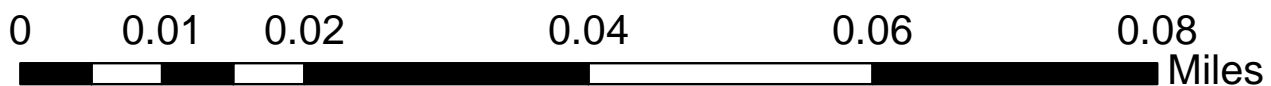
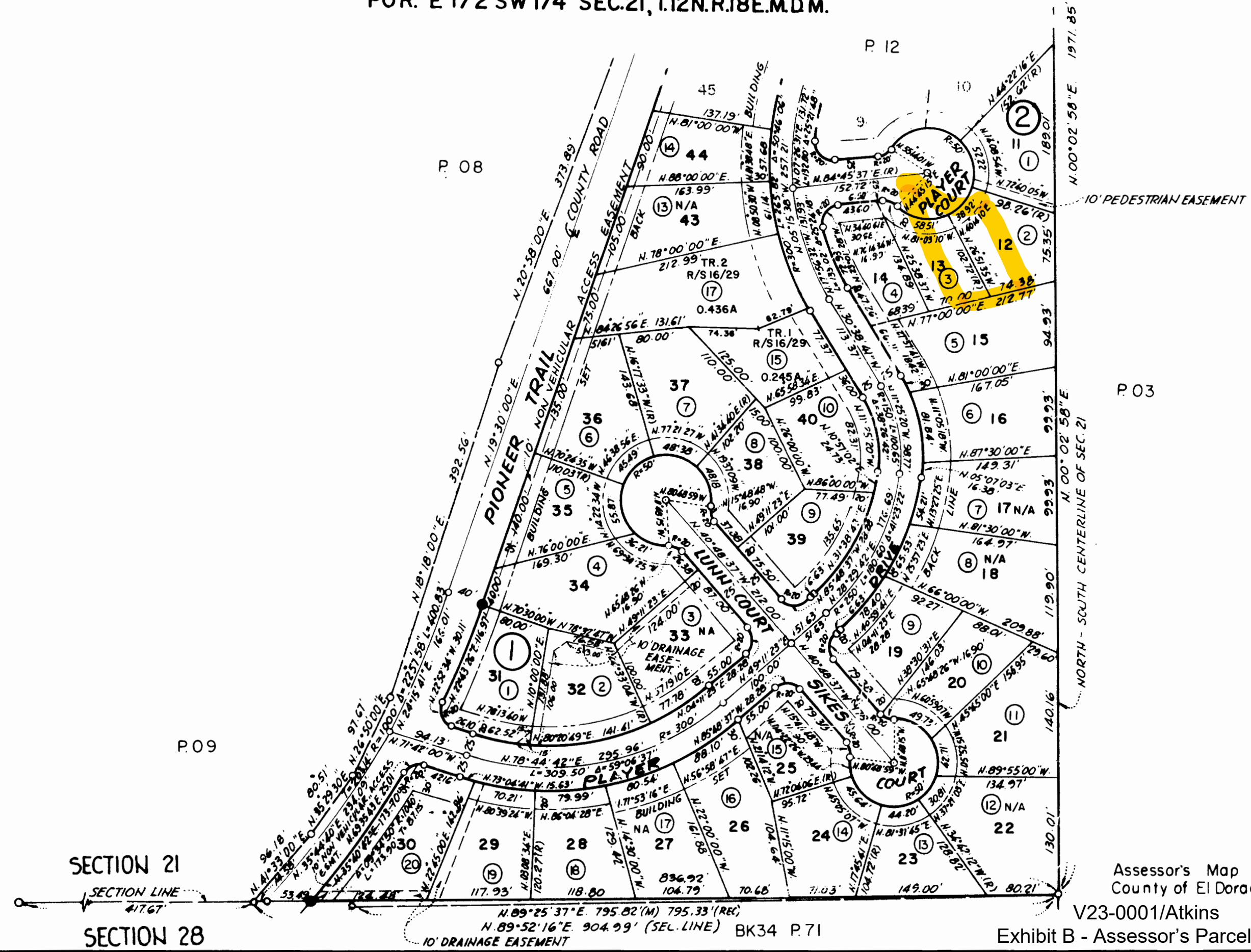
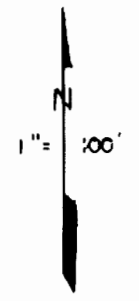


V23-0001/Atkins  
Exhibit A - Location Map



COUNTRY CLUB HEIGHTS UNIT N° 6  
POR. E 1/2 SW 1/4 SEC. 21, T. 12N. R. 18E. M.D.M.

81:13



SECTION 21

SECTION LINE  
417.67'

