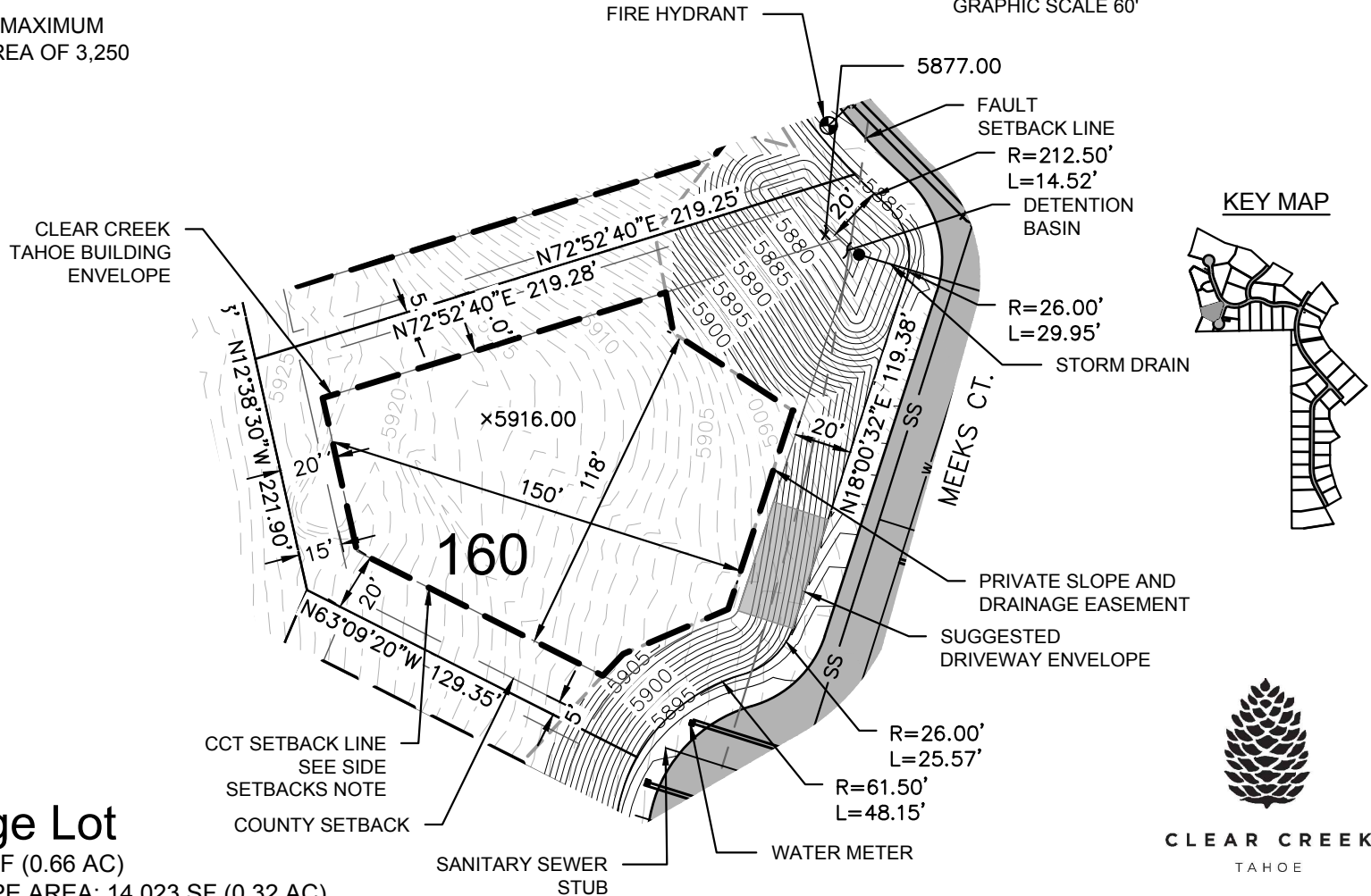
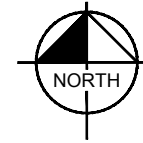


WOLF, ARIANNA 11/7/2013 11:33 AM  
 F:\REN\_Civil\088151204 - CLEAR CREEK TAHOE\NEW WORK\UNITS 3B-3C-6-AND-ALPINE-LAKE\07 CAD\EXHIBITS\2021.05.25 PLOT PLANS UNIT 6\PLOT PLANS 159-161 AND 165-169.DWG  
 7/19/2023 10:38 AM

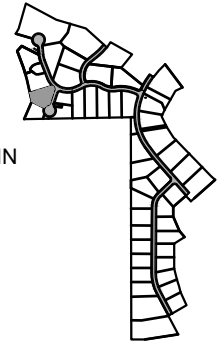
PLOTTED BY  
 DNG NAME  
 LAST SAVED

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) 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.



KEY MAP



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.

# Golf Cottage Lot

LOT AREA: 28,814 SF (0.66 AC)

BUILDING ENVELOPE AREA: 14,023 SF (0.32 AC)

## Lot 160

Clear Creek at Tahoe  
 Douglas County, Nevada

CLEAR CREEK TAHOE HOMESITE 160, 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)