



Legislation Text

File #: 17-436, **Version:** 1

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: December 13, 2017

Subject: Formal review for a new home at 5416 E Desert Jewel Dr

Narrative: This review is for a new residence of 5900 livable sf and a 4-car garage. There are significant rock outcroppings at the southern part of the site. The home is to be constructed of earth tone split face blocks and two-tone stucco.

Description	Quantities
Area of Lot	1.002 acres or 43,655 Sq Ft
Area Under Roof	6,409 Sq Ft
Floor Area Ratio	14.68%
Building Site Slope	20.70%
Allowable Disturbed Area (%)	18.59%
Allowable Disturbed Area (Sq Ft)	8,116 Sq Ft
Existing Disturbed Area	0 Sq Ft
Proposed Disturbed Area (%)	18.58%
Proposed Disturbed Area (Sq Ft)	8,109 Sq Ft
Remaining Disturbed Area (%)	.01%
Volume of Cut/Fill	2360/999 Cubic Yards
Hillside Assurance	\$83,975
Number of Retaining Walls	7
Length of Retaining Walls	398 Ft
Maximum Building Height	23 feet 10 inches
Overall Height	38 feet 6 inches

1. All construction parking shall be located on site as much as possible. Any off street parking shall be confined to the north side of E Desert Jewel Dr. 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. An automatic fire sprinkler system will be installed in all attic spaces.
5. 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
6. A Financial Assurance in the amount of \$83,975 shall be paid prior to the issuance of the building permit.