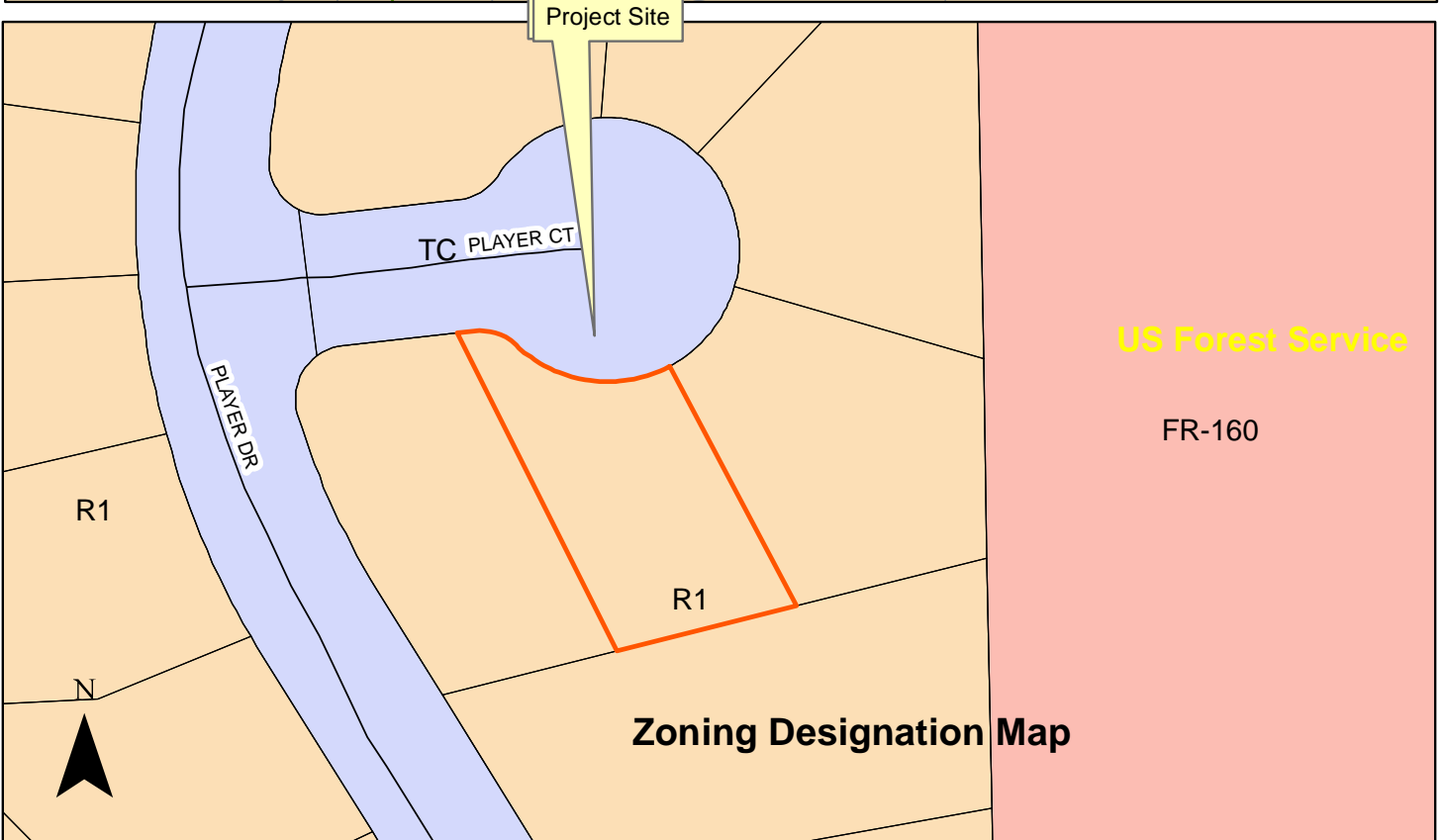
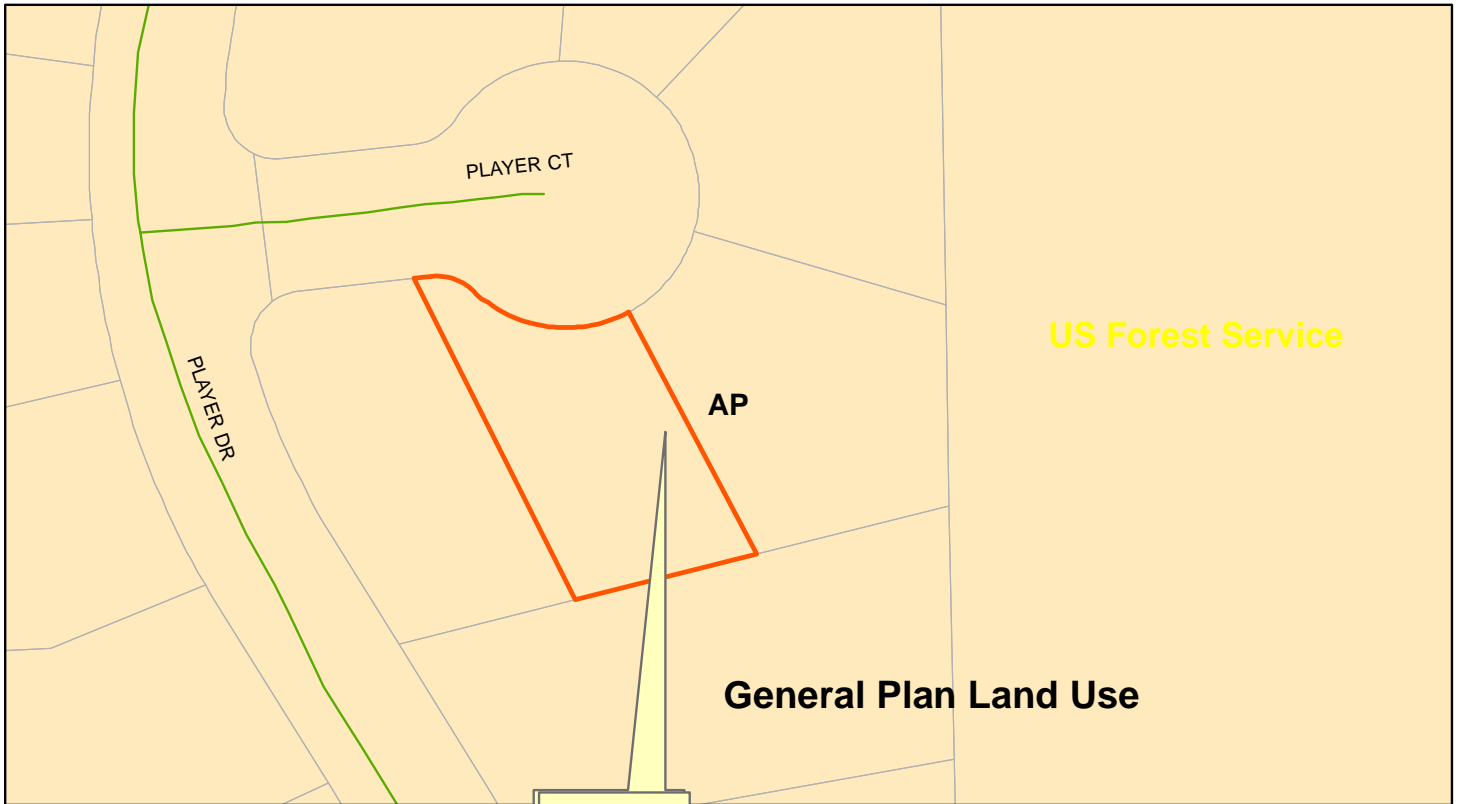
SECTION 28

Assessor's Map  
County of El Dorado, Calif.

V23-0001/Atkins

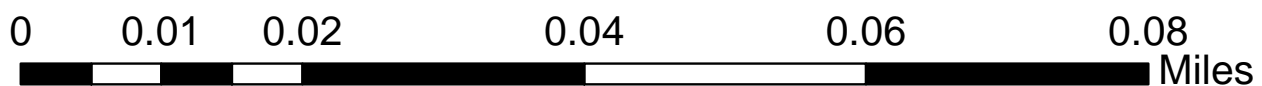
Exhibit B - Assessor's Parcel Map

N. 89° 25' 37" E. 795.82' (M) 795.33' (REC)  
N. 89° 52' 16" E. 904.99' (SEL. LINE) BK34 P. 71  
10' DRAINAGE EASEMENT



V23-0001/Atkins

Exhibit C - General Plan Land Use and Zoning Designation Map



F 102

E 102

E-102

# PLAT OF COUNTRY CLUB HEIGHTS UNIT NO 6

A PORTION OF THE EAST 1/2 OF THE S.W. 1/4 OF SEC. 21, T.12N., R.18E., M.D.M.  
COUNTY OF EL DORADO, CALIFORNIA

JUNE, 1971

WILLIAM F. PILLSBURY, INC.

