourses. Where a subdivision or any part thereof is diverged by any water course, channel, stream or creek, the subdivider will subject to riparian rights indicate the physical limits thereof and provide by dedication sufficient easements to dispose of surface and storm waters originating within the subdivision. The width and improvements of such dedicated easements will be determined by the board.

B. Land Subject to Inundation. Land subject to flooding and the land deemed by the director of public works (county road foreman) to be uninhabitable will not be platted for residential occupancy nor for such other uses as may endanger health, life or property, or aggravate the flood hazard. Such land will be reserved or used so as to make it compatible with the conditions. Such land may be filled or otherwise improved in a manner and to a degree approved by the director of public works (county road foreman) so it is no longer subject to the restrictions of this subsection. The required improvements shall be completed prior to the approval of the final map. (Ord. 10-16-75 § 1(100.812))

16.32.130 Pedestrian walkways.

- Pedestrian walkways may be required where needed for:
- A. Access to schools, playgrounds or parks, shopping centers or other public areas;
 - B. Traffic safety; or
 - C. Access through unusually long blocks. (Ord. 10-16-75 § 1(100.813))

16.32.140 Dedications.

All land shown and designated on the final map for any public use will be offered for dedication. (Ord. 10-16-75 § 1(100.814))

16.32.150 Required improvements.

As a condition precedent to acceptance and approval of the final map, the subdivider will make, or agree to make, the following minimum improvements in accordance with adopted improvement standards. Additional improvements may be required if deemed by the board to be necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs.

A. Street Improvements.

1. Public Roads. All roads dedicated for public use will be improved in accordance with adopted improvement standards.

2. Previously Dedicated Rights-of-way. The board may require the subdivider to improve previously dedicated roads, public ways or easements, when so required by the board, improvements will conform to adopted improvement standards.

B. Alleys. Alleys will be improved in accordance with adopted improvement standards.

C. Pedestrian Walkways. Pedestrian walkways will be improved in accordance with adopted improvement standards.

D. Sidewalks. Sidewalks will be installed in accordance with adopted improvement standards.

E. Fencing. When the rear or side of any lot abuts a county expressway, arterial or collector highway shown on the general plan and access to such highway has been relinquished, a fence will be erected along the abutting lot line in accordance with adopted improvement standards.

F. Sewage.

1. Existing Community Sewer System. Sanitary sewer lines and appurtenances will be installed and connections made to a trunk line in accordance with adopted improvement standards under the following conditions:

a. Whenever the subdivider proposes that a subdivision be served by a community sewer system, or

b. Whenever the board determines that a community sewer system will be required to protect the public health, safety and well-being and provided that the trunk line of the community sewer system is within one mile of the subdivision and the governing body of the municipality or district owning the facility approves the connection.

2. New Community Sewer System. Whenever a community sewer system is not available and the board upon the recommendation of the department of public health determines that the use of septic tanks or other private means of sewage disposal is not feasible, the subdivider will install sewage collection and treatment facilities of sufficient capacity to provide for his entire proposed development. The design of the facilities will conform to accepted sanitary engineering practices and will be such that the facilities may be expanded to provide for future growth. The effluent from the plant will meet the requirements established therefore by local and state regulations.

3. Private Sewage Disposal. Where the board upon the recommendations of the department of public health determines that connection to a community sewage system

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would be impractical, septic tanks and other private means of sewage disposal may be installed. The construction of private sewage disposal facilities will conform to State Health Department regulations.

G. Water. A water system sufficient to supply the local water requirements of all lots for both domestic use and fire protection will be installed. The source and quality of the water will meet the requirements of the Health and Safety Code of the State of Nevada, and the subdivider will concurrently with the filing of the final map furnish a report from the State Engineer certifying the adequacy of the water supply.

1. Community Water System. Whenever the subdivider proposes a community water system or the board determines such a system to be necessary to protect public health, safety and well-being, adequate water mains and laterals will be installed in accordance with adopted development standards. Whenever a well and tank site is to be located within a subdivision in conjunction with a community water system, the well site and its access right-of-way will be shown on the tentative and final maps and be designated for such use.

2. Whenever the subdivider proposes a private water system or the board determines such a system to be adequate upon recommendation of the State Health Department, individual wells and pressure tanks may be installed.

