



Action Report

File #: 18-194

To: HILLSIDE BUILDING COMMITTEE

From: Paul Mood, P.E.
Town Engineer

Date: May 9, 2018

Subject: Combined review for an attached casita to the main residence located at 5514 E. Roadrunner Rd. (APN 169-54-029A).

Narrative: The subject property contains an 8,365 ft² home built in 1996. The proposed project will add a 937 ft² attached casita to the northwest corner of the home. The existing patio will be extended and the proposed casita will be situated below the new deck area. The new deck area will have an artificial turf surface and the materials of construction will match the existing home.

A new trench drain and drywell will be constructed towards the end of the driveway to retain the "first flush" volume of storm water.

Description	Quantities
Area of Lot	107,583 Sq Ft
Area Under Roof	10,852 Sq Ft
Floor Area Ratio	10.09%
Building Site Slope	38.9%
Allowable Disturbed Area (%)	10.0%
Allowable Disturbed Area (Sq Ft)	10,758 Sq Ft
Proposed Disturbed Area (%)	9.3%
Proposed Disturbed Area (Sq Ft)	9,982 Sq Ft
Volume of Cut/Fill	10 Cubic Yards
Hillside Assurance	\$250
Number of Retaining Walls	NA
Length of Retaining Walls	NA
Maximum Building Height	40'-0"

Overall Height	24'-0"
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Stipulations:

1. Light fixtures shall be compliant with Article XXII, Hillside Development Regulations of the Town's Zoning Ordinance
2. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the east side of E. Roadrunner Rd. adjacent to the property.
3. No final approval or certificate of occupancy shall be issued until all hillside stipulations and all Town Code requirements are complied with, that may include, but are not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements.
4. The limits of construction and proposed disturbed areas shall be clearly staked in the field, with visible roping, prior to and during construction and shall conform to the approved plans.
5. A Financial Assurance in the amount of \$250 shall be paid prior to the issuance of the building permit.
6. Noise from construction that can be heard off-site, including, but not limited to, hydraulic ram hammers, equipment used to cut through rock, machinery with audible back-up warning devices, powered machinery, truck delivery and idling, constant and persistent hammering, shall be limited to use between the hours of 7:00 AM or sunrise, whichever is later, and 6:00 PM and sunset, whichever is earlier, Monday through Friday; no work on Saturday, Sunday or legal holidays.