

TAHOE REGIONAL PLANNING AGENCY

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April 16, 2004

Fred Barry Cohen
P.O. Box 550181
South Lake Tahoe, CA 96155

RE: TRPA ACKNOWLEDGEMENT OF DEVELOPMENT RIGHT AND ALLOWABLE
LAND COVERAGE, ASSESSOR'S PARCEL NUMBER (APN) 33-542-10, EL
DORADO COUNTY, CA

This letter is in response to a request from Janel Gifford of the El Dorado County Department of Transportation regarding whether potential land coverage and a development right exist on the subject parcel. Based on the Individual Parcel Evaluation System (IPES) scoring that was completed in February of 1990, the subject parcel is recognized as having a base allowable land coverage in an amount equal to 1 percent of the parcel area. In addition, in accordance with Section 21.6 of the TRPA Code of Ordinances, staff has determined that one residential development right exists on the subject parcel. The land coverage and the development right are considered banked and available to be transferred in accordance with Chapter 20 and Chapter 34 of the TRPA Code of Ordinances.

Sincerely,


Elizabeth Harrison
Associate Planner
Project Review Division

c: Janel Gifford, El Dorado County Department of Transportation

sp. 5/17/04

864 Angora Creek Rd.