SHEET 1 OF 2 SHEETS

The undersigned owners of record title interest hereby consent to the preparation and recording of this map, and hereby convey and offer for dedication to the County of El Dorado, the streets and other public ways shown hereon; including the underlying fee thereto; for any and all public purposes, and the easements and rights of way shown hereon, for the purposes hereon specified.

a) Rights of way and easements for water, gas, sewer, and drainage pipes; and for poles, anchors and guys and overhead and underground wires and conduits for electric and telephone service, together with any and all appurtenances appertaining thereto, on, over, across, and under those strips of land lying between the front or side lines of lots or both, and the lines shown hereon and designated "PUBLIC UTILITY EASEMENT LINE".

b) Rights of way and easements for snow storage, poles, anchors and guys and overhead and underground wires and conduits for electric and telephone service together with any and all appurtenances appertaining thereto, on, over, across, and under strips of land 10 feet in width, contiguous to any lot line which is contiguous to any street or other public way and within such lots.

c) Rights of way and easements for poles, anchors and guys within those strips of land lying two feet on either side of all side lot lines and extending 25 feet from the front or rear property lines or both.

d) Easements over and across those strips of land lying between the front and/or side lines of lots and the lines shown hereon and designated "SET BACK LINE", said strips to be kept open and free from buildings.

COUNTRY CLUB ESTATES, a partnership

FRED-LYN, INC., a corporation

Evelyn B. Gallo  
by Evelyn B. Gallo, president

W. F. Suman  
W. F. Suman,  
one of the co-administrators of the Estate of  
William C. Vanderhoof, deceased.

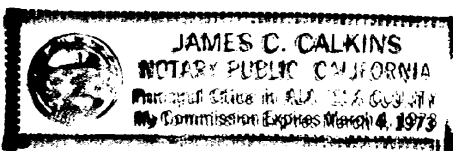
Ray O'Flying  
Ray O'Flying, partner

STATE OF CALIFORNIA } ss  
County of ALAMEDA

On this 20<sup>th</sup> day of APRIL, 1971, before me, the undersigned, a Notary Public, State of California duly commissioned and sworn, personally appeared Evelyn B. Gallo known to me to be the president of the Corporation that executed the within instrument and also known to be the person who executed the within instrument on behalf of Fred-Lyn, Inc., the corporation therein named, and acknowledged to me that said corporation executed the same pursuant to its by-laws or by a resolution of its Board of Directors, said corporation also known to me to be one of the partners of the partnership that executed the within instrument, and also known to me to be the person who executed said instrument on behalf of said partnership, and personally appeared Ray O'Flying, known to me to be one of the partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same, and personally appeared W.F. Suman, known to me to be the person who executed the within document on behalf of the Estate of William C. Vanderhoof, deceased, and known to me to be one of the co-administrators of the Estate of said decedent, known to me to be one of the partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in and for the said County and State, the day and year in this Certificate first above written.

James C. Calkins  
Notary Public in and for said County and State  
My Commission expires MARCH 4, 1973

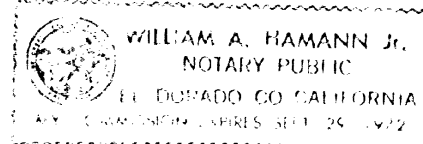


INTER-COUNTY TITLE CO., a California corporation as Trustee under Deed of Trust recorded in Book 922, page 716 Official Records of the County of El Dorado.

Henry F. Conrad  
Vice-President

V23-0001/Atkins  
Exhibit D - Subdivision Map

STATE OF CALIFORNIA } ss  
County of El Dorado

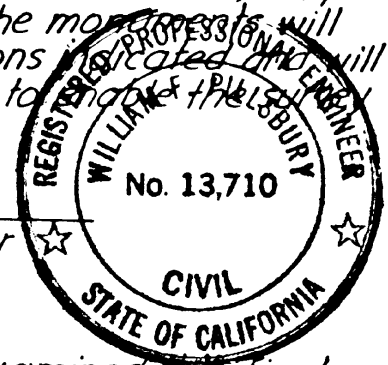


On this 29<sup>th</sup> day of SEPTEMBER, 1971, before me, WILLIAM A. HAMANN, JR. a Notary Public in and for said County and State, personally appeared HARRY F. CHADWICK known to me to be the VICE PRES. and known to me to be the \_\_\_\_\_ of the corporation that executed the within instrument, who executed the within instrument on behalf of the corporation herein named, and acknowledged to me that such corporation executed the same.

William A. Hamann, Jr.  
Notary Public in and for said County and State.  
My Commission expires \_\_\_\_\_

I, William F. Pillsbury, hereby certify that the Survey and final map of this subdivision were made under my direction in June, 1971, and are true and complete as shown; that the map will be of the character and will occupy the positions indicated thereon to be set by March 30, 1972, and will be sufficient to show the lines to be retraced.

William F. Pillsbury  
William F. Pillsbury, Registered Civil Engineer  
State of California No. 13710



I, Fred G. DeBerry, hereby certify that I have examined this final map, that it is substantially the same as the tentative map of this subdivision approved on January 6, 1970 by the Board of Supervisors, that it is technically correct and that all provisions of the Subdivision Map Act and all applicable County ordinances have been complied with.

Fred G. DeBerry  
Fred G. DeBerry, L.S. 2403  
County of El Dorado, State of California

I, C.A. Steves, Jr. hereby certify that according to the records of this office, there are no liens against this subdivision or any part thereof for unpaid state, county, municipal or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable, provided that the final map is accepted for record and filed prior to the next succeeding lien date.  
Dated: August 5, 1971.

C.A. Steves, Jr. by J. Chadwick, Deputy  
C.A. Steves, Jr., Tax Collector and Redemption Officer  
of the County of El Dorado, State of California

I, G. Arthur Cort, hereby certify that all required construction plans and specifications were approved and that the subdivider has executed the necessary agreement and submitted the required bond to secure the completion of the required improvements for this subdivision.

G. Arthur Cort 9-28-71  
G. Arthur Cort, Director, Department of Public Works, and Ex-officio  
County Engineer of the County of El Dorado, State of California.

I, Bruce W. Robinson, hereby certify that this final map conforms substantially to the tentative map of this subdivision approved on January 6, 1970, by the Board of Supervisors, and that all conditions imposed upon said approval have been satisfied.

Bruce W. Robinson  
Bruce W. Robinson, Planning Director of the County of El Dorado,  
State of California.

I, Carl A. Kelly, hereby certify that the Board of Supervisors, by order adopted Sept. 28, 1971, approved the final map of this subdivision and accepted for public uses the streets and other public ways and easements shown hereon and offered for dedication.

Carl A. Kelly  
Carl A. Kelly, County Clerk and Ex-officio Clerk of the Board of  
Supervisors of the County of El Dorado, State of California.

