

# PROPOSED FRONT SETBACK VARIANCE

SITE PLAN

MOORE RESIDENCE  
10155 CHIPITA PARK ROAD  
GREEN MOUNTAIN, COLORADO 80819

FINE LINE DESIGN STUDIO

425 SUNNY GLEN CT  
WOODLAND PARK  
Colorado 80863  
719.600.7288

PROJECT NO: RA-1-19

DRAWN: Lowell Ross	CHECKED: LR
DATE: APRIL 13, 2019	ISSUE DATE:

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A1

RECORD BOUNDARY LINE (TYP.)

5' SETBACK

Show lot coverage percentage.

LOT 5

**LEGAL DESCRIPTION:**  
NELY 75 FT OF LOT K BLK 1 UTE PASS  
SUMMER HOMES CO SUB 2, NELY 75 FT OF  
LOT 5, NELY 75 FT OF SELY 13.9 FT OF LOT  
4 BLK 1 RESUB OF BLKS 1, 2 UTE PASS  
SUMMER HOMES CO SUB 2

**ZONING:**  
R-T

**TAX SCHEDULE #**  
8309302002

PROPOSED 1 STORY  
RESIDENCE FFE:  
7677.00

EXISTING 1.5 STORY  
RESIDENCE FFE:  
7672.60

LOCATION OF EXISTING  
GARAGE

Show 25 foot setback

Show marking of  
where the potential  
10 foot right-of-way  
expansion line is.

20' SETBACK

Show this as the  
setback to the  
principal dwelling,  
differentiate it from  
the proposed  
structure.

PROPOSED  
3'-6" SETBACK

Show proposed  
setback for proposed  
structure only.

License agreement  
required.

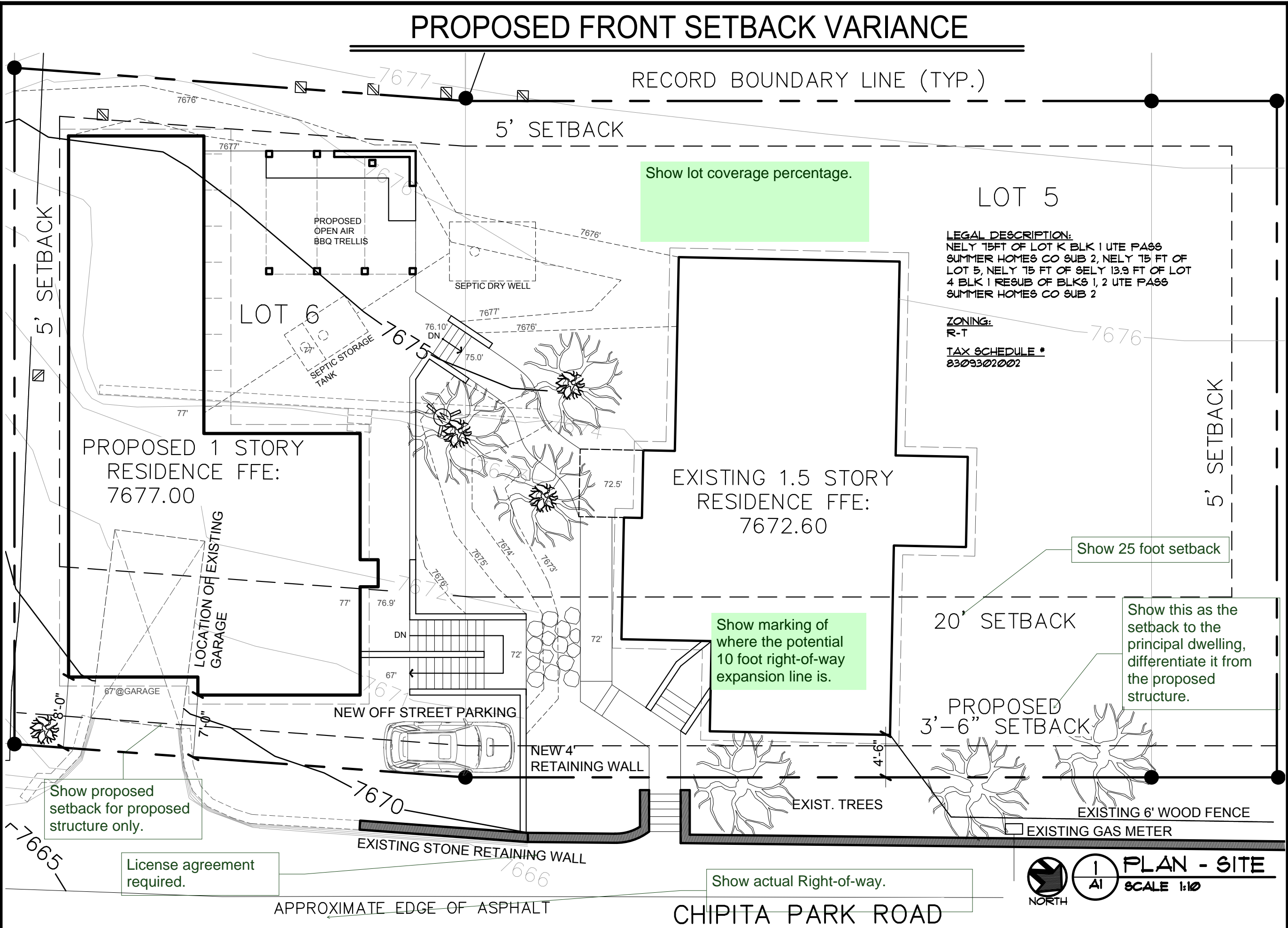
Show actual Right-of-way.

