

Chapter 17.08

DEFINITIONS

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17.08.010 Definitions generally. Except as otherwise provided in this chapter, all terms used in this chapter which are defined in the subdivision map act are used *in* this chapter as so defined, unless from the context thereof it clearly appears that a different meaning is intended. The word "shall" is mandatory, and the word "may" is permissive. (Prior code §10 201 (part)).

17.08.020 Town office, department, council, bureau, official. Whenever the town, or the name of any town office, department, council, or bureau, or the title of any town official is used herein, it refers to the town, and to such office, department, commission, council or bureau or town official of the town. For the purposes of this chapter, certain words and phrases are defined herein, and where the definitions set forth herein differ from the definitions of the same terms in the subdivision map act, the definitions *in* this chapter shall govern. (Prior code S10 201 (part)).

17.08.030 Block. "Block" means a tract of land within a subdivision entirely bounded by streets, highways or ways, except alleys; or by streets, highways or ways, except alleys, and the exterior boundary or boundaries of the subdivision. (Prior code §10 201 (part)).

17.08.040 Design. "Design" means alignment, grades and widths of streets; location and widths of easements and rights-of-way for drainage or utilities; and areas, widths, depths and arrangement of lots. (Prior code §10 201 (part)).

17.08.050 Maps. (a) "Tentative map" means a map prepared for the purpose of showing the design of a proposed subdivision and the existing conditions in and around it, and need not be based upon an accurate or detailed final survey of the property. A tentative map is required for all subdivisions. (Subdivision Map Act, Sections 66426 and 66428)

(b) "Final map" means a map prepared in accordance with provisions of law and this title and designed to be placed on record in the office of the county recorder. A final map is required for all subdivisions of five or more lots, except in cases of exceptions as listed in the Subdivision Map Act, Section 66426.

(c) "Parcel map" means a map prepared in accordance with provisions of law and this title and designed to be placed on record in the office of the county recorder. A parcel map is required for all subdivisions other than those for which a final map is required, except that the town council may approve written requests for waiver of the parcel map requirement as provided

in the Subdivision Map Act, Section 66428. (Ord. 386 §4, 1977: Ord. 370 §1, 1976; prior code §10 201 (part)).

17.08.060 Owner. "Owner" is the individual, firm, association, syndicate, copartnership or corporation having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under this chapter, and while used herein in the masculine gender and singular number it means and includes the feminine and neuter genders and the plural number whenever required. (Prior code §10 201 (part)).

17.08.070 Subdivider. "Subdivider" means any individual, firm, association, syndicate, copartnership, corporation, trust or any other legal entity commencing proceedings under this chapter to effect the subdivision of land hereunder for himself or for another, and while used herein in the masculine gender and the singular number it means and includes the feminine or neuter gender and the plural number whenever required. (Prior code §10 201 (part)).

17.08.080 Subdivision. "Subdivision" means any unit or contiguous units of improved or unimproved real property, or portion thereof, which is divided for the purpose of sale, lease, financing, or any other purpose, whether immediate or future, into two or more parcels.

Exceptions to the foregoing are: (a) those specified in the Subdivision Map Act, Sections 66412, 66424 and 66424.1; and, (b) lot line adjustments approved by town council resolution, when such adjustments are between two or more existing adjacent parcels, and a greater number of parcels than originally existed is not thereby created. (Ord. 386 §5, 1977: prior code §10 201 (part)).

17.08.090 Improvement. "Improvement" refers to only street work, drainage, utilities and other improvements to be installed, or agreed to be installed, by the subdivider on the land dedicated or to be dedicated for streets, highways, public ways, and easements, as are deemed necessary for the general use of the lot owners in the subdivision and local neighborhood and traffic needs, as a condition precedent to the approval and acceptance of the final or parcel map thereof. (Ord. 386 56, 1977: prior code 510 201 (part)).

17.08.100 Person. "Person" means any natural person, joint venture, stock company, partnership, association, club, company, corporation, business trust, organization, or the manager, lessee, agent, servant, officer or employee of any of them. (Prior code §10 201 (part)).