

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

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

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

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

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

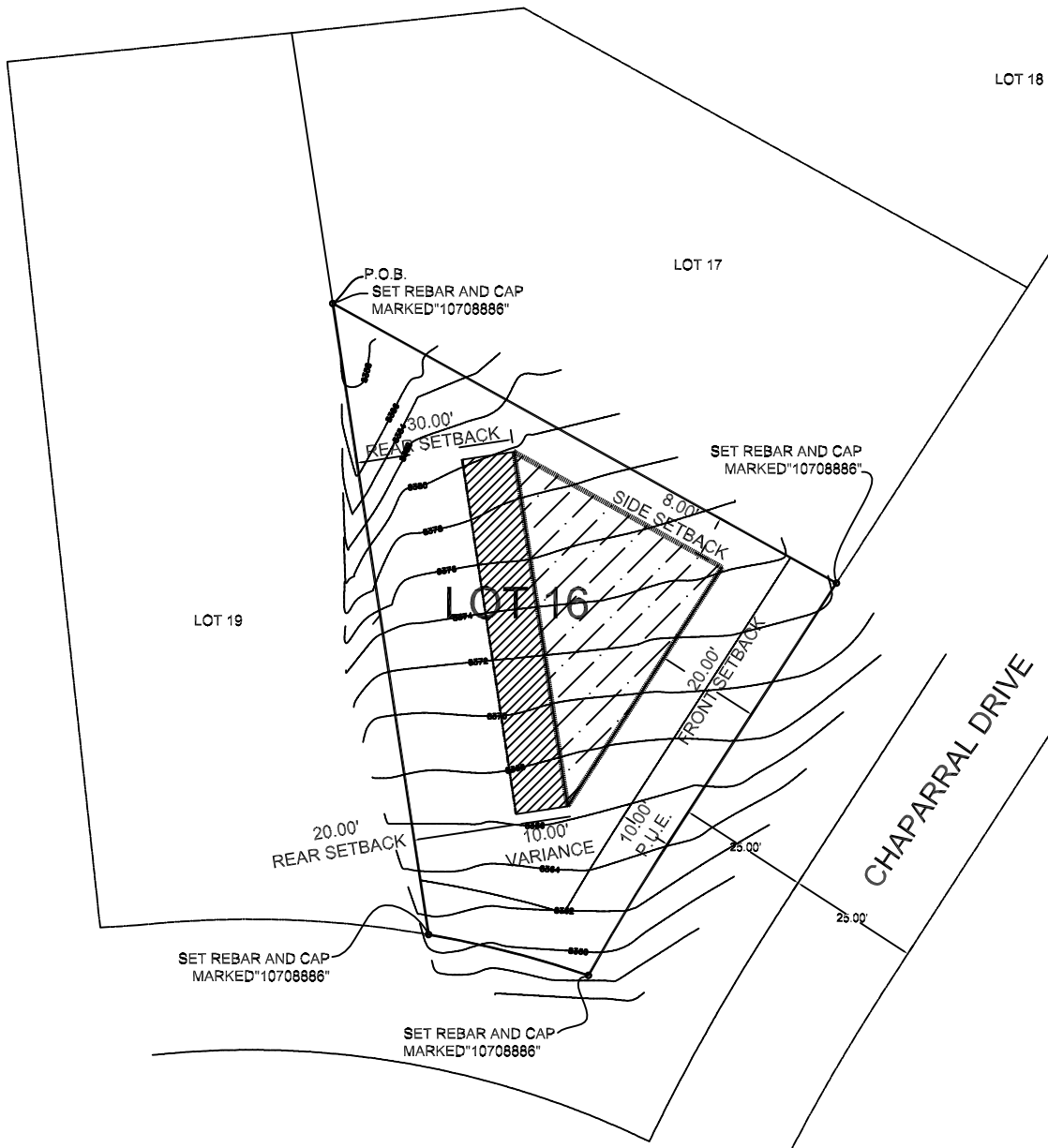
VARIANCE APPLICATION

SITE LAYOUT

POWDER MOUNTAIN WEST
 6743 CHAPARRAL DRIVE - LOT #16