**PLAN - SITE**  
SCALE 1:10

NORTH

APPROXIMATE EDGE OF ASPHALT

CHIPITA PARK ROAD

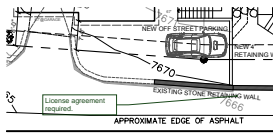


# Site Map Proposed\_v1-redline.pdf Markup Summary

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## License agreement required. (1)

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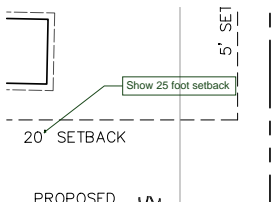
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License agreement required.

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## Show 25 foot setback (1)

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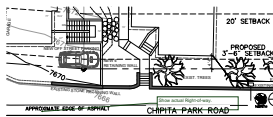
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Show 25 foot setback

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## Show actual Right-of-way. (1)

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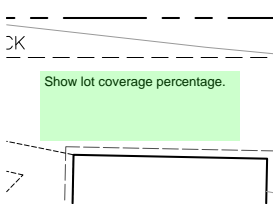
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Show actual Right-of-way.

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## Show lot coverage percentage. (1)

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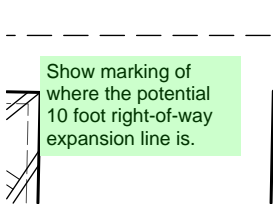
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Show lot coverage percentage.

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## Show marking of where the potential 10 foot right-of-way expansion line is. (1)

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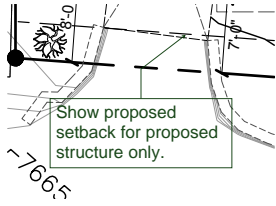
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Show marking of where the potential 10 foot right-of-way expansion line is.

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Show proposed setback for proposed structure only. (1)

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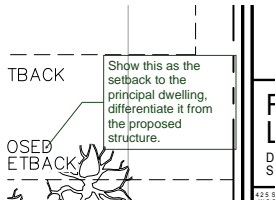
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Show proposed setback for proposed structure only.

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Show this as the setback to the principal dwelling, differentiate it from the proposed structure. (1)

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Show this as the setback to the principal dwelling, differentiate it from the proposed structure.