I, James W. Sweeney, hereby certify that the INTER-COUNTY TITLE Co title certificate No. 87838 was filed with this office and that this final map was accepted for record and filed in Map Book E, Page 102, Document No. 26614 on SEPT. 29, 1971 at 10 minutes past 11 O'clock A.M.

JAMES W. SWEENEY  
James W. Sweeney, Recorder of the County of El Dorado,  
State of California.

Marjorie Conrad  
Deputy

SEE VOLUME 2777 OF OFFICIAL RECORDS PAGE 3832

E-102

E 102

E-102A

# PLAT OF COUNTRY CLUB HEIGHTS UNIT NO 6

A PORTION OF THE EAST 1/2 OF THE S.W. 1/4 OF SEC. 21, T.12N., R.18E., M.D.M.  
COUNTY OF EL DORADO, CALIFORNIA  
SEPTEMBER, 1971 SCALE: 1" = 100'

WILLIAM F. PILLSBURY, INC.  
SHEET 2 OF 2 SHEETS

### NOTES :

THE MERIDIAN OF THIS SURVEY IS IDENTICAL WITH THAT OF TAHOE PARADISE UNIT NO.48, RECORDED IN BOOK 72, EL DORADO COUNTY RECORDS AND IS TRUE NORTH.

25' NON-VEHICULAR ACCESS AND SET BACK ALONG PIONEER TRAIL.

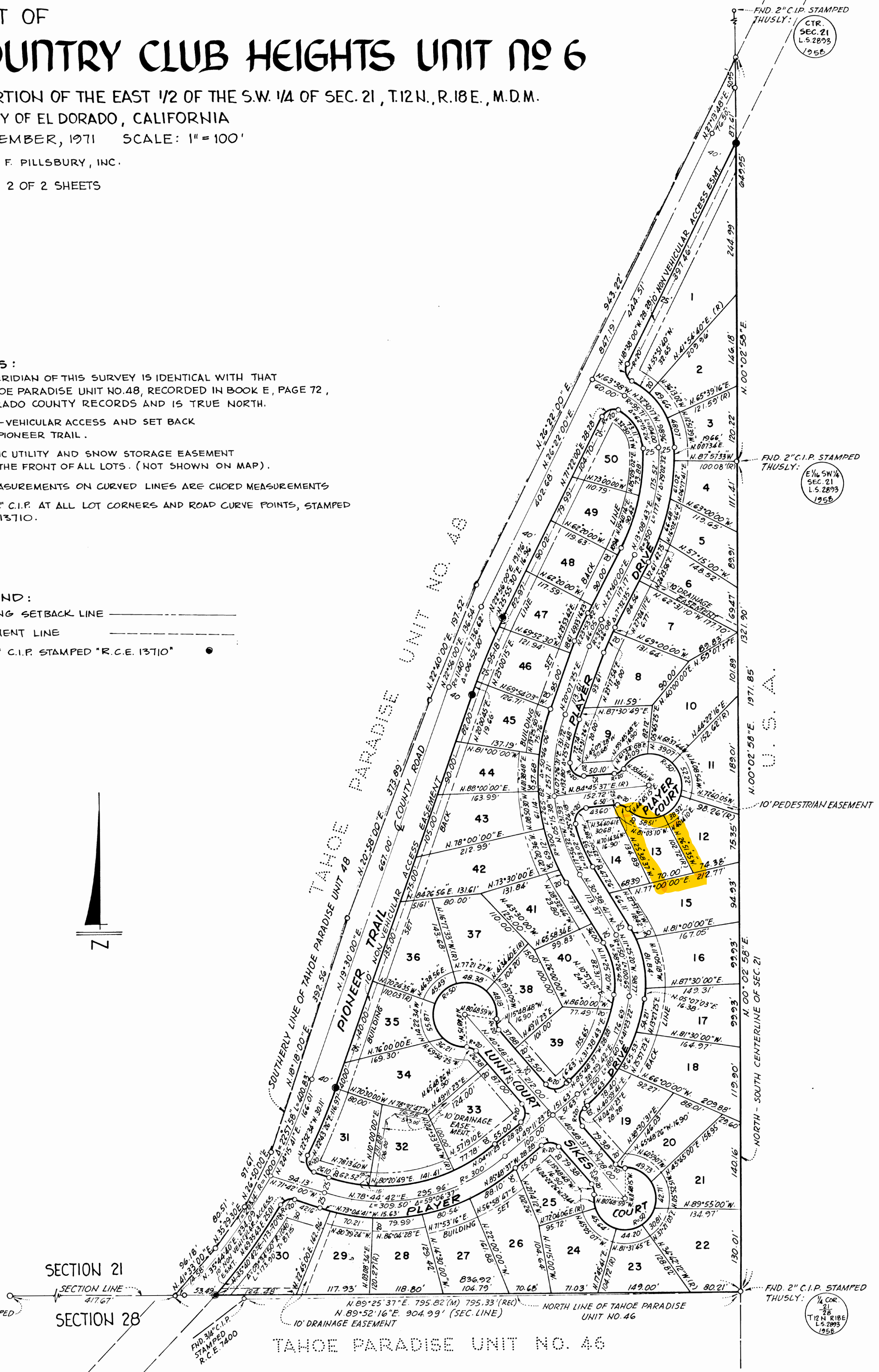
5' PUBLIC UTILITY AND SNOW STORAGE EASEMENT ALONG THE FRONT OF ALL LOTS. (NOT SHOWN ON MAP).

ALL MEASUREMENTS ON CURVED LINES ARE CHORD MEASUREMENTS

SET 3/4" C.I.P. AT ALL LOT CORNERS AND ROAD CURVE POINTS, STAMPED R.C.E. 13710.

### LEGEND :

- BUILDING SETBACK LINE ————
- EASEMENT LINE ————
- SET 2" C.I.P. STAMPED "R.C.E. 13710" ●



FND. 2" C.I.P. STAMPED THUSLY:  
CTR. SEC. 21 L.S. 2893 1956

FND. 2" C.I.P. STAMPED THUSLY:  
E 1/4 SW 1/4 SEC. 21 L.S. 2893 1956

FND. 2" C.I.P. STAMPED THUSLY:  
1/4 COR. SEC. 21 T.12N. R.18E. L.S. 2893 1956

FND. 2" C.I.P. STAMPED THUSLY:  
N 1/16 SE 1/4 SEC. 21 L.S. 2893 1956

FND. 3/4" C.I.P. STAMPED R.C.E. 7400

V23-0001/Atkins  
Exhibit D - Subdivision Map

E-102A

E-102A

E-102A

TITLE:

PROPOSED VARIANCE  
SITE PLAN

ATKINS GARAGE  
1627 PLAYER COURT  
SOUTH LAKE TAHOE, CA 96150  
APN: 081-132-003

REVISION:

