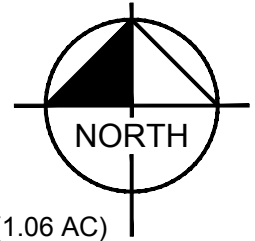


THIS LOT SUBJECT TO HILLSIDE GRADING REQUIREMENTS PER DOUGLAS COUNTY CODE SECTION 20.690.030 (K).

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

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.



Estate Lot

LOT AREA: 74,732 SF (1.72 AC)
BUILDING ENVELOPE AREA: 46,145 SF (1.06 AC)

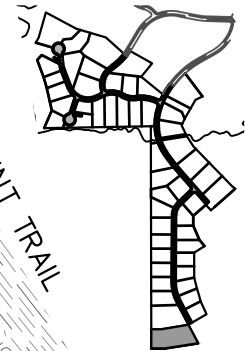
Lot 86

Clear Creek at Tahoe
Douglas County, Nevada

WATER STUB

SUGGESTED DRIVEWAY ENVELOPE

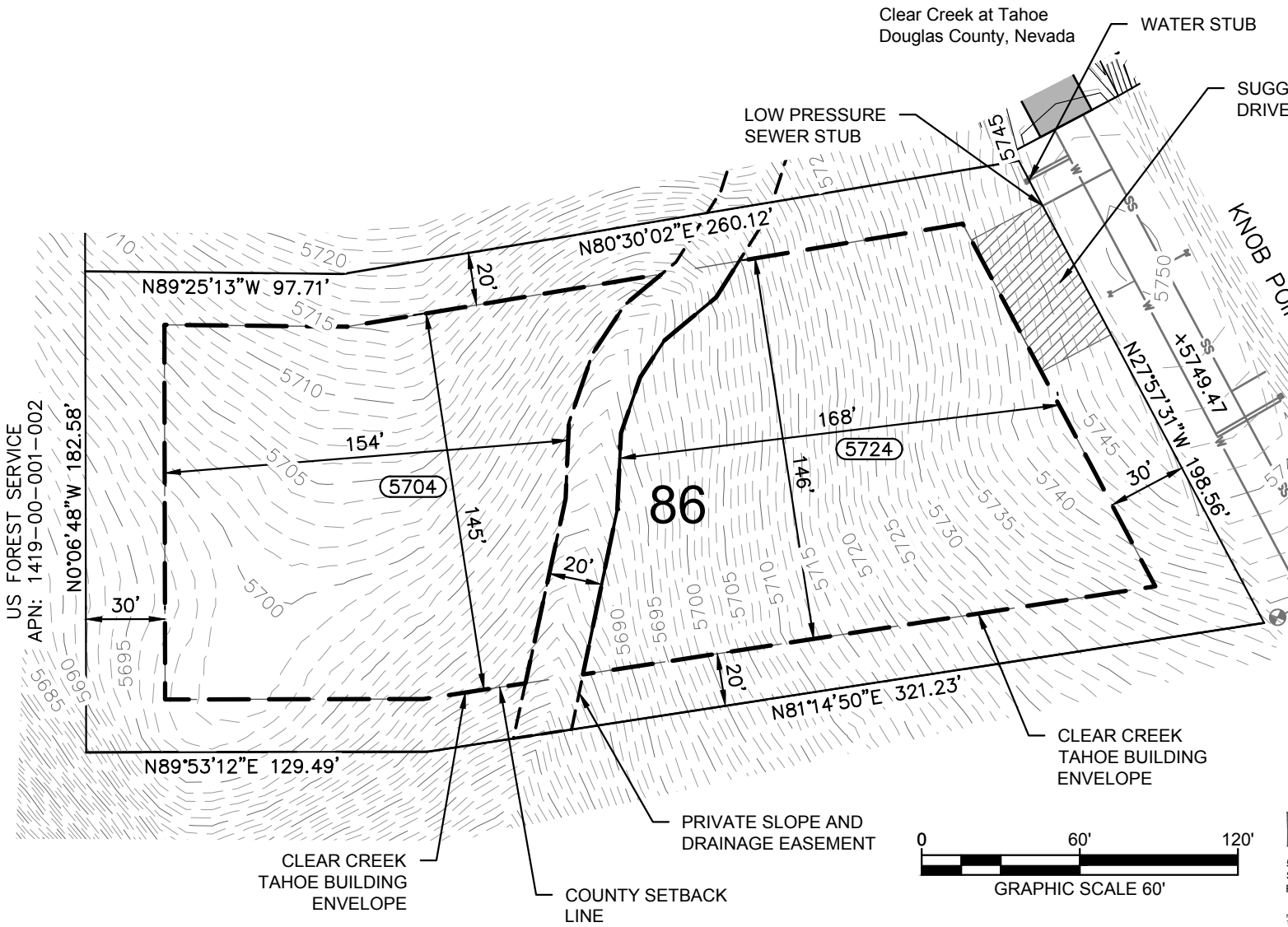
KEY MAP



KNOB POINT TRAIL

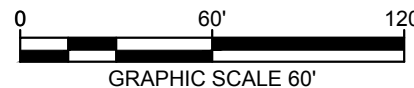


CLEAR CREEK
TAHOE



CLEAR CREEK
TAHOE BUILDING
ENVELOPE

PRIVATE SLOPE AND
DRAINAGE EASEMENT



CLEAR CREEK
TAHOE BUILDING
ENVELOPE

COUNTY SETBACK
LINE

WOLF, ARIANNA 11/7/2013 11:33 AM
 K:\REN\CIVIL\08161204 - CLEAR CREEK TAHOE\NEW WORK\UNITS 38-30-6-AND-ALPINE-LAKE\07 CAD\EXHIBITS\2021.05.25 PLOT PLANS 86-107 131-137\LOT PLANS 86-96.DWG
 6/24/2021 1:30 PM

PLOTTED BY
 DING NAME
 LAST SAVED

Kimley»Horn

5370 Kietzke Lane
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.