

# Cottage Lot

LOT AREA: 104,446 SF (2.40 AC)

BUILDING ENVELOPE AREA: 45,583 SF (1.04 AC)

## Lot 401

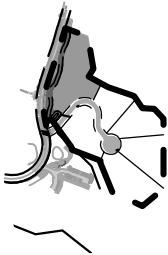
Clear Creek at Tahoe  
Douglas County, Nevada



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.

LOT SUBJECT TO UNIT 5 COTTAGE COMMUNITY DESIGN GUIDELINE ADDENDUM.

### KEY MAP



PRIVATE ACCESS EASEMENT FOR GOLF CART PATH

PRIVATE SLOPE AND DRAINAGE EASEMENT

DETENTION BASIN

DRAINAGE EASEMENT

CLEAR CREEK TAHOE BUILDING ENVELOPE AND SETBACKS

WATER STUB

SEWER STUB

SUGGESTED DRIVEWAY ENVELOPE

DITCH

STORM DRAIN



CLEAR CREEK  
TAHOE

CLEAR CREEK TAHOE HOMESITE 401, 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 OF UPPER CABINETS, AND NO MORE THAN FIVE LINEAL FEET OF LOWER CABINETS. A WET BAR SHALL NOT INCLUDE A GAS OR ELECTRIC RANGE, STOVETOP OR OVEN. (ORD. 1182, 2006; ORD. 851, 1998). ACCESSORY STRUCTURES ARE ALLOWED BASED ON DOUGLAS COUNTY TITLE 20 SECTIONS 20.660.150.D AND 20.664.020.

**Kimley»Horn**

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Suite 100  
Reno, Nevada 89511  
775-200-1960

PRELIMINARY PLOT PLAN

PLOTTED BY: WOLF, ARIANNA  
DWG NAME: K:\REN\_CIVIL\068151204 - CLEAR CREEK TAHOE\NEW WORK\UNITS 3B-3C-6-AND-ALPINE-LAKE\07 CAD\EXHIBITS\2021.06.09 PLOT PLANS 3B REFERENCES\X1185-PORTRAIT-EXHIBIT.DWG  
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