

Appendix XX: DEFINITIONS

Casa Grande Infrastructure/Development Design Guidelines

ADEQ.

“ADEQ” means The Arizona Department of Environmental Quality.

Alley. (16.08.020)

“Alley” means a public or private right-of-way primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on some other street.

Appeal. (15.40.050)

“Appeal” means a request for review of the floodplain administrator's interpretation of any provision of this article or a request for a variance.

Base flood. (15.40.080)

“Base flood” means the flood having a one percent chance of being equaled or exceeded in any given year (also called the “ 100-year flood”).

Base flood, one-hundred-year. (17.12.130)

“Base flood, one-hundred-year” means the flood having a one percent chance of being equaled or exceeded in any given year.

Base flood water surface elevation or base flood elevation. (15.40.090)

“Base flood water surface elevation or base flood elevation” means:

A. The elevation shown on the flood insurance rate map for Zones AE, AH, A1–A30, VE and V1–V30 that indicates the water surface elevation resulting from a flood that has a one percent or greater chance of being equaled or exceeded in any given year; however, when the city determines that it has more accurate base flood water surface elevation data than the data shown on the FIRMs, the more accurate data shall be used;

B. In a regulatory flood way outside the areas identified in paragraph A. above, the base flood water surface elevations shall be those determined by the floodplain delineation accomplished in accordance with the criteria established by the Director of the Arizona Department of Water Resources;

C. For those areas of the city which are not within a regulatory flood way, the base flood water surface elevations shall be those which are established by a drainage report submitted in accordance with the city's requirements.

Block. (16.08.040)

“Block” means a tract of land bounded by streets and public parks, cemeteries, railroad rights-of-way, or boundary lines of the municipality.

Bond. (16.08.050)

“Bond” means any form of security including a cash deposit, surety bond, collateral, property, or instrument of credit in an amount and form satisfactory to the city council.

Building. (15.40.105)

See “structure.”

Capital improvements program. (16.08.070)

“Capital improvements program” means a proposed schedule of all future municipal improvement projects listed in order of construction priority together with cost estimates and the anticipated means of financing each project.

City. (17.12.320)

“City” means the City of Casa Grande.

City manager. (16.08.080)

“City manager” means the person designated by city council to be administrative head of the city and who is, by city charter, responsible for enforcement of this title.

Construction plan. (16.08.100)

“Construction plan” means the maps or drawings accompanying a subdivision plat and showing the specific location and design of improvements to be installed in the subdivision in accordance with the requirements of the city as a condition of the approval of the plat.

Council. (15.32.020; 16.08.110)

“Council” means the city council of the city of Casa Grande. Also referred to as the governing body.

County.

“County” means Pinal County.

Critical feature. (15.40.110)

“Critical feature” means an integral and readily identifiable part of a flood protection system without which the flood protection provided by the entire system would be compromised.

Definitions. (13.08.080; 15.32.020; 16.08.130)

“Developer” means the individual, firm, corporation, partnership, association, syndication, trust or other legal entity that initiates the development of land for commercial, industrial, multifamily or single-family residential purposes in accordance with the provisions of this chapter; and the developer need not be the owner of the property as defined by this chapter.

Development. (17.32.020; 15.40.120; 17.12.440)

“Development” means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials located within the areas of special flood hazard.

Dwelling. (17.12.490)

“Dwelling” means a building, or portion thereof, used primarily for residential occupancy, including single-family, two-family, multiple-family dwellings and group homes, but not including hotels, motels, or tourist homes.

Dwelling unit. (17.12.550)

“Dwelling unit” means a dwelling, or portion of a dwelling, used by one household for residential purposes.

Easement. (16.08.140; 15.32.020)

“Easement” means authorization by a property owner for the use by another, and for a specified purpose, of any designated part of his/her property.

Encroachment. (15.40.125)

“Encroachment” means the advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain, which may impede or alter the flow capacity of a floodplain.

Engineer, city. (16.08.150)

“Engineer, city” means the professional engineer engaged by the city.

Engineering plans (15.32.020)

“Engineering plans “ means plans, profiles, cross sections and other required details for the construction of public improvements, prepared by a civil engineer registered in the state of Arizona in compliance with standards of design and construction approved by the council.

Erosion. (15.40.127)

“Erosion” means the process of the gradual wearing away of landmasses. This peril is not, per se, covered under the program.

Escrow. (16.08.160)

“Escrow” means a deposit of cash with the local government in lieu of an amount required and still in force on a performance or maintenance bond.

