

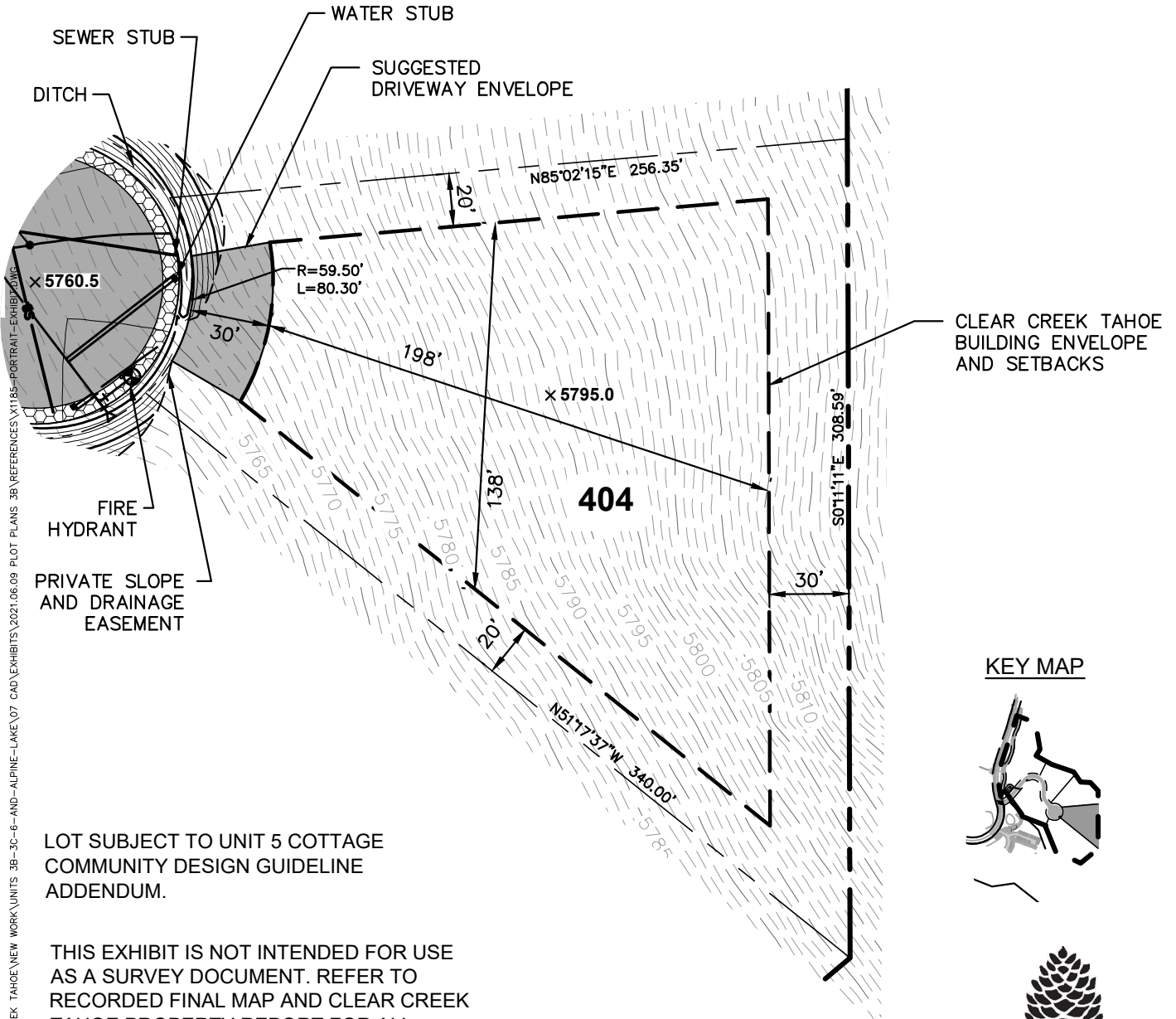
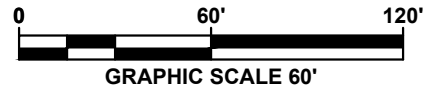
Cottage Lot

LOT AREA: 49,494 SF (1.14 AC)

BUILDING ENVELOPE AREA: 28,816 SF (0.66 AC)

Lot 404

Clear Creek at Tahoe
Douglas County, Nevada

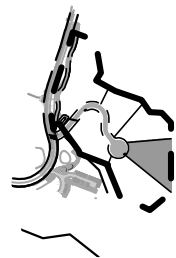


LOT SUBJECT TO UNIT 5 COTTAGE
COMMUNITY DESIGN GUIDELINE
ADDENDUM.

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.

CLEAR CREEK TAHOE HOMESITE 404, 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.

KEY MAP



CLEAR CREEK
TAHOE

Kimley»Horn

7900 Ranchharrah Parkway
Suite 100
Reno, Nevada 89511
775-200-1960

PRELIMINARY PLOT PLAN