

Chapter 16.50

STANDARDS FOR DEVELOPMENT OF DEDICATED ROADS

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16.5001 Intent and purpose.

A. The provision of adequate access roads to all property is deemed necessary in order to promote the public health, safety and general welfare of the county. It is the intent of this chapter that development of adequate access roads be the responsibility of the property dividers as defined by Section 16.08.170 of this code and subdividers as defined by Section 16.08.480 of this code.

B. In order to insure that all property being developed in the county is served by adequate access roads to accommodate public travel in normal weather conditions, including access for utility vehicles, delivery service vehicles and emergency vehicles, this chapter sets forth minimum standards for development of dedicated roads as defined by Section 16.08.140 of this code. (Ord. 12-5-94 (part))

16.50.020 Scope.

As provided for in Sections 16.50.010 through 16.50.050, this chapter applies to all parcel maps, second or subsequent parcel maps which make up or are part of a contiguous tract of land under the same ownership and subdivision maps, any of which create a total of five or more parcels of land. This chapter does not apply to the division of land exempted by Title 278, Nevada Revised Statutes. (Ord. 12-5-94 (part))

16.50.030 Development standards for dedicated roads.

The following improvements to dedicated roads shall be in place, inspected and approved by the Humboldt County road superintendent or other authorized county official prior to any final parcel or subdivision map being signed off by the Humboldt County planning department for recording:

DEVELOPMENT STANDARDS FOR DEDICATED ROADS		
Number of Lots	Five Through Twelve	Thirteen and Over
Maximum road grade	8 percent	8 percent
Minimum right-of-way width	60 ft.	60 ft.
Minimum right-of-way improved width	28 ft.	30 ft.
Minimum width of improved driving lanes	20 ft. shoulder to shoulder	28 ft. shoulder to shoulder
Minimum depth of ballast material (base)	4 inches	8 inches
Minimum depth of surface material	2 inches	4 inches

B. All dedicated roads constructed as a result of this chapter shall be improved to the nearest road which is passable in normal weather conditions as determined by the Humboldt County road superintendent or other authorized county official.

C. Where development of a dedicated road breaches an existing fence, a county approved cattle guard shall be installed by the divider/subdivider and inspected by the Humboldt County road superintendent or other authorized county official.

D. Where no otherwise stated, the Humboldt County Standard Specifications for Road Construction dated January 1989, and subsequent revisions adopted by action of the board of County Commissioners, or current Standard Details for Public Works Construction shall apply to the construction of all dedicated roads. (Ord. 12-5-94 (part))

16.50.040 Acceptance of dedicated roads into county maintained road system.

A. Pursuant to Section 16.08.140(B) of this code, Humboldt County may accept the dedication of a road for public use without accepting the road into the county maintained road system. No dedicated road constructed as a result of this chapter shall be come part of the county maintained road system unless and until it is declared and designated to be a standard county road and formally accepted into the system by action of the board of county commissioners pursuant to Nevada Revised Statutes 403.180.

B. The Humboldt County Commissioners will entertain a request from the divider/subdivider for acceptance of dedicated roads into the county maintained road system when the following conditions are met:

1. Sixty percent of the lots served by the dedicated road are permanently occupied; and

2. The dedicated road has been inspected by the Humboldt County road superintendent or other authorized county official and is certified to be in compliance with the minimum development standards set forth in this chapter. (Ord. 12-5-94 (part))

16.50.050 Hardship variance.

Upon written request from a divider/subdivider for a hardship variance, the Humboldt County board of commissioners may find the construction of a dedicated road according to the standards set forth in this chapter to be a hardship. If such a finding is made, it shall become a part of the final approval of the parcel map or subdivision. The finding shall include a detailed description of the road and the divider/subdivider will be required to construct as an alternative to the standards set forth in this chapter, any amendment to the time period for completion of construction, any bonding requirements and any other conditions placed by the board of commissioners at the time of variance approval,. (Ord. 12-5-94 (part))