Flood or flooding. (15.40.160)

“Flood or flooding” means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- . The overflow of flood waters;
- A. The unusual and rapid accumulation or runoff of surface waters from any source; and/or
- B. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a

severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in this definition.

Floodplain. (17.12.600)

“Floodplain” means that area encompassing the flood way area and the flood way fringe.

Flood protection system. (15.40.280)

“Flood protection system” means those physical structural works for which funds have been authorized, appropriated and expended, and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a “special flood hazard” and the extent of the depths of associated flooding. Such a system typically includes dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

Flood-related erosion. (15.40.300)

“Flood-related erosion” means the collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by severe storm, or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding.

Flood way (15.40.310)

“Flood way” means the area of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Flood way, one-hundred-year. (17.12.620)

“Flood way, one-hundred-year” means the channel of a river or other watercourse and the adjacent land areas which must be kept free of encroachment in order to carry out and discharge a flood of one-hundred-year magnitude without substantial increases in flood height.

Flood way fringe, one-hundred year. (17.12.630)

“Flood way fringe, one-hundred-year” means the area between the flood way and the one-hundred-year flood boundary.

Grade. (16.08.200)

“Grade” means the slope of a road, street, or other public way, specified in percentage terms. . *The term “Grade” also refers to the elevation of a specific point – both existing & proposed*

Definitions. (15.32.020)

“Grantor” means the individual, firm, corporation, partnership, association, syndication, trust or other legal entity that has authority to convey land to the city.

Hardship. (15.40.325)

“Hardship” means the exceptional hardship that would result from a failure to grant a requested

variance pursuant to Article XI of this chapter. A variance must be exceptional, unusual and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

Highest adjacent grade. (15.40.330)

“Highest adjacent grade” means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Incidental. (17.12.750)

“Incidental” means any action or use of less importance, or secondary to, any other action or use.

“Irrigation facilities”. (15.32.020)

“Irrigation facilities” means and includes canals, laterals, ditches, conduits, gates, pumps and allied equipment necessary for the supply, delivery and drainage or irrigation water and the construction, operation, maintenance of such.

Levee. (15.40.340)

“Levee” means a man-made structure, usually in an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.

Levee system. (15.40.350)

“Levee system” means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

Lot. (16.08.210)

“Lot” means a piece, parcel, plot, tract or area of land separated from other pieces, parcels, plots, tracts or areas by description, as in subdivision or on a record survey map or by metes and bounds, for purposes of sale, lease or separate use.

Lot improvement. (16.08.220)

“Lot improvement” means any building, structure, place, work of art, or other object, or improvement of the land on which they are situated constituting a physical betterment of real property.

Lowest floor. (15.40.360)

“Lowest floor” means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the non-elevation design requirements of this chapter.

MAG.

“MAG” means The Maricopa Association of Governments.

Mean sea level. (15.40.390)

“Mean sea level” means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which base flood elevations shown on a community's flood insurance rate map are referenced.

Municipality. (16.08.240)

“Municipality” means the city of Casa Grande, as incorporated by state law.

New construction. (17.12.1030)

“New construction” means structures for which the “start of construction” commenced on or after the effective date of this title.

Nonresidential subdivision.(16.08.250)

“Nonresidential subdivision” means a subdivision whose intended use is other than residential, such as commercial or industrial.

Obstruction. (15.40.445)

“Obstruction” means any object, including but not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure, vegetation or other material in, along, across or projecting into any watercourse which may alter, impede, retard or change the direction and/or velocity of the flow of water, or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.

Off-site. (16.08.260)

“Off-site” means any premises not located within the area of the property to be subdivided, whether or not in the same ownership of the applicant for subdivision approval.

One hundred-year flood or 100-year flood. (15.40.447; 17.12.1080)(15.40.447)

“One hundred-year flood or 100-year flood” means the flood having a one percent chance of being equaled or exceeded in any given year. See also “base flood.”

Ordinance. (16.08.270)

“Ordinance” means any legislative action, however denominated, of a local government which has the force of law, including any amendment or repeal of any ordinance.

Owner. (16.08.280)

A. “Owner” means any person or group of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to or sufficient proprietary interest in the land sought to be subdivided under these regulations. (16.08.280)

B. “Owner” means the person or persons holding a title by deed to land, or holding any other title of record. (15.32.020)

Paved parking space or surface. (17.12.1140)

“Paved parking space or surface” means an area covered by an impervious dust free surface of asphalt or concrete designed to specifications of the city engineer.

Definitions. (15.32.020)

“Pedestrian way” means a public walk dedicated entirely through a block from street to street and/or providing access to a school, park, recreation area or shopping center.

Perimeter street. (16.08.290)

“Perimeter street” means any existing street to which the parcel of land to be subdivided abuts on only one side.

