

GOAL: DECREASE THE REAR SETBACK FROM 30FT TO 20FT

EXISTING SETBACKS
 8FT FROM SIDES
 20FT FROM ROAD FRONT
 30FT FROM REAR

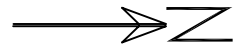
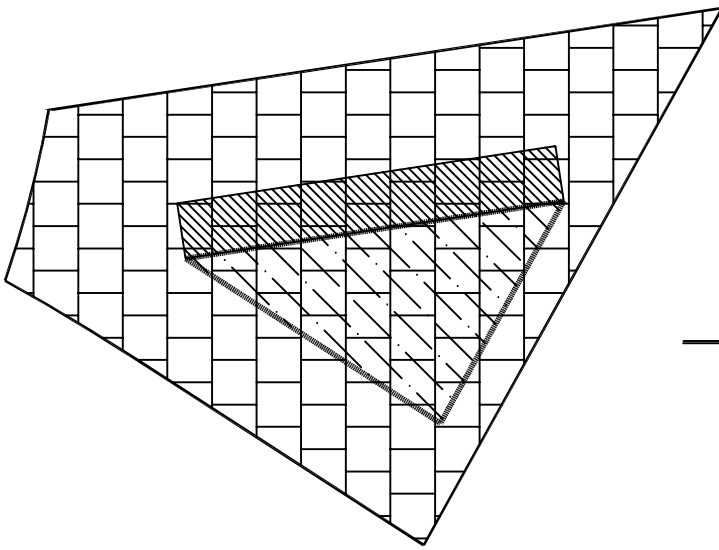
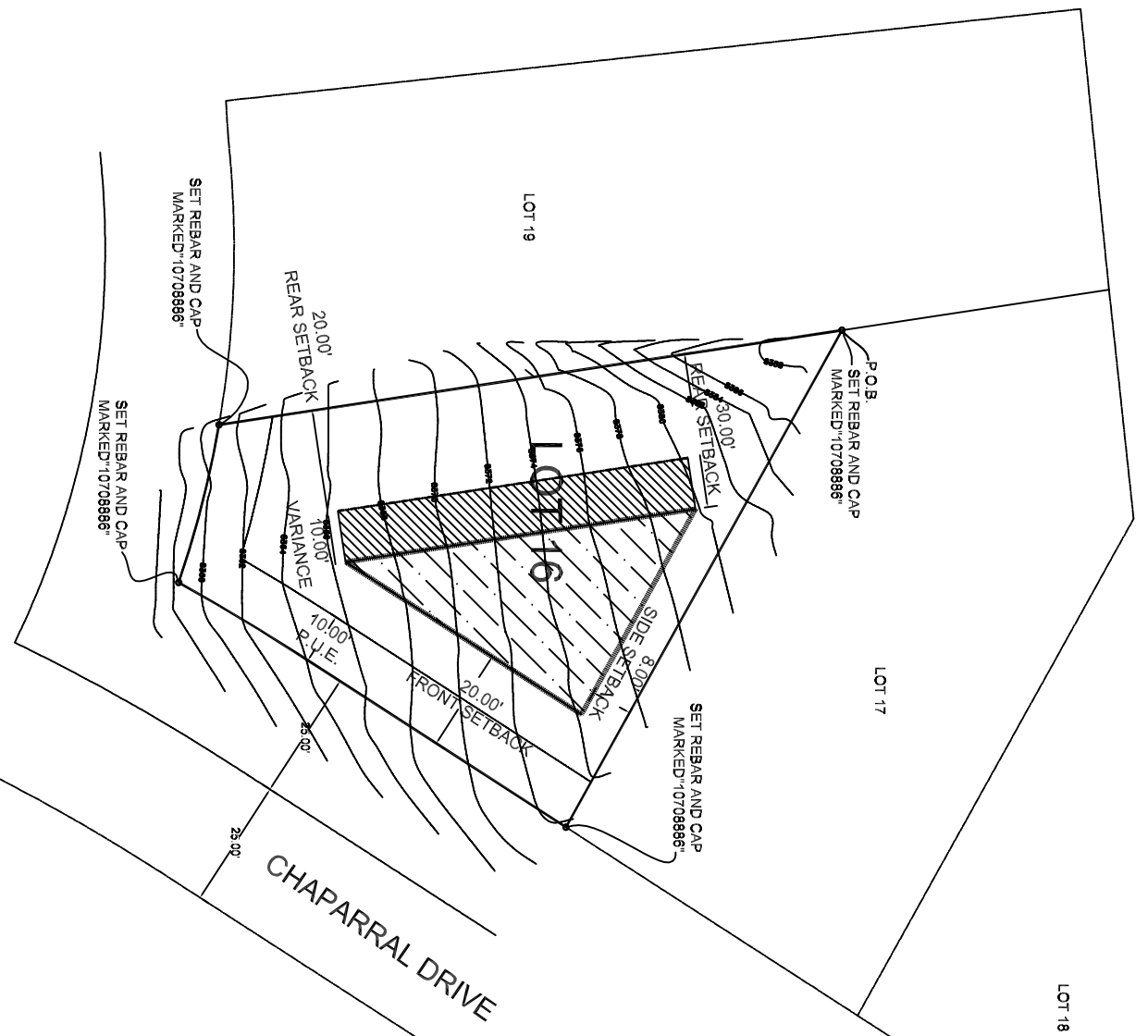
THE "BACK" LINE IS THE "SIDE" LINE OF LOT 19.

