

Chapter 15.20

SIDEWALK, CURB AND GUTTER CONSTRUCTION REQUIREMENTS

Sections:

- 15.20.010 Sidewalk, curb and gutter required.
- 15.20.020 Construction security.

15.20.010 Sidewalk, curb and gutter required.

A. No building permit shall be issued for any new construction in occupancy groups A through S, as defined in The Uniform Building Code, unless plans for the installation of curb, gutter and sidewalk, designed and located in accordance with City specifications, have been submitted and approved; provided, however, in those cases where grade or other specifications have not been established for sidewalk, curb and gutter, if security is provided as required in Section 15.20.020, immediate construction need not be required.

B. Following issuance of a building permit, except where security for construction has been provided, the curb, gutter and sidewalk shall be constructed in accordance with the plans as approved. No certificate of occupancy shall be issued until such curb, gutter and sidewalk have been completed in accordance with the approved plans and City specifications, except when security has been provided. Curb, gutter and sidewalk shall be required on all public street frontages of the property on which the building is constructed. (Ord. 7, §1(part), 1986; Ord. 31, §6, 2000)

15.20.020 Construction security.

A. In those cases where the immediate construction of curb, gutter and sidewalk is not feasible because of lack of grade or other specifications, the City shall require security adequate to guarantee the construction of such improvements within one year of the date that the City notifies the property owner or other party in interest of the grade requirements or other specifications. Such security shall be released upon construction of the required improvements in accordance with approved plans and City specifications and shall provide that in the event of the failure to complete the construction when required, the City may utilize such security for costs incurred by the City in constructing such improvements.

B. Such security shall be in an amount equal to 150% of the City's estimated cost to construct the improvements and may consist of the following, if applied in a form acceptable to the City:

1. Performance or contract bond
2. Cash escrow account deposit
3. Clean irrevocable letter of credit
4. Contract with first real estate lien
5. Agreement to execute a petition for the creation of an improvement district

(Ord. 7, §1(part), 1986)