DRAWN BY: JQ  
DATE: 4/14/2023

PSP

MAX. ALLOWED COVERAGE PER EDC SITE ASSESSMENT (9/23/2007): 1,655 SF/1,670 SF*	VERIFIED/APPROVED COVERAGE BY LAND CLASS BASED ON LCA*2022-0067			APPROVED COVERAGE BY LAND CLASS AFTER EDC PERMIT 202644			EXISTING COVERAGE PER JULY 2022 INSITE SURVEY	EXISTING COVERAGE JULY 2022 BY LAND TYPE			PROPOSED COVERAGE BEFORE EXEMPTIONS			COVERAGE EXEMPTIONS		PROPOSED COVERAGE	
	Verified (9/23/07) All 1b	Approved 2011 EDC Permit 202644 All 1b	1B	LC 5	1B	LC 5		1B	LC 5	1B	LC 5	Actual exemption	Credited Exemption**	TOTAL:			
			SEZ SETBACK	S	TOTAL LC 5	SEZ SETBACK	S	TOTAL LC 5	SEZ SETBACK	S	TOTAL LC 5	SEZ SETBACK	S	TOTAL LC 5	(Max. allowed 627 SF)	(Max. allowed 627 SF)	TOTAL:
AC DRIVEWAY & WALKWAY	561	561	78	483	561	78	483	561	519	78	441	519	7	182	189	46	144
(P) PATH FROM GARAGE TO DECK AND LANDING														59	59	15	44
GARAGE														440	440		440
RESIDENCE*	892	892	320	764	1,084	319	764	1,083	1,083	319	764	1,083	319	764	1,083		1,083
WOOD DECKS W/3:1	177	192						218	3	100	115	218	60	115	175	115	60
WOOD STAIRS ON GARAGE														54	54	54	0
STEPS	25	25	4	9	13	6	19	25	14	5	9	14		9	9	9	0
PREVIOUS WALKWAY TO FRONT DECK + STEP (VERIFIED) [WHERE COVERAGE IS NOT COUNTED WITH DRIVEWAY COVERAGE]						49											
A/C WALKWAY UNDER DECK								3		3				0	0		0
PAVERS								9		9				0	0		0
BEAR BOX*								137		137				137	137	120	17
SETBACK COVERAGE TRANSFERRED TO LC 5								5		5				0	0		0
BANKED COVERAGE**					12												2
TOTAL COVERAGE	1,655	1,670	0	402	1,256	1,658	0	452	1,266	1,718	1,988	3	505	1,480	1,988	392	1,751
NEW COVERAGE SEZ SETBACK SUBJECT TO RETIREMENT														20			20
RETIRED COVERAGE (SETBACK)														10			10
OFFSITE COVERAGE	229	229			229			229									185
COVERAGE TO BE PURCHASED PER TRPA 30.4.2*																	130

\* Listed on 2021 survey, but not considered coverage by TRPA  
 \*\* Since EDC permit 202644 approved 1670 SF, there should have been 32 SF of banked LC5 coverage.  
 \*\*\* Residential addition over existing deck approved per EDC 202544 (approved 192 SF addition to be constructed over 177 SF deck (3:1). TOTAL COVERAGE = VERIFIED COVERAGE (1,655 SF) + 15 SF = 1,670 SF  
 \*\*\*\* Credited exemption includes total SF that previous paver exemption is applied to, which is used by TRPA to calculate the max. allowed exemptions. Actual exemption is the amount of coverage that is exempted.  
 \* Coverage allowed per EDC permit 202644: 1,670 SF. Allowable with purchase and transfer per TRPA Code section 30.4.2: 1,800 SF. Proposed coverage after retiring 10 SF for SEZ setback relocation: 1,790 SF.

(P) PERVIOUS PAVERS

COVERAGE TO BE REMOVED

SETBACK COVERAGE PREVIOUSLY VERIFIED

V23-0001/Atkins  
Exhibit E - Proposed Plans

A 3:1 HEIGHT REDUCTION WAS USED IN THE COVERAGE CALCULATIONS FOR THE DECK, STEPS, SHED AND BEAR BOX. THE 3 SQ. FT. OF A/C UNDER THE DECK THAT WAS USED IN THE COVERAGE CALCULATIONS IS UNDER THAT PORTION OF THE DECK THAT WAS NOT COUNTED DUE TO THE HEIGHT REDUCTION.

