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SECTION 13
DEFINITIONS

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SUBSECTION 1

DEFINITIONS

1-1 Definitions

- a. Alley - A minor access way used primarily for vehicular service to the back or the side of properties otherwise abutting on a street.
- b. Block - An area of land within a development or subdivision which area is entirely bounded by streets, highways, or ways, except alleys, or the exterior boundary or boundaries of the subdivision.
- c. District Board - The Triview Metropolitan District Board of Directors.
- d. Covenants or Restrictive Covenants - A contractual agreement between the subdivider or landowner and the buyer of a piece of property that restricts the use of all or a portion of the property. The covenant will normally run with the land and will therefore apply to succeeding owners.
- e. Cul-de-sac - A street open at one end only, providing at the other end special facilities for the turning around of vehicular traffic.
- f. Design Standards or Design Requirements - All requirements and regulations relating to design and layout of developments and subdivisions as contained in these regulations.
- g. Design Criteria and Construction Specifications - All requirements related to the design and construction of infrastructure facilities to include storm drainage, erosion control, roadways, pavement design, water, wastewater, reclaimed water and landscaping.
- h. Developer - A person who is responsible for any undertaking that requires a building permit, special use permit, conditional use permit, sign permit, development plan, or subdivision.
- i. Development Plan - A land use plan or map which indicates the desired future physical development of any portions of Monument. Such a plan is submitted by the developer and is intended as a general summary of his proposal for development.

- j. Driveway - That portion of the vehicle accommodation area that consists of a travel lane bounded on either side by an area that is not part of the vehicle accommodation area.
- k. Easements - Areas within a development or subdivision other than streets or alleys which are reserved, conveyed or dedicated for specialized or limited purpose, including the construction of utilities, service infrastructure, ingress and egress, and other public uses.
- l. Improvements - All facilities constructed or erected within a development or subdivision to permit the use of lots or blocks for a principal residential, business or manufacturing purpose.
- m. Intermediate Regional Flood - A flood having an average frequency of occurrence of once in 100 years at a designated location.
- n. Landscaping - Any combination of living plants such as trees, shrubs, vines, ground cover, flowers, sod; and may include natural features such as rock, stone and bark; and structural features including, but not limited to, fountains, reflecting pools, art works, screen walls, fences, benches, signs, sidewalks, and street furniture.
- o. Lot - A portion of a development or subdivision or other parcel of platted land, intended as a unit for the transfer of ownership, for development or for other purposes.
- p. Corner Lot - A single lot having its front and one side adjacent to two side streets.
- q. Double Frontage Lot - A single lot having the front and the rear thereof adjacent to two streets and does not include a corner lot.
- r. Flag Lot - A lot, the main use or building area of which does not abut a public street, but is connected thereto by a narrow strip of land which is part of the lot.
- s. Monuments - The actual points set on the ground to locate, delineate or describe tracts of land and/or the points set to define a legal description of a tract or land.
- t. United States Land Survey Monuments - The points or corners established by the survey of public lands for the United States Government, also the re-established or restoration of said corners.

The points or corner set by a Colorado Registered Land Surveyor in accordance with Chapter 136, Colorado Revised Statutes, 1963, as amended, to define a legal description on the ground.

- u. Plats - A subdivision as it is represented as a formal document by drawings and writing that is required to or has been recorded within El Paso County.
- v. Preliminary Plan - A map or drawing showing the preliminary design of a proposed subdivision, together with such information, supporting data and other requirements as are necessary to comply with the provisions of these regulations.
- w. Final Plat - A map indicating the final design of the proposed subdivision supported by the necessary engineering data and legal documentation. It shall be prepared by a Colorado Registered Land Surveyor in accordance with the provisions of these regulations and shall, if approved by the governing body of the area, the aforementioned plat shall be recorded in the County Clerk and Recorder's Office.
- x. Vacation Plat - A map indicating a proposed vacation of a dedicated street, road or easement, or the vacation of a subdivision. It shall be prepared by a Colorado Registered Land Surveyor in accordance with the provisions of these regulations. After presentation of the appropriate petition and resolution to the District Board, if approved, a vacation plat shall be recorded in the office of the county Clerk and Recorder.
- y. Property Lines - Those imaginary lines outlining the boundaries of properties or lots for the purpose of description in sale, lease, building development or other separate use of property.
- z. Radial - A line forming right angles with the tangent of any given arc.
- aa. Regional Land Use Plan - The plan, and any functional elements to the plan as adopted, that was created through the joint efforts of the members of the Pikes Peak Area Council of Governments and which was adopted as the Pikes Peak Regional Land Use Plan 1990, as amended.
- bb. Right-of-Way - The entire dedicated tract or strip of land that is to be used by the public for circulation and service. The length and width of a right-of-way shall be sufficient to provide adequate accommodations for all the physical features to be included in said right-of-way, as hereinafter established.

- cc. Road Profile - A drawing reflecting a proposed or existing vertical section of a road, street or alley for which right-of-way is to be or has been conveyed to the District for road purposes. It may be a true or exaggerated profile, and may reflect either a centerline and/or both flow lines of a road, street or alley.
- dd. Street - A public or private right-of-way which provides vehicular and pedestrian access to adjacent properties. Stub streets are designed to permit continuation of the street pattern in adjoining subdivisions. Every stub street shall end in a cul-de-sac.
- ee. Subdivider - Any person, group, corporation, or other entity acting as a unit or any agent thereof, dividing or proposing to divide land so as to constitute a subdivision for the purpose of sale or disposal of land as defined herein. If the subdivider is not the fee owner of the land in question, he shall present to the Town the written approval of the fee owner.
- ff. Subdivision - The division of a lot, tract or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale or of building development. It includes resubdivision, and when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided.
- gg. Vested Property Right - A Site Specific Development Plan which is deemed approved or conditionally approved following public notice and hearing.
- hh. Site Plan - A plan which has been submitted to a local government by a landowner or his representative describing with reasonable certainty the type and intensity of use for a single parcel or parcels of property.