

Cottage Lot

LOT AREA: 45,313 SF (1.04 AC)

BUILDING ENVELOPE AREA: 25,801 SF (0.59 AC)

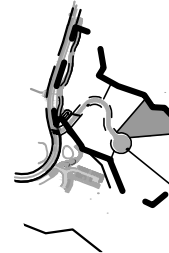
Lot 403

Clear Creek at Tahoe
Douglas County, Nevada



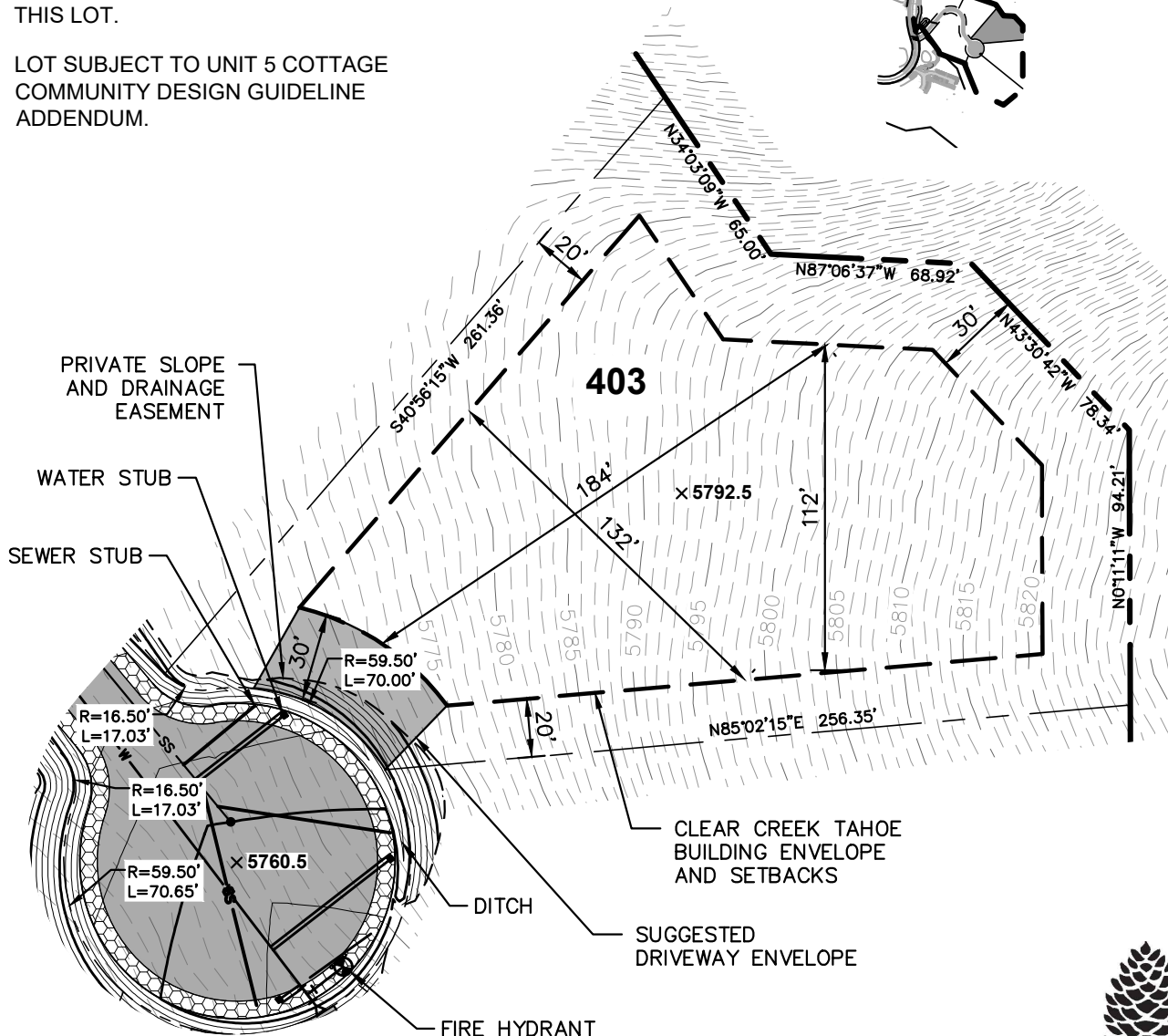
GRAPHIC SCALE 60'

KEY MAP



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.



CLEAR CREEK
TAHOE

CLEAR CREEK TAHOE HOMESITE 403, 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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PRELIMINARY PLOT PLAN