



Legislation Text

File #: 19-313, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: August 14th, 2019

Subject: Combined Review for paint modifications to the single family residence at 4928 E Cottontail Run Road (APN 169-08-044H).

Narrative: The proposed project will update the paint on the residence constructed in 2009. The new project has an application date of July 22nd, 2019 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.394 ac or 60,732 ft ²
2.	Hillside Assurance	\$0

Background

The property contains a 17,000 ft² residential property built in 2009. This property is addressed as 4928 E Cottontail Run Road per the County Assessor's data; however, the property address plaque is labeled 5000.

Paint

The proposed project will update the paint on the property to a custom blended tan body (LRV 26-28) and faux marble trim (LRV 30-33). Prior to the current color proposal, two other lighter-colored proposals were presented to staff and Hillside Chair for review. Due to the visual impact on the surrounding area, the Chair has deferred to the Hillside Committee for review and approval. All site disturbances shall remain the same as before.

Hillside Safety Improvement Plan

The applicant is not required to submit a Hillside Safety Improvement Plan based on the scope of work.

Combined Plan Review

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

1. Any changes to the Hillside-approved plans may result in delays in permit plan review and inspection processes. Any proposed changes should be reported to the Staff to determine compliance with Hillside Development Regulations. Changes may be subject to a Staff, Chair, or Committee review.
2. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the adjacent streets along the immediate property frontage. All offsite parking shall be located on the same side of the street. No construction materials will be allowed to be stored on the Town's right-of-way.
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 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.