

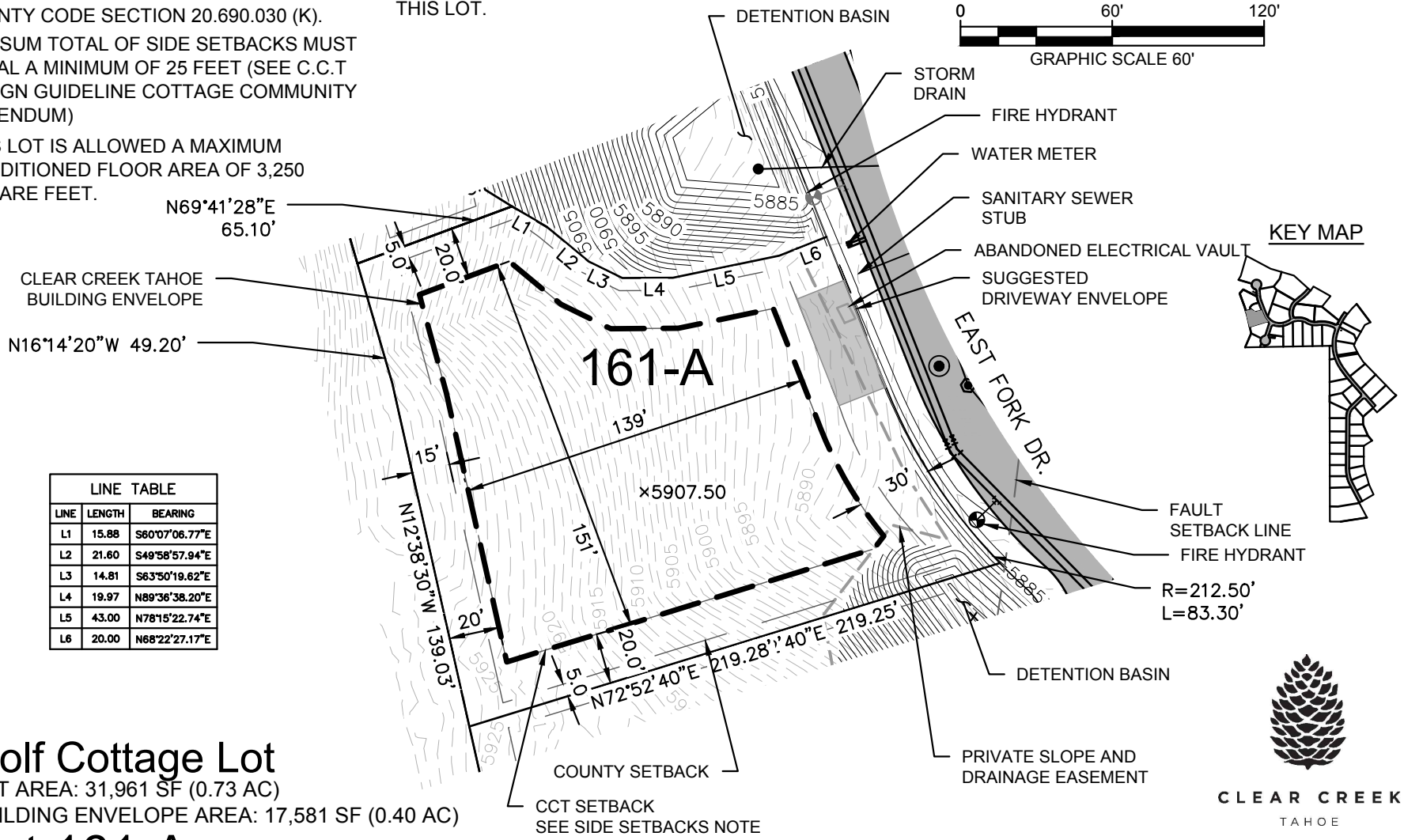
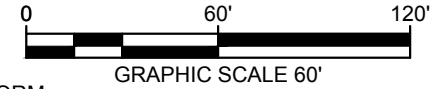
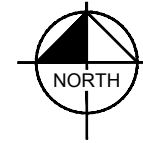
WOLF, ARIANNA 11/7/2013 11:33 AM  
 F:\REN\_Civil\068151204 - CLEAR CREEK TAHOE\NEW WORK\UNITS 38-3C-6-AND-ALPINE-LAKE\07 CAD\EXHIBITS\2021.05.25 PLOT PLANS UNIT 6\LOT PLANS 159-161 AND 165-169.DWG  
 7/19/2023 10:38 AM

PLOTTED BY  
 DWG 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. THIS LOT MAY BE SUBJECT TO HILLSIDE GRADING REQUIREMENTS PER DOUGLAS COUNTY CODE SECTION 20.690.030 (K). THE SUM TOTAL OF SIDE SETBACKS MUST EQUAL A MINIMUM OF 25 FEET (SEE C.C.T DESIGN GUIDELINE COTTAGE COMMUNITY ADDENDUM)

THIS LOT IS ALLOWED A MAXIMUM CONDITIONED FLOOR AREA OF 3,250 SQUARE FEET.

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.



LINE TABLE		
LINE	LENGTH	BEARING
L1	15.88	S60°07'06.77"E
L2	21.60	S49°58'57.94"E
L3	14.81	S63°50'19.62"E
L4	19.97	N89°36'38.20"E
L5	43.00	N78°15'22.74"E
L6	20.00	N68°22'27.17"E

# Golf Cottage Lot

LOT AREA: 31,961 SF (0.73 AC)

BUILDING ENVELOPE AREA: 17,581 SF (0.40 AC)

# Lot 161-A

Clear Creek Tahoe  
 Douglas County, Nevada

CLEAR CREEK TAHOE HOMESITE 161-A, 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.