

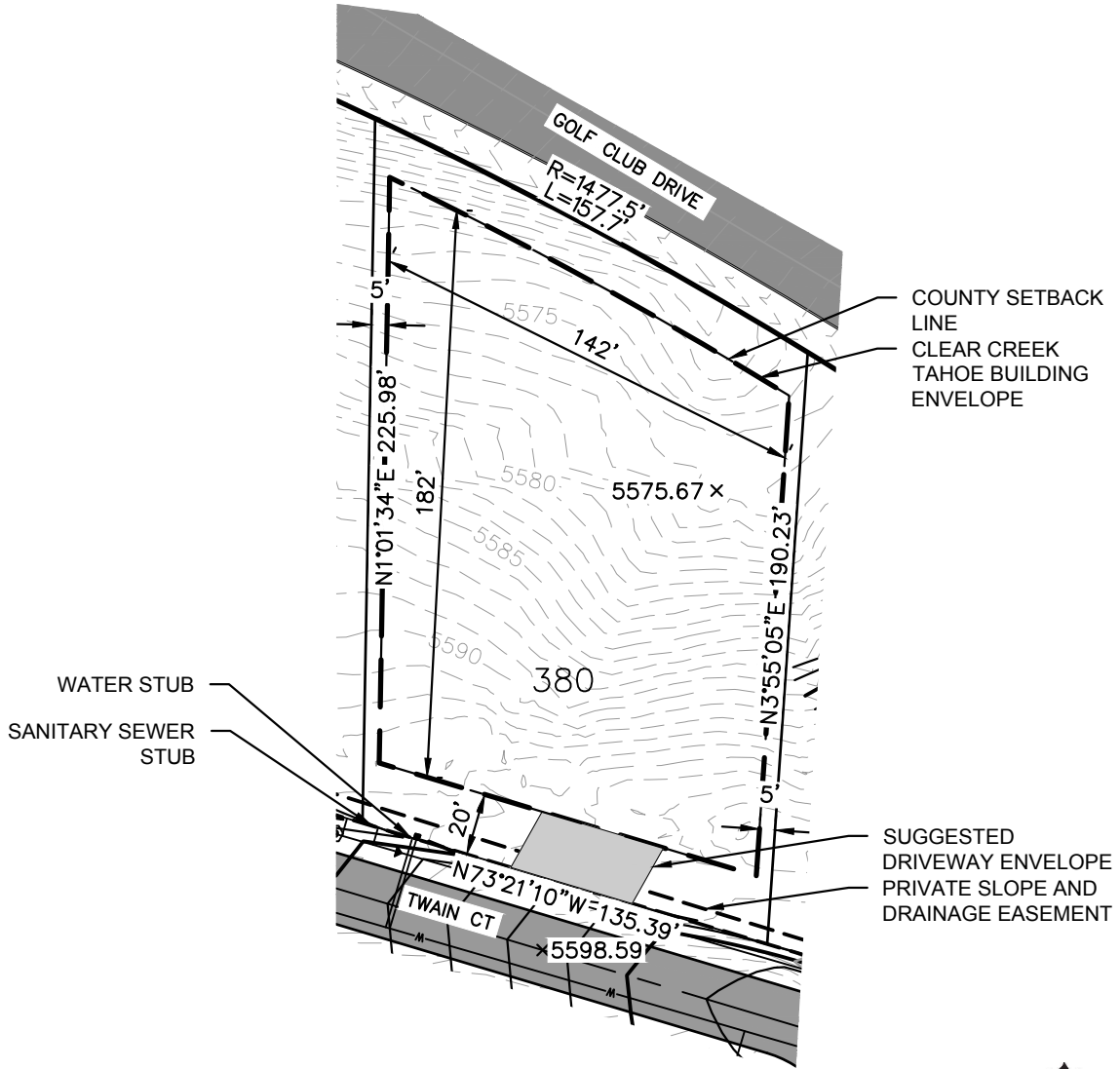
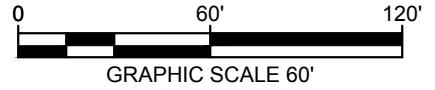
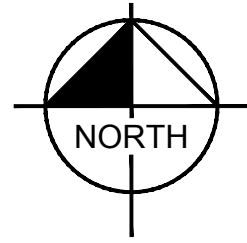
THIS LOT SUBJECT TO HILLSIDE GRADING REQUIREMENTS PER DOUGLAS COUNTY CODE SECTION 20.690.030 (K).

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

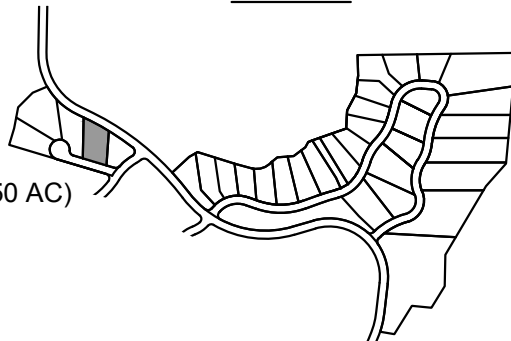
REFER TO RECORDED FINAL MAP AND CLEAR CREEK TAHOE PROPERTY REPORT FOR ADDITIONAL ENCUMBRANCES, EASEMENTS, AND RESTRICTIONS FOR DEVELOPMENT OF THIS LOT.

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.

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



KEY MAP



# Golf Cottage Lot

LOT AREA: 28,599 SF (0.66 AC)  
 BUILDING ENVELOPE AREA: 21,810 SF (0.50 AC)

## Lot 380

Clear Creek Tahoe  
 Douglas County, Nevada

FITZGERALD, JAKE 3/7/2021 8:19 AM  
 K:\REN\_CIVIL\088151204 - CLEAR CREEK TAHOE\NEW WORK\ENCLAVE (UNIT 4)\07 CAD\EXHIBITS\2020.08.20 PLOT PLANS\LOT PLANS 379-383.DWG  
 3/7/2021 8:03 AM

PLOTTED BY  
 DWG NAME  
 LAST SAVED



CLEAR CREEK  
 TAHOE

**Kimley»Horn**

5370 Kietzke Lane  
 Suite 100  
 Reno, Nevada 89511  
 775-200-1960