JOSEPH DRAVES
 303-249-3724

SHEET 1 OF 4



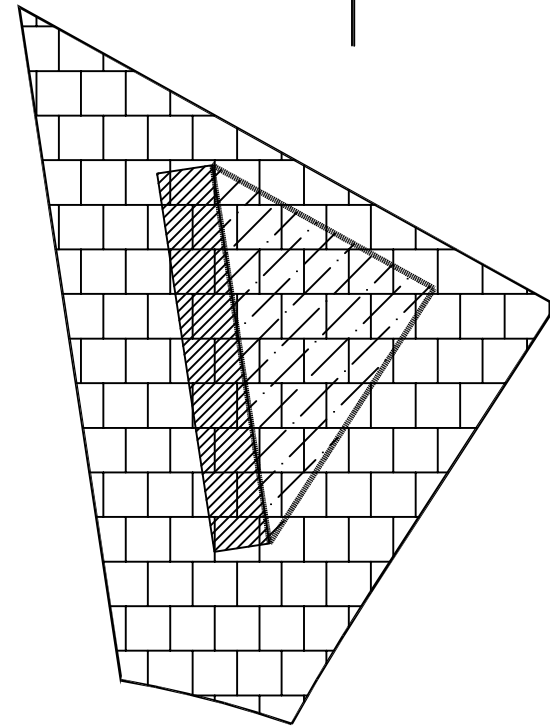
LOT 18

LOT 17

LOT 19

LOT 16

CHAPARRAL DRIVE



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

POWDER MOUNTAIN WEST
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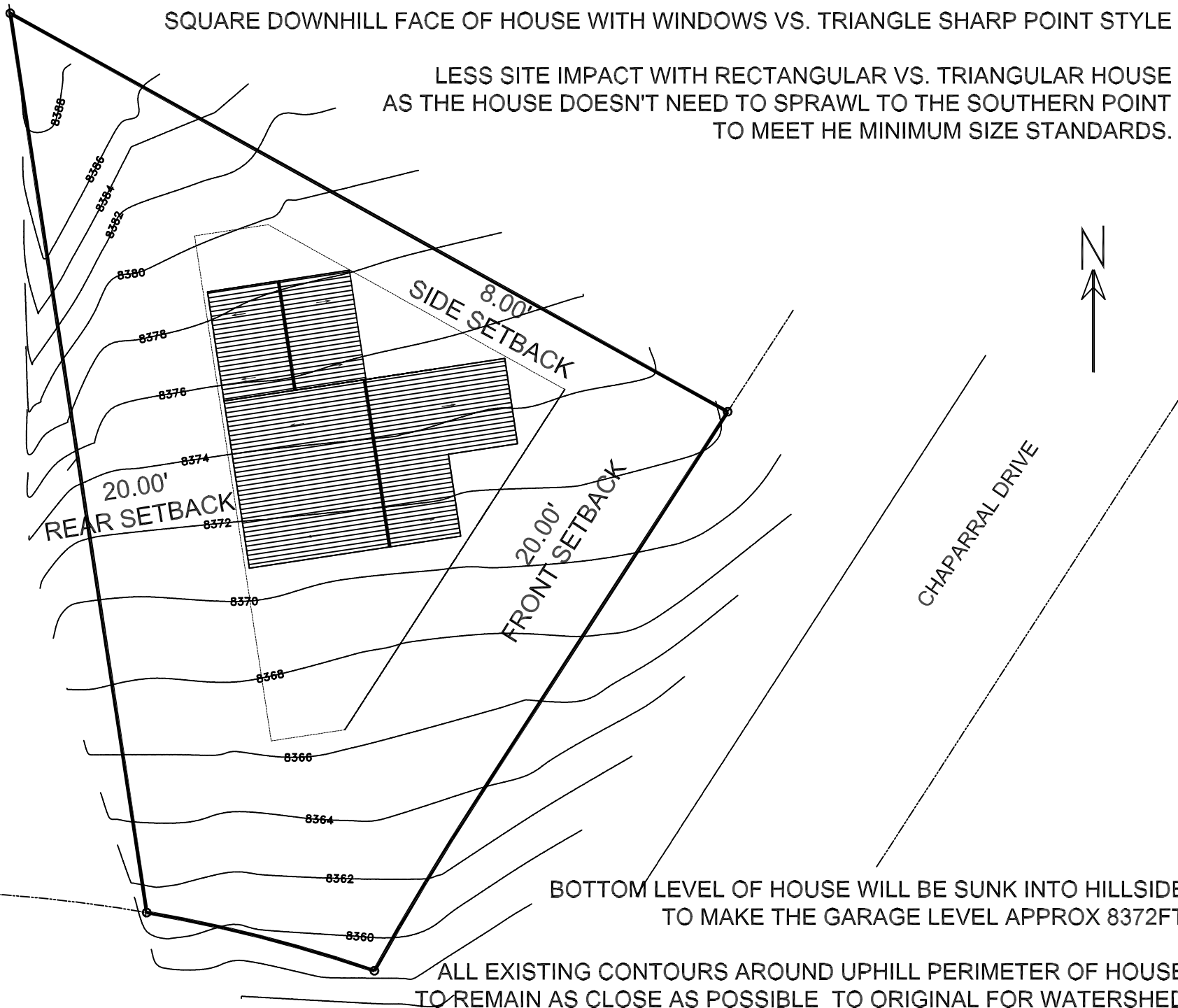
SHEET 2 OF 4

SITE LAYOUT

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 HE MINIMUM SIZE STANDARDS.