LOT 16 ADDRESS IS 6743 CHAPARRAL DR.
 THIS DICTATES THE FRONT-SIDES-BACK
 BASED ON A DRIVEWAY FROM CHAPARRAL.

LOT 16 TOPO/ STAKED CORNERS OCTOBER 2020
 WILLIS LONG, LAYTON SURVEYS
 LOT 19 IS BUILT. LOT 17 IS EMPTY.

VARIANCE APPLICATION
 SITE LAYOUT

POWDER MOUNTAIN WEST
 6743 CHAPARRAL DRIVE - LOT #16
 JOSEPH DRAVES
 303-249-3724
 SHEET 1 OF 4



TRIANGLE SHOWS BUILDABLE LOT WITH EXISTING SETBACKS

VARIANCE OF 10FT TOWARDS REAR OF LOT

* MORE COHERENT ARCHITECTURE WITH PMWLOA

* LESS SITE IMPACT NOT BUILDING TRIANGLE HOUSE TO SOUTHERN POINT

* GARAGE CAN BE EAST-WEST VS. NORTH-SOUTH WITH SMALLER DRIVEWAY

SITE LAYOUT

POWDER MOUNTAIN WEST
6743 CHAPARRAL DRIVE - LOT #16

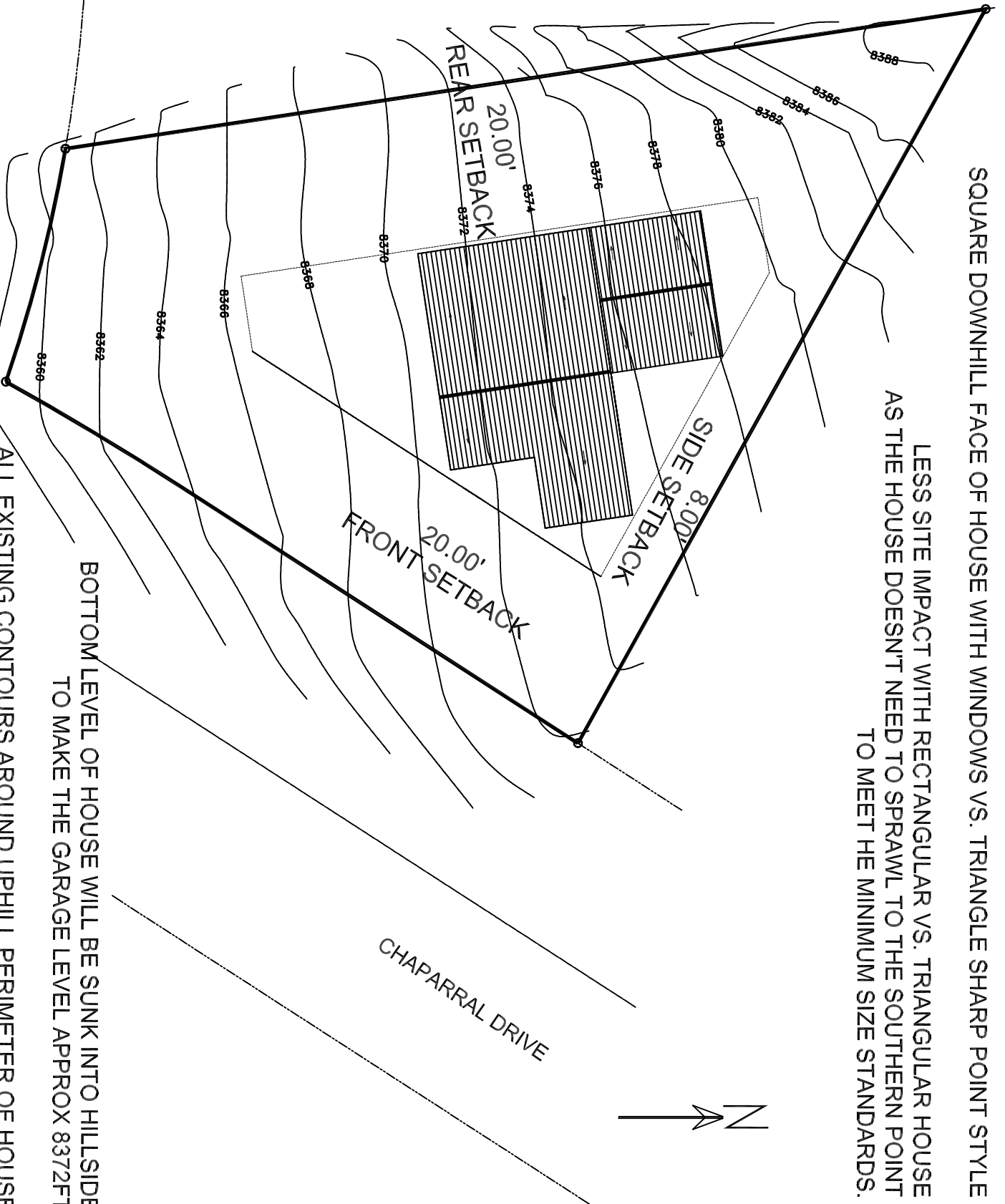
JOSEPH DRAVES
303-249-3724

SHEET 2 OF 4

1050 SQFT PLAN WITH ORTHOGONAL CORNERS TO MATCH PMWLOA

SQUARE DOWNHILL FACE OF HOUSE WITH WINDOWS VS. TRIANGLE SHARP POINT STYLE

LESS SITE IMPACT WITH RECTANGULAR VS. TRIANGULAR HOUSE AS THE HOUSE DOESN'T NEED TO SPRAWL TO THE SOUTHERN POINT TO MEET THE MINIMUM SIZE STANDARDS.