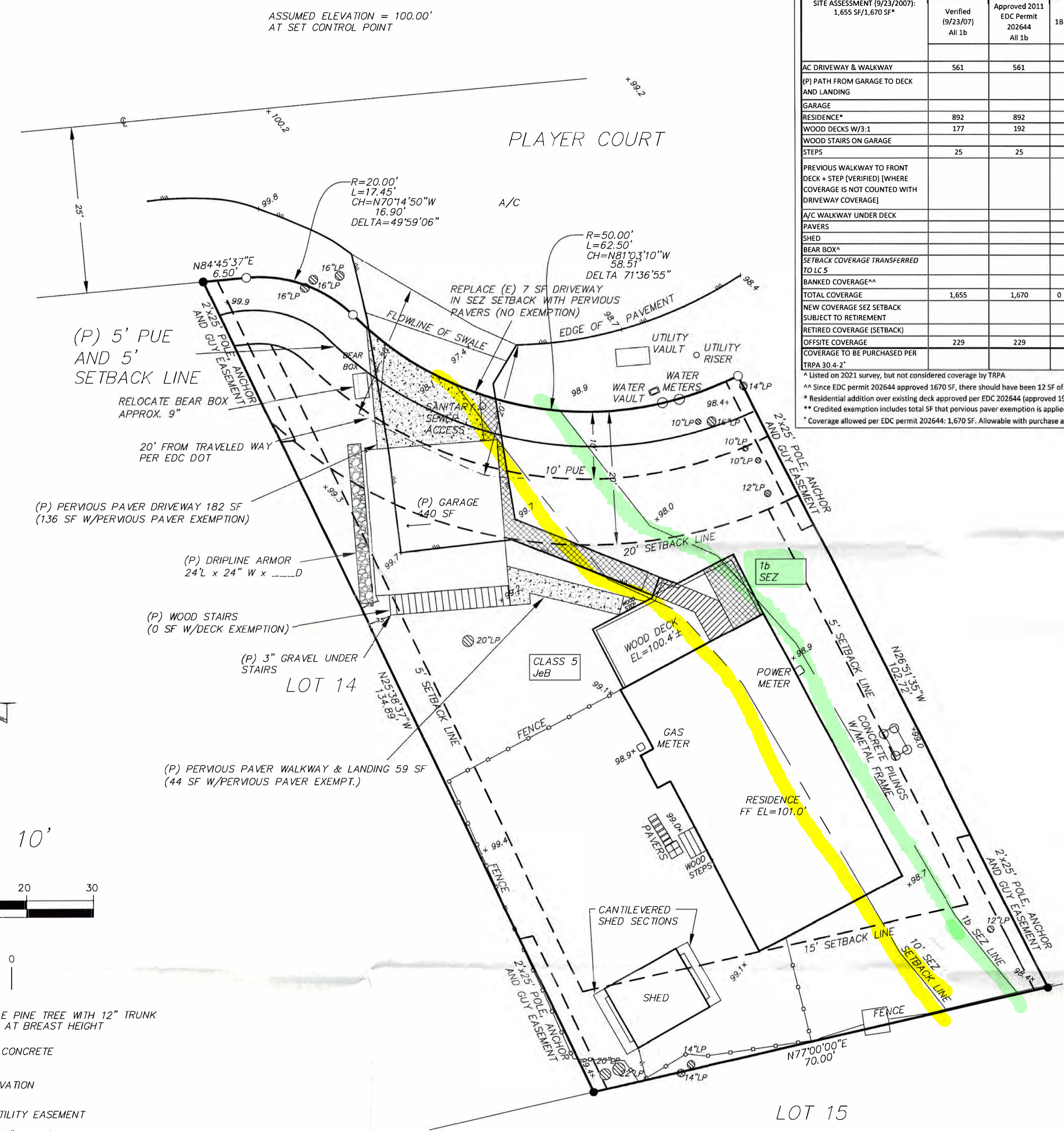
LAND AREA

7572 SQUARE FEET

NOTES

LAND CAPABILITY INFORMATION OBTAINED FROM MAP STAMPED "LAND CAPABILITY VERIFICATION FILE LCAP2022-0067, SIGNED BY JULIE ROLL, DATED 07/28/2022.

PROPOSED SITE PLAN DEVELOPED BY GORDON CONSULTING INC. FROM FROM 2022 TOPOGRAPHIC MAP PREPARED BY INSITE LAND SURVEYS. TO BE USED FOR VARIANCE APPLICATION TO EL DORADO COUNTY.

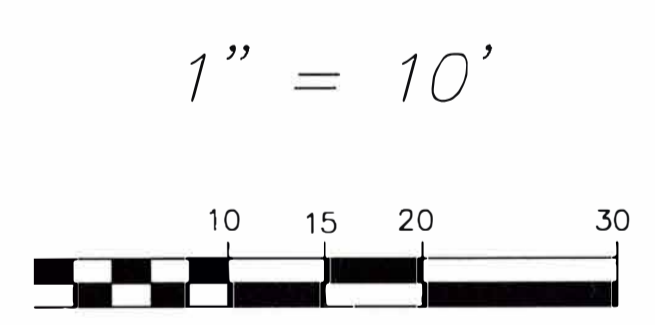


PROPOSED VARIANCE SITE PLAN  
LOT 13, COUNTRY CLUB HEIGHTS UNIT NO. 6  
1627 PLAYER COURT, A.P.N.081-132-003-000  
EL DORADO COUNTY, CA

- LEGEND**
- 12"LP LODGEPOLE PINE TREE WITH 12" TRUNK DIAMETER AT BREAST HEIGHT
  - A/C ASPHALT CONCRETE
  - +98.6 SPOT ELEVATION
  - PUE PUBLIC UTILITY EASEMENT
  - FOUND 3/4" IP W/PLUG RCE 1.3710 OR AS NOTED
  - SET 5/8" REBAR W/CAP PLS 7949 OR SET AS NOTED