Person. (15.40.430)

“Person” means an individual or his agent, firm, partnership, association or corporation, or agent of the aforementioned groups, or this state or its agencies or political subdivisions.

Plat. (16.08.310)

“Plat” means a map, chart, survey, plan or replat certified by a licensed, registered land surveyor containing a description of the subdivided land with ties to permanent monuments.

Preliminary plat. (16.08.320)

“Preliminary plat” means the preliminary drawing or drawings, described in this title, indicating the proposed manner of layout of the subdivision.

Public improvement. (16.08.340)

“Public improvement” means any drainage ditch, roadway, parkway, sidewalk, pedestrian way, tree, lawn, off-street parking area, lot improvement, or other facility for which the city of Casa Grande may ultimately assume responsibility for maintenance and operation, or which may effect an improvement where the responsibility rests with the city.

Registered architect. (16.08.350)

“Registered architect” means an architect registered in the state of Arizona.

Registered engineer. (16.08.360)

“Registered engineer” means an engineer registered in the state of Arizona.

Regulatory flood elevation (RFE). (15.40.460)

“Regulatory flood elevation” means an elevation one foot above the base flood elevation for a watercourse, for which the base flood elevation has been determined and shall be determined by the criteria developed by the Director of the Arizona Department of Water Resources for all other watercourses.

Regulatory flood way (15.40.465)

“Regulatory flood way” means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Remedy a violation. (15.40.470)

“Remedy a violation” means to bring the structure or other development into compliance with state or local floodplain management regulations, or, if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of the ordinance or otherwise deterring future similar violations, or reducing federal financial exposure with regard to the structure or other development.

Right-of-way. (16.08.380; 1.4.13)

An area of land which by deed, conveyance, agreement, dedication, or process of law is dedicated to City of Casa Grande for public purposes including, but not limited to, streets, highway, public utility, pedestrian facility, bike way or drainage.

Riverine. (15.40.480)

“Riverine” means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

Roadway. (16.08.390)

“Roadway” means that portion of a street right-of-way intended for driving or parking.

State. (1.4.14)

“State of Arizona”.

Sewer, public. (13.08.180; 17.12.1790)

“Sewer, public” means any sanitary sewer line owned and maintained by the city, whether or not installed by the city.

Sewer system, community. (17.12.1300)

“Sewer system, community” means any sanitary sewer system, whether treatment plant, septic tank or lagoon designed with a sewer collection system to be used by a legally constituted association of property owners. The system may or may not be a public system.

Sewer – Collector. (13.08.020)

“Collector Sewer” means a sewer which receives sewage from lateral sewers from a relatively small area.

Sewer, Building or house. (13.08.030)

“Building sewer” or “house sewer” means the extension from the building drain to the building connection or other place of disposal.

Sewer, Combined. (13.08.060)

“Combined sewer” means a sewer receiving both surface runoff and sewage.

Sewer, Direct connection. (13.08.090)

“Direct sewer connection” means the service pipe connection extending from the building drain to the collecting sewer in the street or in the public right-of-way.

Sewer, Indirect connection. (13.08.110)

“Indirect sewer connection” means each junction point of any number of units with a private collection system to include the collection system within a building which collects individual units.

Sewer, Lateral. (13.08.130)

“Lateral sewer” means a sewer which discharges into a collector ~~branch~~ or other sewer and has no other common sewer tributary to it.

Sewer, Interceptor

“Interceptor Sewer” means a sewer which receives sewage from one or more collector sewers.

Sewage. (13.08.210)

“Sewage” means a combination of the water carried wastes from residences, business buildings, institutions and industrial establishments together with such ground, surface and storm waters as may be present.

Sewer, Trunk. (13.08.250)

“Trunk sewer” means a sewer which receives sewage from many tributary main sewers, and serves as an outlet for a large territory.

Sewer, Sanitary. (13.08.200)

“Sanitary sewer” means a sewer which carries sewage and to which storm, surface and ground waters are not intentionally admitted.

Sewer, Storm or storm drain. (13.08.240)

“Storm sewer” or “storm drain” means a sewer which carries storm and surface waters and drainage, but excludes sewage and polluted industrial wastes.

Site plan. (17.12.1360)

“Site plan” means a drawing to scale not less than one inch equals one hundred feet showing the accurate location of all structures, streets, alleys, and parking areas existing and proposed on subject property or any other information as may be required by this title.

Definitions. (15.32.020)

“Standard specifications and details” means a set of uniform development specifications approved by the city engineer and adopted by the city council.

