



Legislation Details (With Text)

File #: 18-284 **Version:** 1 **Name:**

Type: Hillside **Status:** Agenda Ready

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On agenda: 7/25/2018 **Final action:**

Title: Combined Review for roof mounted solar panels at 5615 E. Meadowlark Lane (APN 174-51-028).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Vicinity Map, 2. Aerial Photo, 3. Application, 4. Notification Materials, 5. Plans

Date	Ver.	Action By	Action	Result
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TO: Hillside Building Committee

DATE: July 25, 2018

FROM: Paul Mood, P.E., Town Engineer

SUBJECT: **Combined Review for roof mounted solar panels at 5615 E. Meadowlark Lane (APN 174-51-028).**

The owner of the property located at 5615 E. Meadowlark Lane has submitted an application to add roof mounted solar panels on top of the existing home.

Solar Panels

The home was constructed in 1976 and the applicant is proposing to add 49 solar panel modules on 2 arrays on top of the house. The panels are rectilinear in shape and a maximum of 2'-0" in height and will be concealed by an existing 3'-0" roof parapet. The solar panels will have black frames and racking system.

The solar system inverters will be located on the northwest side of the house. The electrical panel, photovoltaic meter, disconnect and load center will be painted to match the color of the existing home.

The table below lists the pertinent development information:

DEVELOPMENT INFORMATION

Description	Quantities
Area of Lot	61,013 Sq Ft
Area Under Roof	Unchanged
Floor Area Ratio	Unchanged
Building Site Slope	Unchanged

Allowable Disturbed Area (%)	Unchanged
Allowable Disturbed Area (Sq Ft)	Unchanged
Existing Disturbed Area (Sq Ft)	Unchanged
Volume of Cut/Fill	0 Cubic Yards
Hillside Assurance	\$0
Number of Retaining Walls	Unchanged
Length of Retaining Walls	Unchanged
Maximum Building Height	Unchanged
Overall Height	Unchanged

Should the Hillside Committee wish to approve this application, staff suggests the following stipulations:

1. The Applicant shall submit a Construction Staging Plan to the Town per the Hillside Safety Improvement Measures and Process Manual for review and approval prior to being issued a building permit.
2. The Applicant shall submit a liability insurance policy for the proposed project in the amount of \$2 million per occurrence and \$5 million aggregate naming the Town of Paradise Valley as an additional insured prior to being issued a building permit.
3. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to E. Meadowlark Lane and shall be managed and enforced by the construction manager. No construction materials will be allowed to be stored on the Town's right-of-way.
4. No final approval or certificate of occupancy shall be issued until all hillside stipulations and all Town Code requirements are complied with, including, but not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements.
5. 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 comply with Article 8-10, Nuisance Noise, as set forth in the Town Code. Heavy Equipment and construction-related deliveries are generally limited between the hours of 7:00 a.m. and 5:00 p.m. Monday through Friday; no work on Saturday, Sunday or legal holidays. Exceptions include a one hour early start time in summer, time exceptions granted by the Town Manager, and construction not defined as Heavy Equipment or deliveries that can occur outside the 7:00 a.m. to 5:00 p.m., Monday through Friday, timeframe.