**OWNER & MAILING ADDRESS**

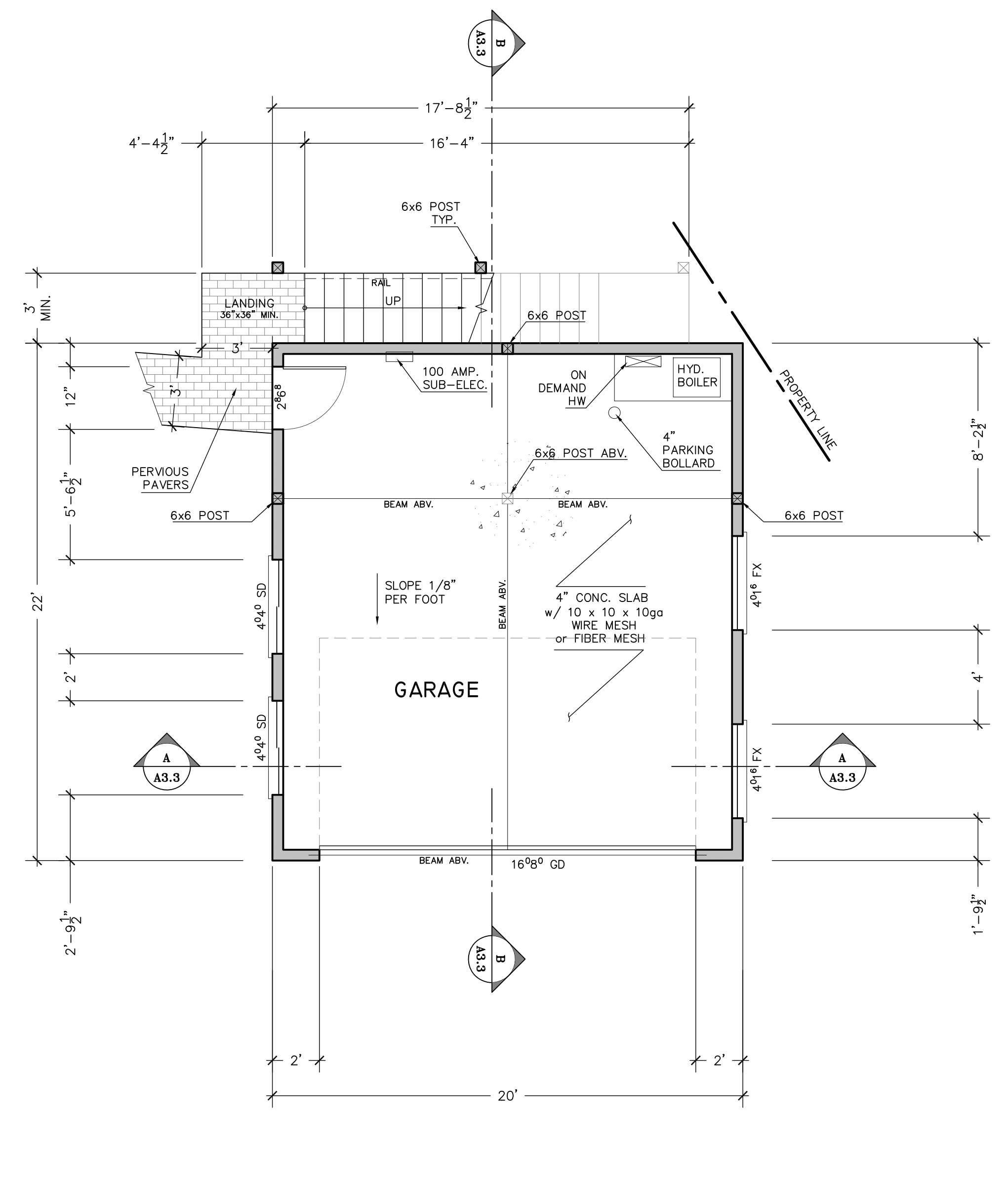
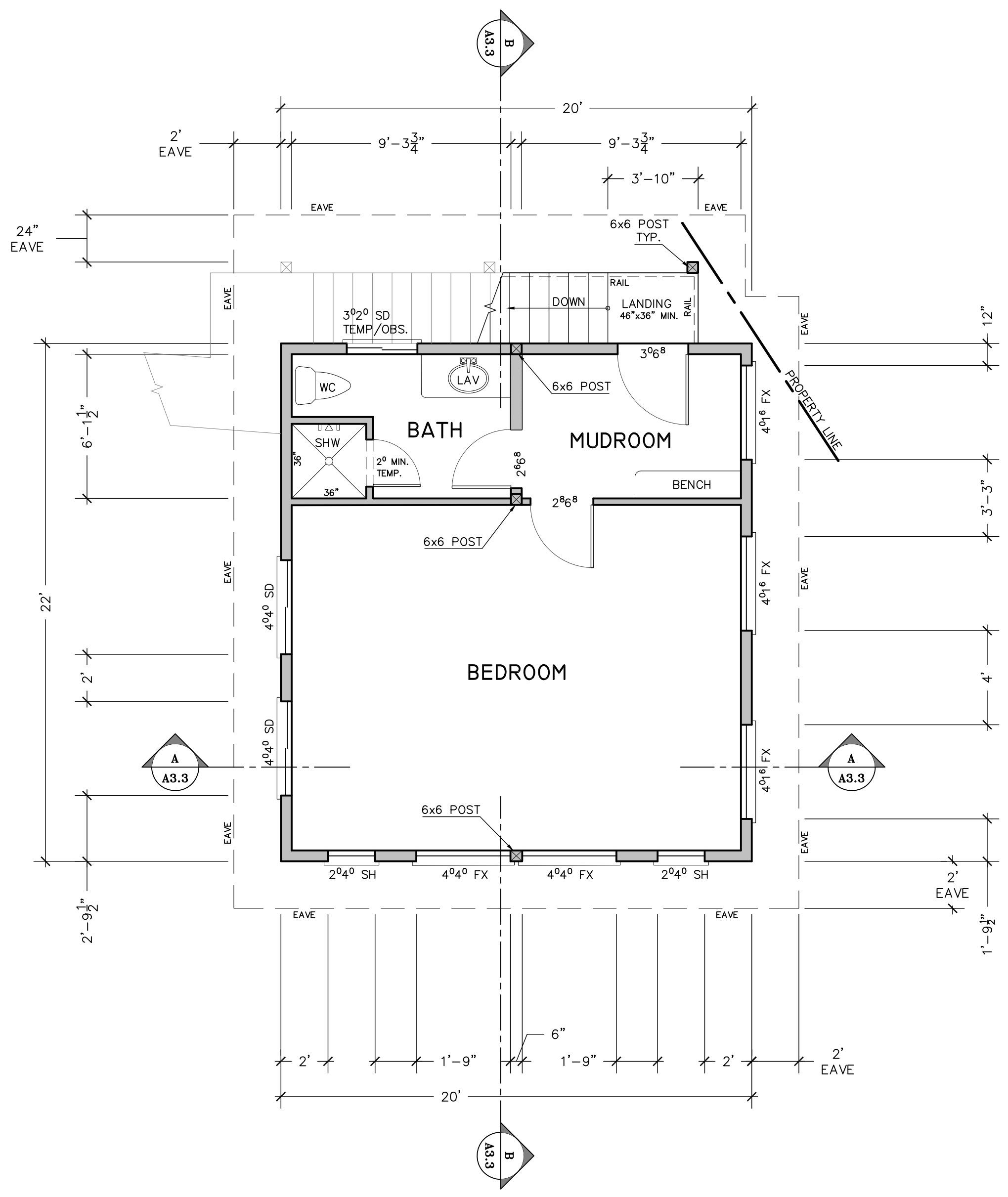
JOSH ATKINS  
1627 PLAYER COURT  
SOUTH LAKE TAHOE, CA 96150



REVISIONS:

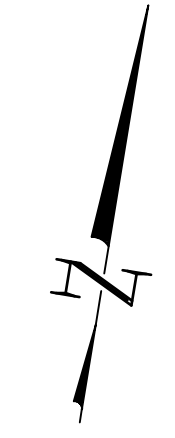

PREPARED BY:  
**WILLIAM ROSE**  
 9 Hawkside Ct.  
 Markleeville, CA 96120  
 williamrose133@yahoo.com  
 ph: 775-781-2225

*William Rose*



**BUILDING AREA**

TOTAL CONDITIONED LIVING AREA	440 SF
GARAGE AREA	440 SF
COVERED STAIRS & UPPER LANDING	50 SF



NOTE: DIMENSIONS TO RUFF FRAMING

NOTE: ALL EXPOSED DF LUMBER SHALL BE TREATED w/ DURABLE WOOD PRESERVATIVE PRIOR TO COVERING w/ DECKING SURFACE. TO INCLUDE ALL EDGES AND ENDS, PER CBC 2304.12.2.3

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND MATERIALS PRIOR TO COMMENCEMENT OF WORK.

NEW GARAGE ADDITION  
**ATKINS RESIDENCE**  
 1627 PLAYER CT., SO. LAKE TAHOE, CALIF.  
 EL DORADO COUNTY - APN: 081-132-003

