



# City of Desert Hot Springs

11999 Palm Drive • Desert Hot Springs, CA 92240  
www.cityofdhs.org • 760-329-6411 • Fax: 760-288-0639

## SIDEWALK WAIVER REQUEST

You can complete the application online (see instructions below) or manually complete the attached application and return it with payment and documentation to Ramy Beshara, Associate Engineer ([rbeshara@cityofdhs.org](mailto:rbeshara@cityofdhs.org)).

### Online completion of Sidewalk Waiver Request:

To access application: navigate to the City's website (<https://www.cityofdhs.org/>), click on City Council & Departments, choose Public Works Department, and choose Engineering Applications.

### Internal Policy

#### Sidewalk Requirement for New Single-Family homes in individual Infill Lots

City Standards for street improvements for new single-family homes in individual infill lots require the construction of asphalt concrete over base materials at a thickness per "R" value, design, curb and gutter, sidewalk, landscaping, and streetlights, along the frontage of the property, from Right-of-Way to street centerline of street or public alley, and all necessary transitions to existing improvements.

Per City of Desert Hot Springs Municipal Code Chapter 14.40.210

- A. *Any new construction or remodel construction valued at 25% or more of the assessed valuation of the primary structure, shall require the dedication and improvement of public right-of-way for public street purposes. In addition, the property owner shall be required to irrevocably agree to participate in any future assessment district that may be formed to construction public street improvements in accordance with the policies, procedures and standards of the Public Works Director and City Engineer.*
- B. *Whenever street improvements are required along a parcel as a condition of approval, and the off-site drainage pattern requires it, the entire street section shall be improved in accordance with the policies, procedures and standards of the Public Works Director and City Engineer. (Prior code § 159.20.030(18))*

A Registered Civil Engineer may submit a Sidewalk Waiver Request Form (attached) to the City Engineer, requesting to waive the requirements to construct a new sidewalk along the frontage of a new single-family home for individual infill lots, if one of the following conditions exists for the project.

The request will be reviewed, and a formal response will be provided by the City Engineer on the decision.



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## SIDEWALK WAIVER REQUEST

|                                  |  |
|----------------------------------|--|
| Project Address                  |  |
|                                  |  |
|                                  |  |
| Project Assessor's Parcel Number |  |
| Project Plan Check Number        |  |

### Project Civil Engineer Information

|                |  |
|----------------|--|
| Name           |  |
| Address        |  |
|                |  |
|                |  |
| Phone Number   |  |
| E-Mail Address |  |
| License Number |  |

### Project Property Owner Information

|                |  |
|----------------|--|
| Name           |  |
| Address        |  |
|                |  |
|                |  |
| Phone Number   |  |
| E-Mail Address |  |
| License Number |  |

Questionnaire

|   |     |    |
|---|-----|----|
| 1. Does existing street slope prevent proper engineering and/or construction of sidewalk? If yes, submit engineered drawings showing elevations and slopes.                         | Yes | No |
| 2. Does existing terrain, slope, and/or grades of lot prevent proper engineering and/or construction of sidewalk? If yes, submit engineered drawings showing elevations and slopes. | Yes | No |
| 3. Will the construction of sidewalk negatively impact the drainage? If yes, submit engineered drawings showing elevations and slopes.  | Yes | No |
| 4. How many total lots along the same side of the street (block) within 500 feet of project?  |     |    |
| 5. How many total lots along the same side of the street (block) within 500 feet of project have sidewalk?  |     |    |
| 6. How many vacant lots along the same side of the street (block) within 500 feet of project?   |     |    |
| 7. Is the percentage of sum (5+6) less than 25%? If yes, submit aerial showing total lots, lots with sidewalk, and vacant lots.   | Yes | No |

If one or more of these questions are "yes", you may submit this request for City review.

**FOR CITY USE ONLY**

|                                      |          |        |
|--------------------------------------|----------|--------|
| Associate Engineer (approved/denied) | Approved | Denied |
| Name                                 |          |        |
| Signature                            |          |        |
| Date                                 |          |        |

|   |          |        |
|---|----------|--------|
| Public Works Director (approved/denied) | Approved | Denied |
| Name                                    |          |        |
| Signature                               |          |        |
| Date                                    |          |        |