

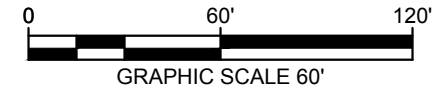
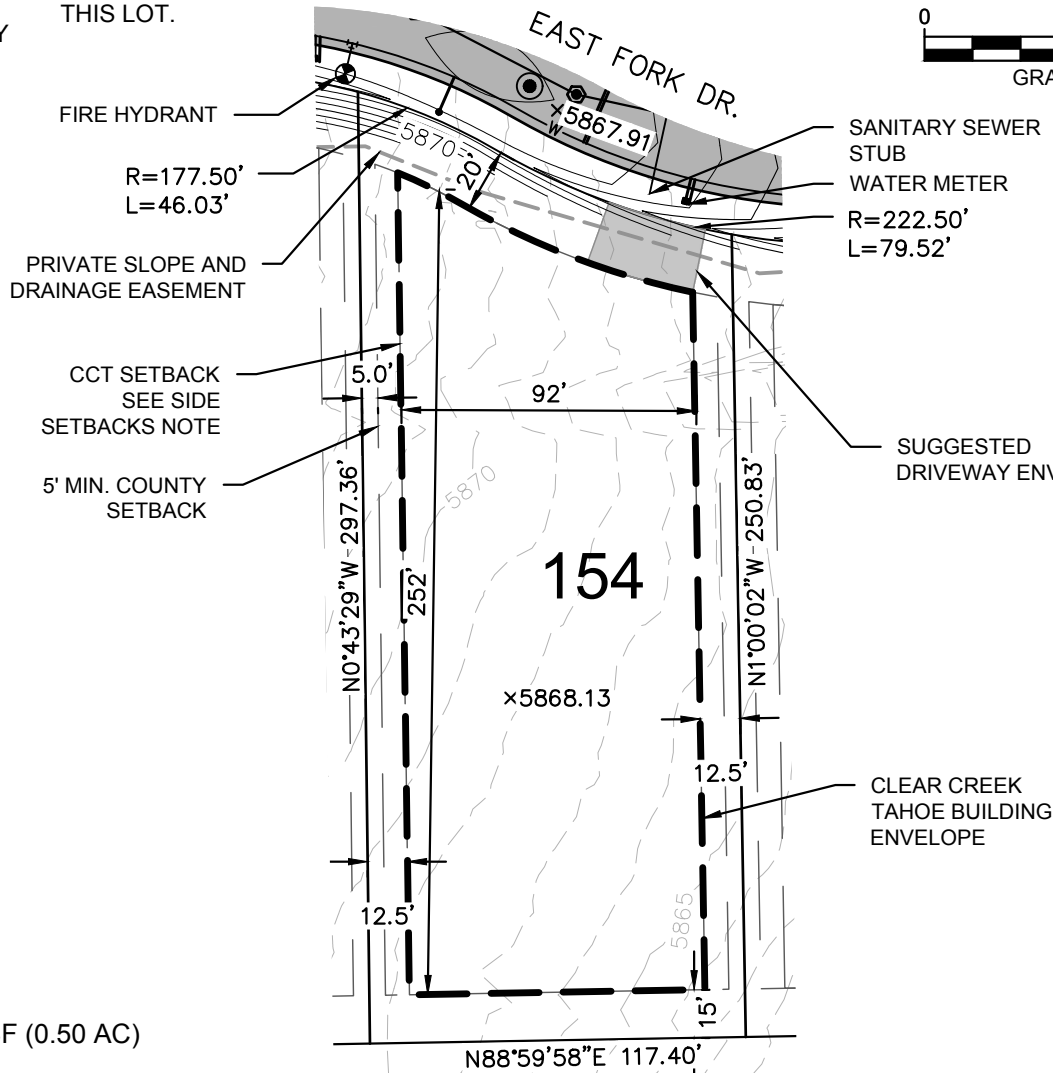
LILLANEY, BRANDON 11/1/2013 11:33 AM
 C:\REN_CHIL\08151204 - CLEAR CREEK TAHOE\NEW WORK\UNITS 3B-3C-6-AND-ALPINE-LAKE\07 CAD\EXHIBITS\2021.05.25 PLOT PLANS UNIT 6\LOT PLANS 152-156.DWG
 7/19/2023 9:25 AM

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

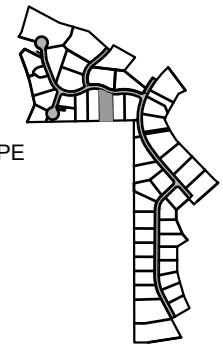
THE SUM TOTAL OF SIDE SETBACKS MUST EQUAL A MINIMUM OF 25 FEET (SEE C.C.T DESIGN GUIDELINE COTTAGE COMMUNITY ADDENDUM)

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.



KEY MAP



SUGGESTED DRIVEWAY ENVELOPE

CLEAR CREEK TAHOE BUILDING ENVELOPE

Golf Cottage Lot

LOT AREA: 31,767 SF (0.73 AC)

BUILDING ENVELOPE AREA: 21,607 SF (0.50 AC)

Lot 154

Clear Creek Tahoe
 Douglas County, Nevada

CLEAR CREEK TAHOE HOMESITE 154, 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.

PLOTTED BY
 DWG NAME
 LAST SAVED