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

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

POWDER MOUNTAIN WEST
6743 CHAPARRAL DRIVE - LOT #16
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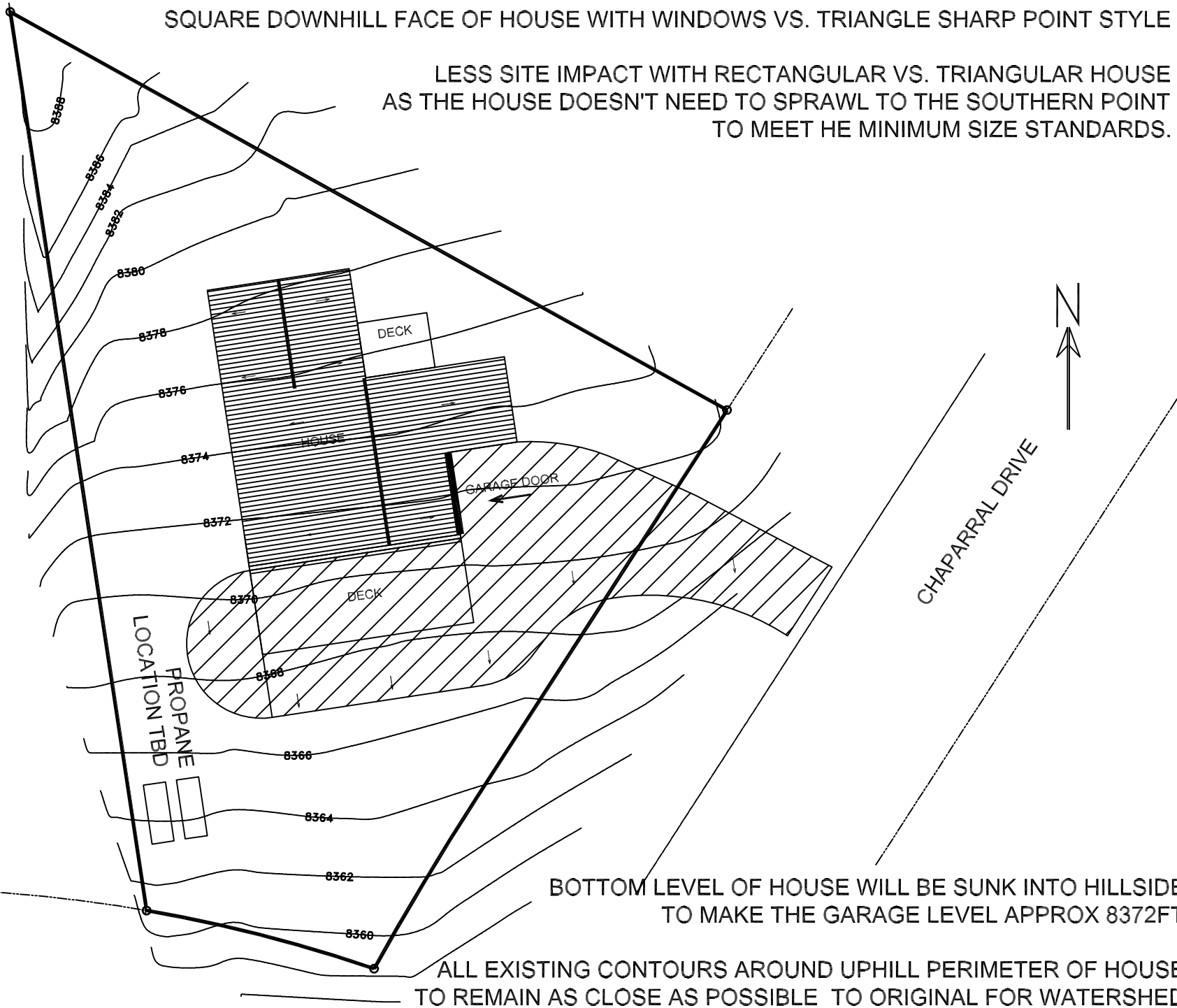
COVERED BUILD AREA

SHEET 3 OF 4

1050 SQFT PLAN WITH ORTHOGONAL CORNERS TO MATCH PMWLOA

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POWDER MOUNTAIN WEST
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SITE DEVELOPMENT

SHEET 4 OF 4