H. Fire Hydrants. Fire hydrants will be installed in accordance with adopted improvement standards under the following conditions:

1. Whenever a community water system is to be provided; or

2. Whenever the board determines that fire hydrants will be required to protect the public health, safety and well-being.

I. Drainage. The subdivider may be required to install or agree to install drainage facilities to adequately remove the surface and stormwaters of the subdivision. When so required, installation will conform to adopted improvement standards.

J. Abandoned Wells and Pipelines. Any abandoned well or existing well within a tract which is to be abandoned will be completely filled prior to approval of the final map. If there are any irrigation pipelines within the tract which are abandoned or to be abandoned, the subdivider will remove, destroy or completely fill these pipelines as part of the subdivision improvements.

K. Gas. Whenever gas is to be provided, adequate service ;mains and laterals for gas will be laid subject to Section. 16.32.160 (E).

L. Traffic and Road Signs. Necessary street name signs, regulatory signs, markers, barricades and other safety and public convenience facilities will be installed in accordance with adopted improvement standards and specifications established therefor by the county. The subdivider may deposit with the county sufficient sums for the furnishing and installation of certain of the above facilities.

M. Outer Tract Improvements. All improvements lying outside of the tract and necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs will conform to the adopted improvement standards.

N. Street Lights. When the developer proposed the use of street lights, they will be installed in accordance with adopted improvement standards. Before approval of the final

map of any subdivision in which the installation of street lighting facilities is proposed, the subdivider will petition the board of county commissioners to commence proceedings and take all necessary steps to form or annex to a public entity authorized to maintain street lighting facilities.

O. Prior to approval of the final map, the subdivider will deposit with the county an amount sufficient to energize the street lights from the estimated date of acceptance of the street lights by the utility company for maintenance to the estimated date when tax revenues will be available for the street lights. (Ord. 10-16-75 § 1(100.815))

16.32.160 Improvement procedures.

A. Agreement to Improve. Where the required improvements are not completed before the final map is approved, the subdivider will enter into an agreement with the board to either complete the work or initiate and consummate proceedings under an appropriate special assessment act for the financing and improvement thereof. Such agreement will provide a time limit for the completion of the required improvements. At the request of the subdivider, the board may renew this agreement at the expiration of this time. The agreement will provide for the release of the required improvement security when the conditions of the agreement are completed. To assure the county that this work will be completed, improvement security in the form of a cash deposit, faithful performance bond, instrument of credit or deposit in escrow in the amount of one hundred percent of the estimated cost of the improvement will be required, except that a cash deposit or bond will not be required for those improvements to be installed by a private utility company. Upon final completion and acceptance of the work, the county will release all but ten percent of the improvement security, that amount being deemed sufficient to guarantee faithful performance by the subdivider of his obligation to remedy any defects in the improvement s arising within one year following the acceptance thereof against any defective work or labor done, or defective materials furnished in the performance of this agreement. Completion of the work will have occurred on the date the board of county commissioners, by resolution duly passed and adopted, accepted the improvements according to approved plans and specifications, and any approved modifications thereto.

B. Allocation of Costs. Where any road, easement or other parcel of land intended for public use not only serves lot owners in a subdivision, but is or will be a portion of an arterial or through road, easement or other public land serving a substantial area in addition to the subdivision. The costs of the required improvements thereof will be allocated as between the subdivider and the county or other person or agency. The apportionment will be determined by the board as nearly as map be practically ascertainable in direct proportion as the improvements will serve the subdivision and such other areas.

C. Reimbursement for Oversize Facilities. The board may require a subdivider to install oversized sewer, drainage or other facilities where the facilities will benefit property not within the proposed development. If the agency which has jurisdiction and operational control of such facilities by contract with the subdivider agrees to reimburse him or his successor in interest.

D. Improvement Plans. Where improvements are proposed or required by the provisions of this title, improvement plans will be submitted to the department of public works (county engineer) or board of county commissioners for review and approval. The improvement plans will show details of the improvements as required by the improvement standards. The improvement plans will be prepared and signed by a registered civil engineer.

E. Installation Before Improving. All underground utilities required by the final map approval to be installed below the surface, improvement in public roads or alleys, or easements will be constructed prior to the installation of any surface improvements.

