































- f. An accessory structure shall be designed and constructed so as to prevent roof runoff from impacting an adjacent property.
  - *Distance of building from property lines will mitigate impacts..*
- g. An accessory structure shall meet all applicable provisions of the International Building Code.
  - *Structure was approved and built to International Building Code*
- h. An accessory structure shall not encroach on any easements, recorded or otherwise.
  - *No recorded easements are affected.*
- i. The sidewall of an accessory structure shall not exceed fifteen (15) feet in height, as measured from the average slope of the ground to the point where the undersides of the eaves connect to the top of the sidewall. For a flat or mansard roof, the sidewall shall be measured from the average slope of the ground to the highest point of the roof, including any coping, parapet or similar feature.
  - *The accessory structure sidewall at highest point is ten feet one and three-fourths inches (10'1 ¾").*
- j. The height of an accessory structure shall not exceed twenty (20) feet.
  - *The accessory structure total height is eighteen feet three inches (18'2 ½").*
- k. Accessory structures used or designed for vehicle parking shall be connected to the street by a paved driveway.
  - *Site plan shows plan for one (1) garage spot for the ADU as well as driveway parking.*

### **Staff Recommendation**

Based on the above findings, Staff recommends approval of the CUP for a detached ADU located at 82 East North Canyon Road.

### **Attachments**

1. Site Plan
2. Floor Plan
3. Elevations
4. Aerial