



## Legislation Text

**File #:** 18-116, **Version:** 1

**TO:** Hillside Building Committee

**DATE:** March 14, 2018

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

**SUBJECT:** **Combined Review for Deangelis Residence: 6201 E. Quartz Mountain Rd. Application for roof mounted solar panels.**

The owner of the property located at 6201 E. Quartz Mountain Rd. and is submitted an application to add roof mounted solar panels on top of the house.

### Solar Panels

The home was constructed in 2012 and the applicant is proposing to add 38 solar panels on top of the house. The panels are rectilinear in shape and a maximum of 1'-0" in height and will be concealed by an existing 1'-0" roof parapet. The solar panels will black frames and all conduit runs will be painted to match the throne roof color.

The solar system inverters will be located inside the garage. The photovoltaic meter and electrical disconnect will be placed on the south side of the garage.

The color of the solar panel racking system and photovoltaic meter was not identified. The staff recommendation that the solar panel racking system be painted black and the photovoltaic meter be painted the same color as the house to blend in.

The table below lists the pertinent development information:

### DEVELOPMENT INFORMATION

Description	Quantities
Area of Lot	47,540 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. Solar panels shall have a black racking system.
2. The photovoltaic meter shall be painted the same color as the house.
3. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the south side of Quartz Mountain Road 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, time frame.