



Legislation Details (With Text)

**File #:** 17-344      **Version:** 1      **Name:**

**Type:** Hillside      **Status:** Agenda Ready

**File created:** 10/4/2017      **In control:** Hillside Building Committee

**On agenda:** 10/11/2017      **Final action:**

**Title:** Combined review for landscape improvements located at 4134 E Keim Drive (APN: 169-22-133)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Report, 2. 4134 E Keim Dr Complete, 3. 4134 E Keim Dr plans

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

To: HILLSIDE BUILDING COMMITTEE

Cc: Paul Mood, Town Engineer  
Paul Michaud, Senior Planner  
George Burton, Planner

From: Robert D Lee, CBO  
Building Official, Fire Marshal

Date: October 11, 2017

Subject: Combined review for revisions to approved plans 4134 E Keim Dr.

Narrative: The revisions are for landscape and lighting.

| Description                      | Quantities                   |
|----------------------------------|------------------------------|
| Area of Lot                      | 4.913 acres or 214,020 Sq Ft |
| Area Under Roof                  | 26,320 Sq Ft                 |
| Floor Area Ratio                 | 12.30%                       |
| Building Site Slope              | 13.50%                       |
| Allowable Disturbed Area (%)     | 40.51%                       |
| Allowable Disturbed Area (Sq Ft) | 86,700 Sq Ft                 |
| Proposed Disturbed Area (%)      | 40.44%                       |
| Proposed Disturbed Area (Sq Ft)  | 86,564 Sq Ft                 |
| Remaining Disturbed Area (%)     | 0.07%                        |

|                           |                  |
|---------------------------|------------------|
| Volume of Cut/Fill        | 0 Cubic Yards    |
| Hillside Assurance        | \$0              |
| Number of Retaining Walls | 0                |
| Length of Retaining Walls | 0 Ft             |
| Maximum Building Height   | 24 feet 0 inches |
| Overall Height            | 40 feet 0 inches |

Stipulations:

1. All construction parking shall be located on site as much as possible. No construction materials or debris will be allowed on the Town's right-of-way.
2. No final approval shall be issued until all hillside stipulations and all Town Code requirements are complied with, including landscaping.
3. On all lots within the Town whether Hillside or flatland, work cannot start prior to 7 AM and must stop prior to 5 PM, Monday through Friday. Equipment cannot be operated on Saturdays, Sundays or legal holidays. Work that doesn't involve equipment can start at 9 AM and end at 5 PM on Saturdays. On Sundays work is limited to a maximum decibel limit of 75db (talking). **Summer hours, May through September, construction can start an hour earlier at 6 AM.**
4. No additional Financial Assurance is required.