

THIS LOT SUBJECT TO HILLSIDE GRADING REQUIREMENTS PER DOUGLAS COUNTY CODE SECTION 20.690.030 (K).

A HOME CONSTRUCTED ON THIS LOT WILL REQUIRE THE USE OF AN INDIVIDUAL LOW-PRESSURE SEWER (LPS) GRINDER PUMP SYSTEM.

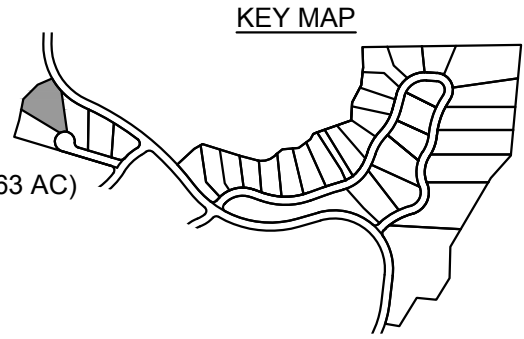
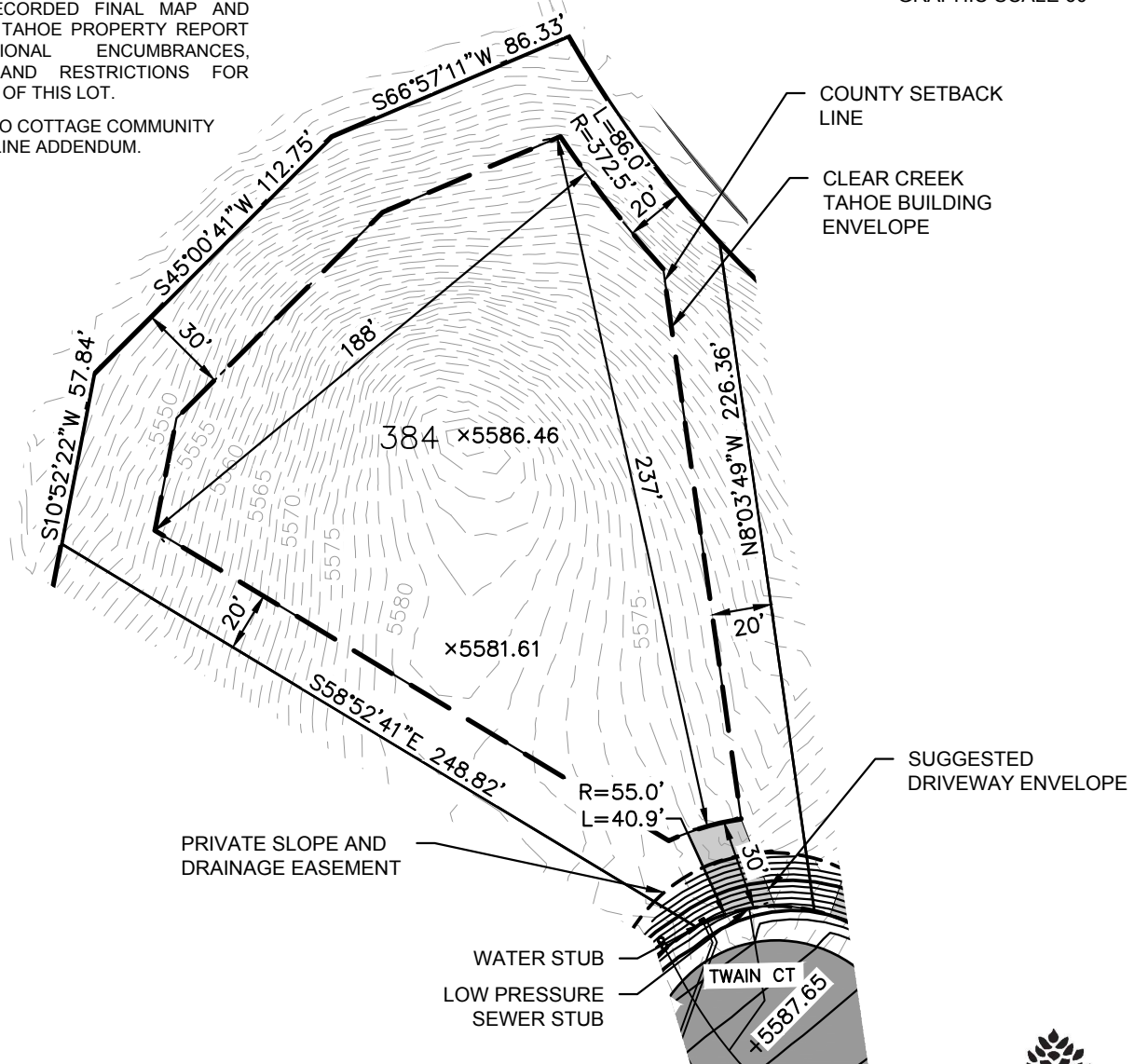
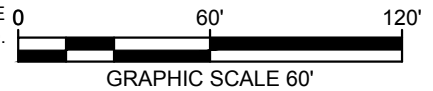
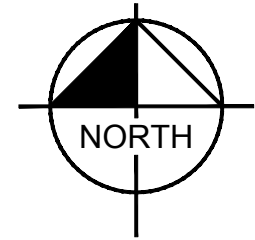
EASEMENTS, SETBACKS, AND BUILDING ENVELOPE ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL DESIGN.

A HOME CONSTRUCTED ON THIS LOT WILL REQUIRE THE INSTALLATION OF AN ON-SITE INDIVIDUAL PRESSURE REDUCING VALVE LOCATED DOWNSTREAM OF THE WATER SERVICE CONNECTION.

REFER TO RECORDED FINAL MAP AND CLEAR CREEK TAHOE PROPERTY REPORT FOR ADDITIONAL ENCUMBRANCES, EASEMENTS, AND RESTRICTIONS FOR DEVELOPMENT OF THIS LOT.

LOT SUBJECT TO COTTAGE COMMUNITY DESIGN GUIDELINE ADDENDUM.

CLEAR CREEK TAHOE HOMESITE 384, 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)



GRABLE, HALEY 6/24/2022 10:21 AM K:\REAL\CIVIL\068151204 - CLEAR CREEK TAHOE\NEW WORK\ENCLAVE (UNIT 4)\07 CAD\EXHIBITS\2020.08.20 PLOT PLANS\LOT PLANS 379-383.DWG 6/24/2022 10:07 AM

PLOTTED BY DNG NAME LAST SAVED

**Golf Cottage Lot**  
 LOT AREA: 45,170 SF (1.04 AC)  
 BUILDING ENVELOPE AREA: 27,280 SF (0.63 AC)  
**Lot 384**  
 Clear Creek Tahoe  
 Douglas County, Nevada

**CLEAR CREEK**  
TAHOE

**Kimley»Horn**

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