Start of Construction – Infrastructure and/or Site Improvements. (15.40.500)

“Start of Construction – Infrastructure and/or Site Improvements” means and includes substantial

improvement, and means the date the construction permit for infrastructure/site improvements was issued; provided the actual start of construction, repair, reconstruction, placement, or other improvement was within one hundred eighty days of the permit date. The actual start means either the first placement of permanent construction of a. Permanent construction include land preparation, such as clearing, grading and filling; and includes: the installation of streets and/or walkways; excavation for a basement, footings, piers, or foundations or the erection of temporary forms; the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not a part of the main structure.

Street. (17.12.1400; 16.08.120; 15.32.020)

“Street” means a right-of-way other than an alley, dedicated or otherwise legally established for public use, usually affording the principal means of access to abutting property.

Street, arterial. (17.12.1410)

“Street, arterial” means a street with access control, signals at important intersections and stop signs on the side streets and restricted parking designed to primarily distribute traffic.

Street, collector. (17.12.1420)

“Street, collector” means a street which carries (collects) traffic from local streets and connects with minor or major arterial streets.

Street, dead-end. (16.08.430)

“Street, dead-end” means a street or portion of a street with only one vehicular-traffic outlet.

Street, local. (17.12.1430)

“Street, local” means a street designed to provide vehicular access to abutting properties and to discourage through traffic.

Street Cul-de-sac. (16.08.120)

“Cul-de-sac” means a local street with only one outlet and having an appropriate terminus for the safe and convenient reversal of traffic movement. A cul-de-sac cannot exceed six hundred feet except by approval of the fire chief.

Street frontage. (17.12.1440)

“Street frontage” means any property line separating a lot from a street; the front lot line.

Street, public. (17.12.1450)

“Street, public” means any street which has been dedicated or is otherwise publicly owned by the city. Any street not a public street shall be deemed a private street.

Structure. (17.12.1460)

“Structure” means anything constructed or erected which requires location on the ground.

Structures. (1.4.18)

Anything constructed or erected which requires location on or in the ground or is attached to something having a location on the ground. Structures do not include ditches and their appurtenances,

poles, lines, cables, or transmission or distribution facilities of public utilities, freestanding mailboxes, on-grade slabs, walks, driveways, landscaping materials or fences

Substantial improvement. (15.40.520; 17.12.1480)

“Substantial improvement” means any repair, reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure before the start of construction of the improvement. ~~The term does not, however, include either:~~

Transportation plan. (15.32.020)

“Transportation plan” means an element of the Casa Grande Comprehensive Plan, adopted by city council, which indicates collector streets, arterial streets, and other transportation facilities.

Unit – Residential/Commercial. (##.##.####) (13.08.260) (13.08.270)

“Unit, residential” or “residential unit” means:

- A. A single residential dwelling;
- B. Each separate dwelling of a duplex;
- C. Each separate dwelling of a triplex; or
- D. Each separate condominium, townhome, cooperative apartment or other similar housing.

“Unit, commercial” or “commercial unit” means:

- A. Each separate apartment in an apartment court or complex;
- B. Each separate dwelling space used for transient occupancy in hotels, motels, RV parks, or similar establishments; or
- C. Each separate office space, shop space, or other space for conducting commercial activity.

Commercial units do not include any units that would otherwise fall within the definition of a residential unit, nor do they include industrial uses. For purposes of establishing rates and the Consolidated Fee Schedule, the use of the term “Multi-Family” shall include those commercial units set forth in subsections A and B above.

Utilities. (16.08.510; 15.32.020)

“Utilities” mean installations or facilities, underground or overhead, furnishing for the use of the public; electricity, gas, steam, communication, water, drainage, sewage disposal or flood control, owned and operated by any person, firm, corporation, municipal department or board, duly authorized by state or municipal regulations. Utility or utilities may also refer to such persons, firms, corporations, departments or boards as tense requires.

Vacation, public land. (16.08.520)

“Vacation, public land” means an official action taken by the governing body to give up public ownership of previously owned public land, including streets, parks or easements.

Variance. (15.40.530)

“Variance” means a grant of relief from the requirements of this chapter which permits construction in a manner that would otherwise be prohibited by this chapter.

Wastewater treatment plant. (13.08.280)

“Wastewater treatment plant” means any arrangement of devices and structures used for treating sewage.

Wastewater works. (13.08.290)

“Wastewater works” means all facilities for collecting, pumping, treating and disposing of sewage.

Watercourse. (15.40.547; 13.08.300)

“Watercourse” means a lake, river, creek, stream, wash, arroyo, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

Water surface elevation. (15.40.545)

“Water surface elevation” means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.