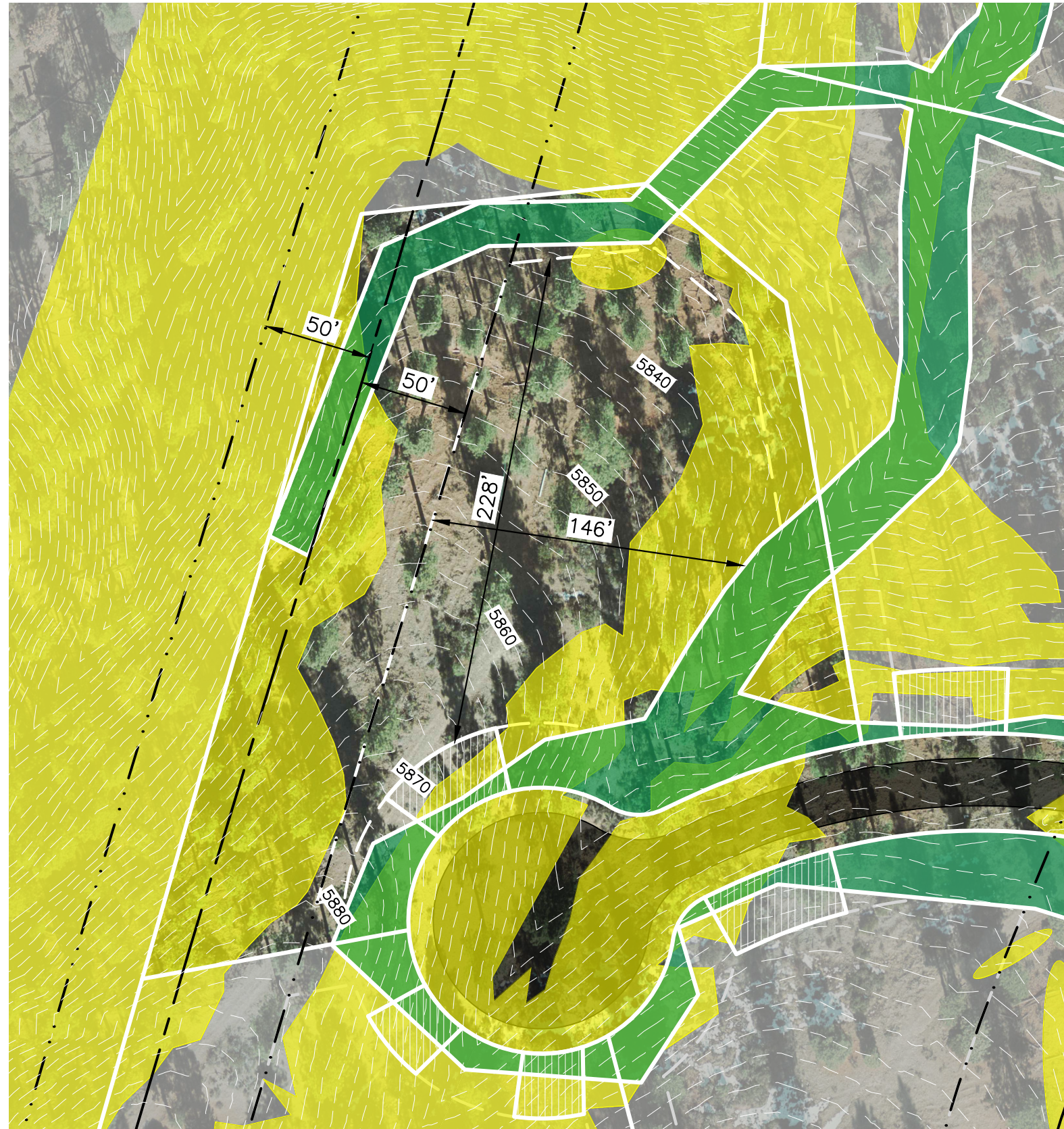


K:\REN\_CIVIL\068151204 - CLEAR CREEK TAHOE\NEW WORK\UNITS 3B-3C-6-AND-ALPINE-LAKE\07 CAD\_ PHASE 3B\EXHIBITS\2021.07.09 UNIT 3B HOMESITE PLANS\HOMESITE-PART4.DWG  
4/16/2024 12:28 PM

DWG NAME  
LAST SAVED



# HOMESITE 174



CLEAR CREEK  
TAHOE

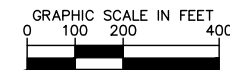
- LOT LINE
- BUILDING ENVELOPE
- SUGGESTED DRIVEWAY LOCATIONS
- SLOPE CONSTRAINTS (+25%)
- DRAINAGE EASEMENTS

Lot Size: 1.73 Acres  
Building Envelope: 36,835 Sq. Ft.

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

EASEMENTS, SETBACKS, DRIVEWAY ENVELOPES, 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.



**Kimley»Horn**

7900 Rancharah 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.