

LILLANEY, BRANDON 11/1/2013 11:33 AM
 F:\REN_CIVIL\068151204 - CLEAR CREEK TAHOE\NEW WORK\UNITS 3B-3C-6-AND-ALPINE-LAKE\07 CAD\EXHIBITS\2021.05.25 PLOT PLANS UNIT 6\PLOT PLANS 152-156.DWG
 7/19/2023 9:25 AM

PLOTTED BY
 DING NAME
 LAST SAVED

THIS LOT REQUIRES THE CONSTRUCTION AND ACCEPTANCE OF THE ZONE 1 TANK AND BOOSTER PUMP STATION PROJECT PRIOR TO APPROVAL OF BUILDING PERMIT.

THE SUM TOTAL OF SIDE SETBACKS MUST EQUAL A MINIMUM OF 25 FEET (SEE C.C.T DESIGN GUIDELINE COTTAGE COMMUNITY ADDENDUM)

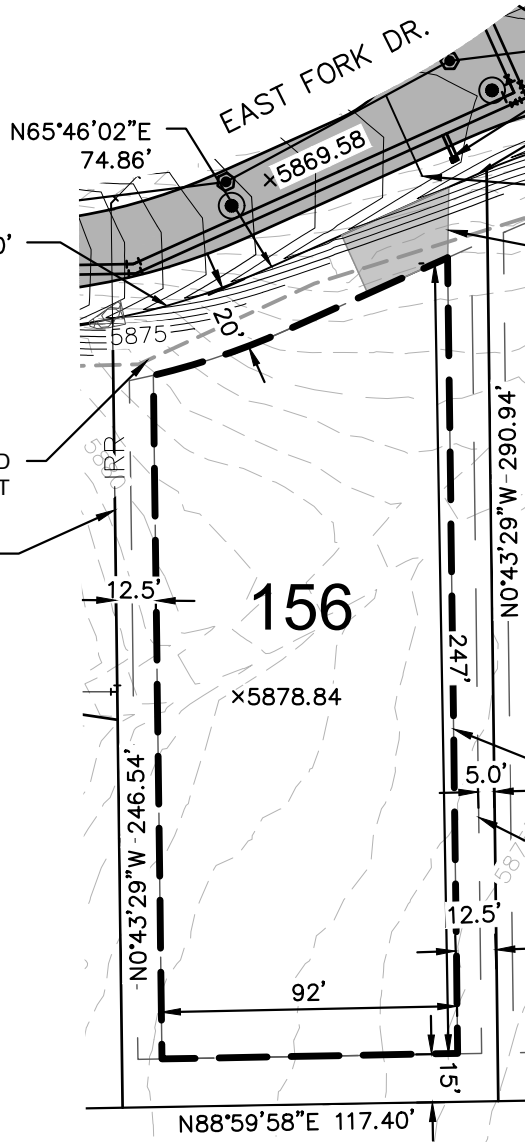
LOT SUBJECT TO COTTAGE COMMUNITY DESIGN GUIDELINE ADDENDUM.

THIS EXHIBIT IS NOT INTENDED FOR USE AS A SURVEY DOCUMENT. REFER TO RECORDED FINAL MAP AND CLEAR CREEK TAHOE PROPERTY REPORT FOR ALL ENCUMBRANCES, EASEMENTS, AND RESTRICTIONS FOR DEVELOPMENT OF THIS LOT.

PRIVATE SLOPE AND DRAINAGE EASEMENT

GOLF COURSE IRRIGATION PIPE

R=212.50'
 L=48.83'

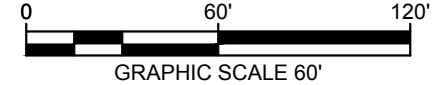
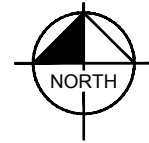


WATER METER

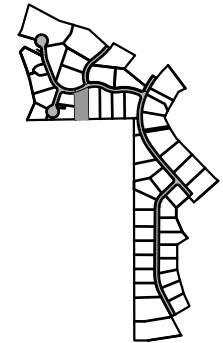
R=177.50'
 L=2.33'

SANITARY SEWER STUB

SUGGESTED DRIVEWAY ENVELOPE



KEY MAP



CCT SETBACK
 SEE SIDE SETBACKS NOTE
 5' MIN. COUNTY SETBACK

Golf Cottage Lot

LOT AREA: 31,288 SF (0.72 AC)

BUILDING ENVELOPE AREA: 21,208 SF (0.49 AC)

Lot 156

Clear Creek Tahoe
 Douglas County, Nevada

CLEAR CREEK TAHOE HOMESITE 156, DUE TO ITS DOUGLAS COUNTY (D.C.) SPECIFIC PLAN DESIGNATION AS A "GOLF COTTAGE" SITE, SHALL NOT BE ALLOWED BY D.C. TO CONSTRUCT EITHER AN ATTACHED OR DETACHED ACCESSORY DWELLING UNIT (ADU) WITH A FULL, SECONDARY KITCHEN. ANY ACCESSORY USE ON THIS PROPERTY MAY, HOWEVER, BE PERMITTED TO HAVE A "WET BAR" AS DEFINED BY DOUGLAS COUNTY, PURSUANT TO D.C. REGULATIONS: A ROOM OR PORTION THEREOF CONTAINING NOT MORE THAN A SINGLE BAR-SIZED SINK, A REFRIGERATOR WITH A MAXIMUM OF FIVE CUBIC FEET OF STORAGE, A MICROWAVE OVEN, A COUNTERTOP OF NO MORE THAN FIVE LINEAL FEET, NO MORE THAN FIVE LINEAL FEET OF UPPER CABINETS, AND NO MORE THAN FIVE LINEAL FEET OF LOWER CABINETS. A WET BAR SHALL NOT INCLUDE A GAS OR ELECTRIC RANGE, STOVE TOP OR OVEN. (ORD. 1182, 2006; ORD. 851, 1998)



CLEAR CREEK
 TAHOE

Kimley»Horn

7900 Rancharrah Parkway
 Suite 100
 Reno, Nevada 89511
 775-200-1960

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.