ALL EXISTING CONTOURS AROUND UPHILL PERIMETER OF HOUSE TO REMAIN AS CLOSE AS POSSIBLE TO ORIGINAL FOR WATERSHED

BOTTOM LEVEL OF HOUSE WILL BE SUNK INTO HILLSIDE TO MAKE THE GARAGE LEVEL APPROX 8372FT

COVERED BUILD AREA

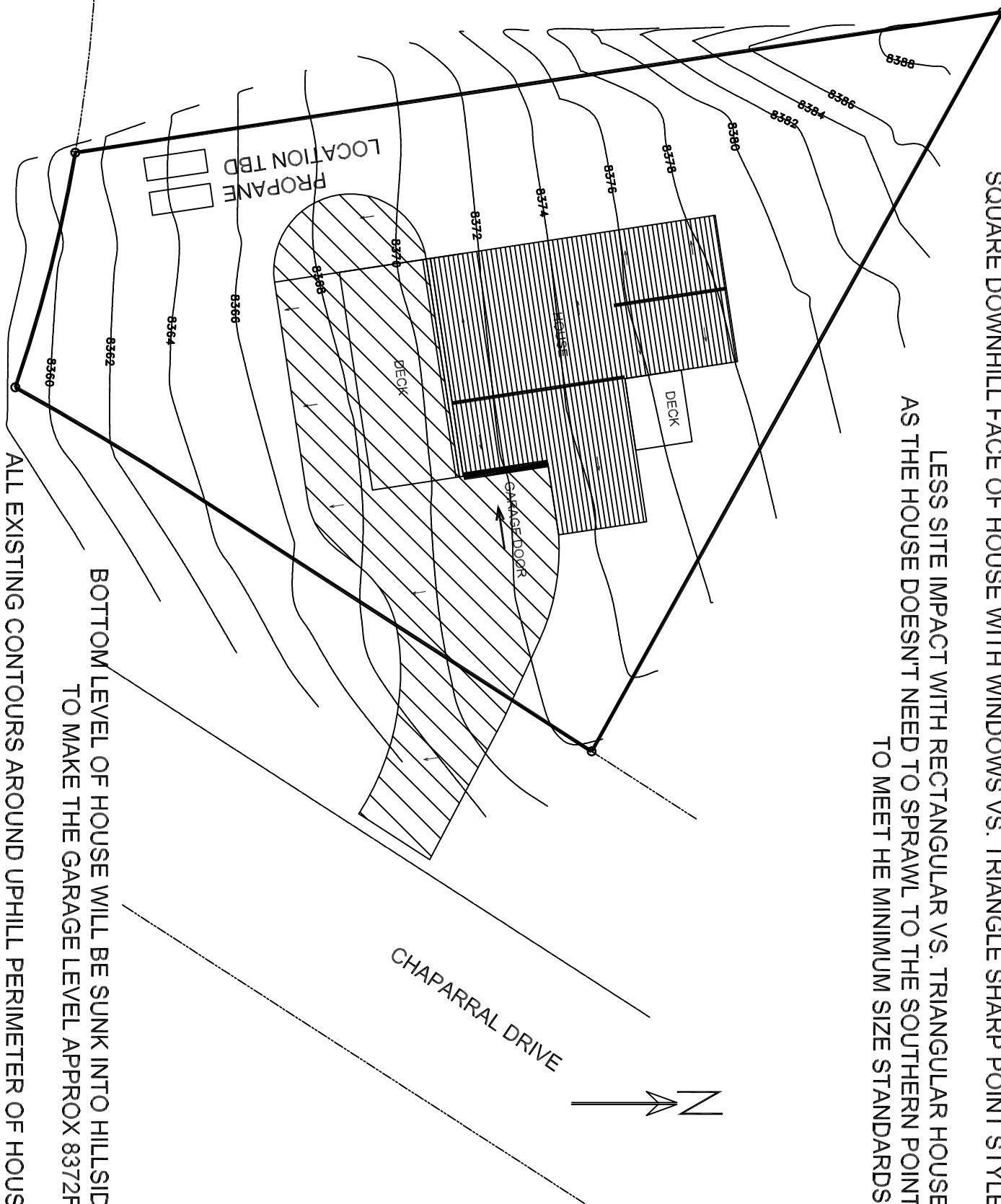
POWDER MOUNTAIN WEST
6743 CHAPARRAL DRIVE - LOT #16

JOSEPH DRAVES
303-249-3724

SHEET 3 OF 4

1050 SQFT PLAN WITH ORTHOGONAL CORNERS TO MATCH PMWLOA

SQUARE DOWNHILL FACE OF HOUSE WITH WINDOWS VS. TRIANGLE SHARP POINT STYLE
LESS SITE IMPACT WITH RECTANGULAR VS. TRIANGULAR HOUSE
AS THE HOUSE DOESN'T NEED TO SPRAWL TO THE SOUTHERN POINT
TO MEET THE MINIMUM SIZE STANDARDS.



ALL EXISTING CONTOURS AROUND UP HILL PERIMETER OF HOUSE
TO REMAIN AS CLOSE AS POSSIBLE TO ORIGINAL FOR WATERSHED
BOTTOM LEVEL OF HOUSE WILL BE SUNK INTO HILLSIDE
TO MAKE THE GARAGE LEVEL APPROX 8372FT

SITE DEVELOPMENT

POWDER MOUNTAIN WEST
6743 CHAPARRAL DRIVE - LOT #16

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