



## Legislation Text

**File #:** 17-080, **Version:** 1

**To:** HILLSIDE BUILDING COMMITTEE

**Cc:** Paul Michaud, Senior Planner  
George Burton, Planner

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

**Date:** March 1, 2017

**Subject:** Combined review for stair and stucco/paint on casita at 5624 N Superstition Ln

**Narrative:** The existing stairs from the carport to the home will be removed and replaced.  
The existing casita/carport will have a stucco system applied and repainted with  
Dunn Edwards Bison Beige.

Description	Quantities
Area of Lot	1.295 acres or 56,408 Sq Ft
Area Under Roof	3,555 Sq Ft
Floor Area Ratio	6.30%
Building Site Slope	unknown
Allowable Disturbed Area (%)	unknown
Allowable Disturbed Area (Sq Ft)	unknown
Existing Disturbed Area	unknown
Proposed Disturbed Area (%)	No change
Proposed Disturbed Area (Sq Ft)	No change
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. Any off street parking shall be confined to the east side of N Superstition Ln. 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. 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 and 5:00 PM Monday through Friday; no work on Saturday, Sunday or legal holidays. Summer hours start one hour earlier.
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 individual site analysis plan. No disturbance shall be permitted beyond the areas designated as the limits of disturbance both during and after construction
5. No Financial Assurance is required prior to the issuance of the building permit.