

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.

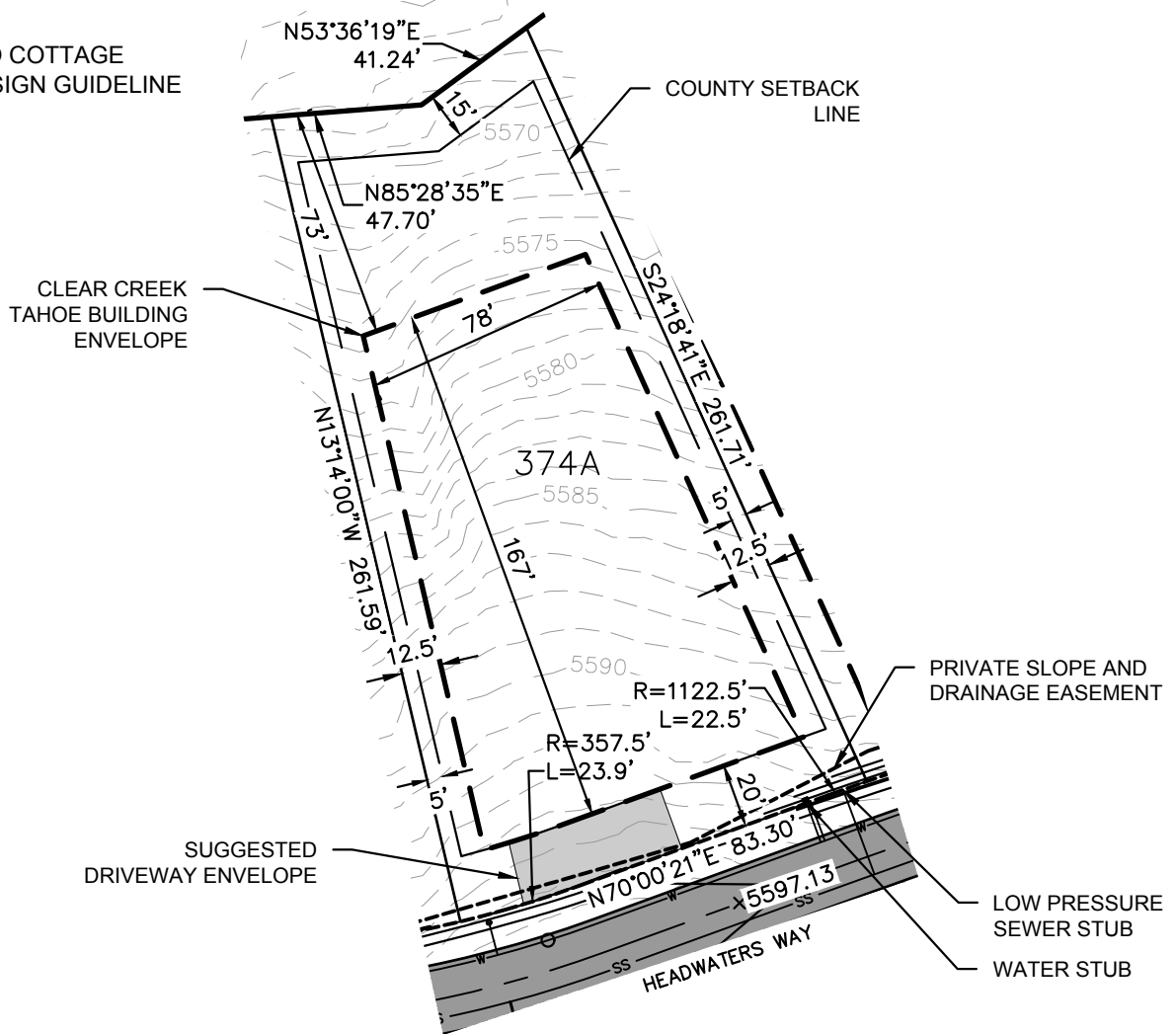
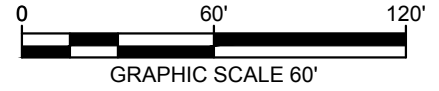
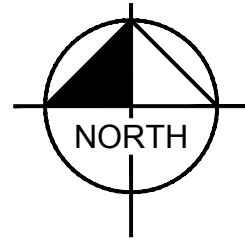
EASEMENTS, SETBACKS, AND BUILDING ENVELOPE ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL DESIGN.

THIS LOT IS ALLOWED A MAXIMUM CONDITIONED FLOOR AREA OF 2,750 SQUARE FEET.

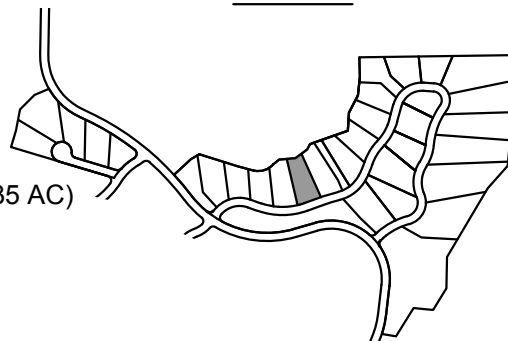
LOT SUBJECT TO COTTAGE COMMUNITY DESIGN GUIDELINE ADDENDUM.

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

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.



KEY MAP



CLEAR CREEK
TAHOE

Kimley»Horn

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

Golf Cottage Lot

LOT AREA: 28,451 SF (0.65 AC)

BUILDING ENVELOPE AREA: 15,200 SF (0.35 AC)

Lot 374A

Clear Creek Tahoe
Douglas County, Nevada

GRABLE, HALEY 6/24/2022 10:21 AM K:\REN_CIVIL\068151204 - CLEAR CREEK TAHOE\NEW WORK\ENCLAVE (UNIT 4)\07 CAD\EXHIBITS\2020.06.20 PLOT PLANS\PLOT PLANS 372-378.DWG 6/24/2022 10:07 AM

PLOTTED BY
DWG NAME
LAST SAVED