F. Inspections. All required improvements will be constructed under the inspection of the director of public works (county road foreman) and to the approval of the board. The cost of all inspections will be paid by the subdivider as provided in Section 16.36.020. (Ord. 10-16-75 § 1(100.816))

Amendment 9-18-06 – Effective 9-18-06: (not yet codified)

16.32.170 Development Standards within one half mile of the City of Winnemucca.

A. Street Design: The street section for public streets or roadways shall be constructed as follows:

1. Lots with less than one-half (1/2) Acre: When there are parcels having a lot size less than one-half acre; full 41 foot wide residential street section including curbs, gutters and 4 foot sidewalks built to the standards of the city of Winnemucca.

2. Lots with one-half acre up to one acre: When there are parcels having a lot size of one-half acre up to one acre; full 42 foot wide residential street section including curbs and gutters but no sidewalk built to the standards of the City of Winnemucca.

3. Lots with one acre or larger: When there are parcels having a lot size of one acre or greater; 30 foot wide paved street with v-ditches built to the standards of the City of Winnemucca.

B. The street section for private access driveways, roadways or streets shall be constructed as follows:

1. Access driveway serving two parcels: Twelve foot (12') wide by twenty foot (20') long asphalt or concrete paved driveway apron with a twelve foot wide aggregate base (6" depth) driveway to the point where driveways separate.

2. Private access road serving ten or fewer lots (allowed only when there is no possibility of a future thru street): Twenty-four foot (24') wide paved asphalt surface 2 1/2" minimum thickness) on a 6" aggregate base to the last driveway.

3. Private access road serving more than ten lots: thirty foot (30') wide paved asphalt surface 1 1/2" minimum thickness) on a 6' aggregate base to last driveway.

C. Drainage improvements:

1. The design and construction of public streets and the grading of the parcels created shall provide for adequate disposal of storm waters into the municipal drainage system. Parcels created shall drain towards the street or shall provide drainage in accordance with the engineer's requirements. Existing major drainage courses shall be maintained and dedicated as public drainage ways. If the average lot size is one acre or larger, the drainage must extend to the municipal drainage system or, in the alternative,

onsite containment with percolation ponds must be provided. V-ditches must be paved or riprapped unless such requirement is waived by formal action of the Commission.

D. Water System Connections:

1. All parcels created from any property with an exterior lot line within one thousand five hundred feet of the city water system must connect to the city water system. A water main extension agreement pursuant to the Winnemucca Municipal Code Chapter 13.08 is required to obtain reimbursement from future users of the water system improvements.

2. All parcels created from any property with an exterior lot line more than one thousand five hundred feet from the city water system may construct wells only if allowed by state law.

3. Fire Hydrants must be installed when required by the Rural Fire Chief. If the average lot size is one acre or larger the maximum allowed spacing between fire hydrants is eight hundred feet.

E. Sewer System Connections:

1. All parcels created from any property with an exterior lot line within one thousand five hundred feet of the city sewer system must connect to the city sewer system. A sewer main extension agreement pursuant to Winnemucca Municipal Code 13.04 is required to obtain reimbursement from future users of the sewer improvements.

2. All parcels created from any property with an exterior lot line more than one thousand five hundred feet from the city sewer system may be allowed to temporarily install septic systems; provided however, connection to the city sewer system for all parcels created by such map is required within five years from the time the city sewer system becomes available within one thousand five hundred feet of the nearest property line of any parcel created by the parcel map, or unless this requirement is waived by formal action of the Commission.

3. A sewer stub shall be constructed to the street from each residence or other structure having a sewer system for the purpose of connecting to the municipal sewer system when it becomes available.

4. The grade for the sewer main will be set by the engineer using survey information provided by the property owner. If more than four parcels are developed or if the property owner does not provide survey information, the sewer main grade shall be in accordance with the one-site and off-site plans required by the Winnemucca Municipal Code Chapter 17.22.120.

F. Power, communications and gas utilities.

1. All utility systems must be installed underground, except: a) in unusual situations involving short extensions of overhead systems existing on abutting properties, with the prior approval of the County Commission; or b) where there is an existing overhead system in place providing service to the property; or c) if the average lot size is one acre or larger.

G. The exception provisions of the Chapter found in 16.04.220 – 16.04.260 as well as the Hardship Variance provisions found in 16.50.059 apply to these standards.