



Legislation Text

File #: 18-188, **Version:** 1

To: HILLSIDE BUILDING COMMITTEE

From: Paul Mood, P.E.
Town Engineer

Date: May 9, 2018

Subject: Combined review for an interior/exterior remodel to the residence located at 8002 N. 47th Street (APN 169-11-123 & 169-11-124).

Narrative: The subject property contains an 8,057 ft² home built in 1976. The home spans across lots 64 and 65 of the Tatum Canyon Subdivision. The existing driveway crosses lot 66. From reviewing historical aerial photos lot 66 previously contained a single family residence which was demolished in approximately 2006/07. At that time the driveway was relocated across lot 66.

The proposed project will remodel the interior and exterior of the existing home. The exterior improvements will generally consist of replacing the existing red tile roof with a black standing seam metal roof, replace existing single pane windows and doors with energy efficient windows and doors, square off arches as well as make improvements to the pool and spa area. The project will also add a new driveway on lot 65 similar to its previous alignment and provide storm water retention.

Description	Quantities
Area of Lot	90,956 Sq Ft
Area Under Roof	14,445 Sq Ft
Floor Area Ratio	15.88%
Building Site Slope	15.51%
Allowable Disturbed Area (%)	30.48%
Allowable Disturbed Area (Sq Ft)	27,723 Sq Ft
Proposed Disturbed Area (%)	27.91%
Proposed Disturbed Area (Sq Ft)	26,356 Sq Ft
Volume of Cut/Fill	208 Cubic Yards
Hillside Assurance	\$5,200
Number of Retaining Walls	4 (New)
Length of Retaining Walls	150 Ft

Maximum Building Height	NA
Overall Height	NA

Stipulations:

1. Lot combination required prior to issuance of building permit.
2. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the west side of N. 47th Street adjacent to the property.
3. No final approval or certificate of occupancy shall be issued until all hillside stipulations and all Town Code requirements are complied with, that may include, but are not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements.
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 plans.
5. A Financial Assurance in the amount of \$5,200 shall be paid prior to the issuance of the building permit.
6. 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 or sunrise, whichever is later, and 6:00 PM and sunset, whichever is earlier, Monday through Friday; no work on Saturday, Sunday or legal holidays.