DRAWING:	GARAGE FLOOR PLAN
DATE:	6/7/2023
SCALE:	AS NOTED
DRAWN BY:	br
JOB #:	
SHEET:	<b>A2.1</b>

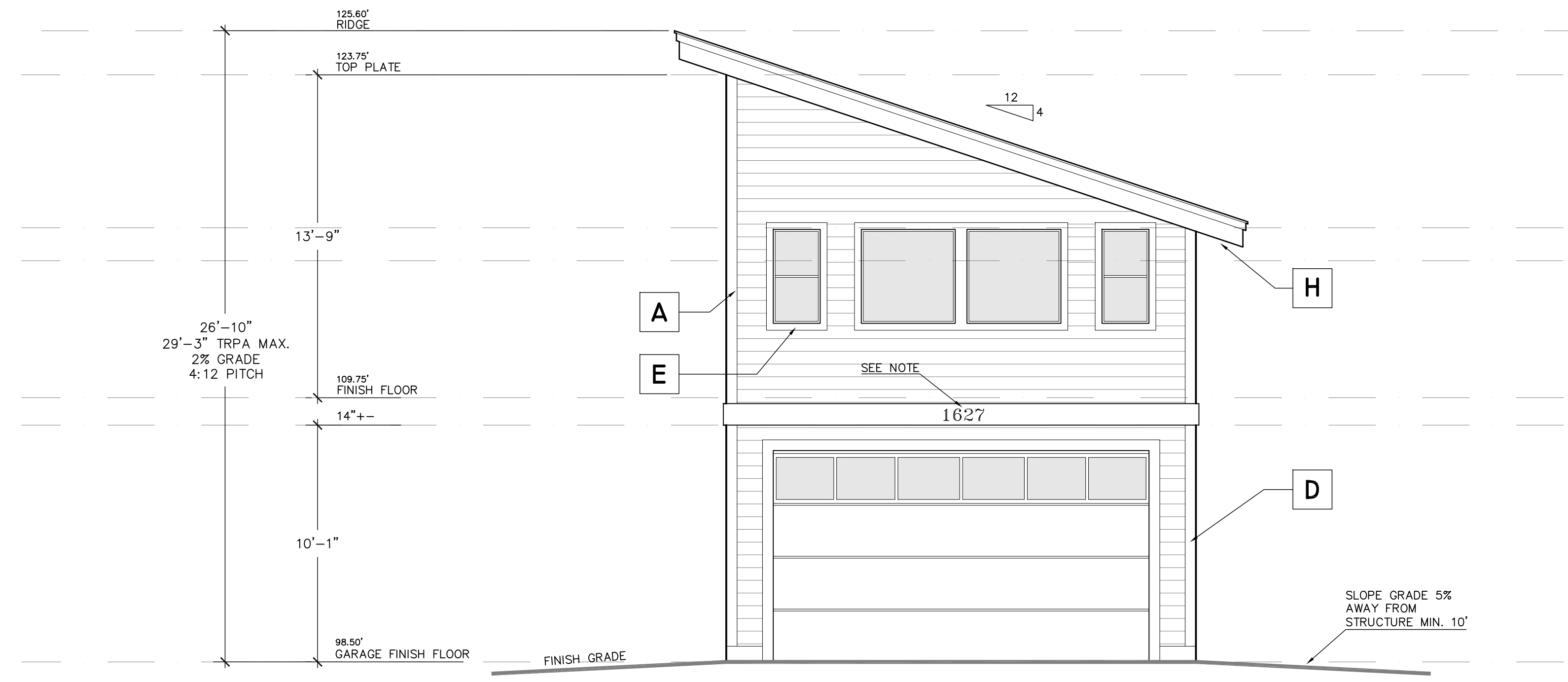
**V23-0001/Atkins**  
**Exhibit E - Proposed Plans**

PRELIMINARY  
 6-7-23

REVISIONS:

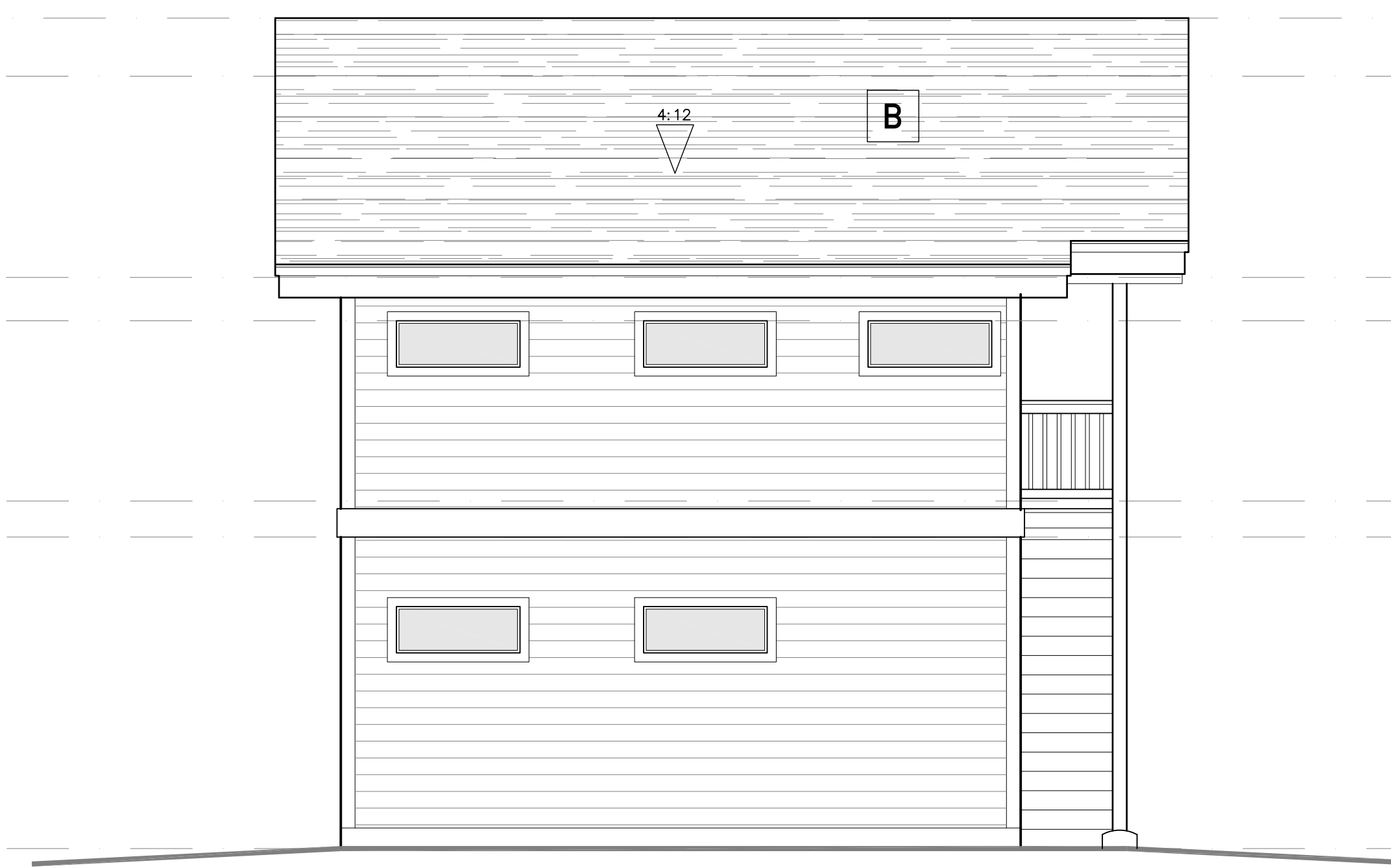
PREPARED BY:  
**WILLIAM ROSE**  
 9 Hawkside Ct.  
 Markleeville, CA 96120  
 williamrose133@yahoo.com  
 ph: 775-781-2225

NEW GARAGE ADDITION  
**ATKINS RESIDENCE**  
 1627 PLAYER CT., SO. LAKE TAHOE, CALIF.  
 EL Dorado COUNTY - APN: 081-132-003



**FRONT ELEVATION (N)**

SCALE 1/4" = 1'-0"



**RIGHT ELEVATION (W)**

SCALE 1/4" = 1'-0"

EXTERIOR MATERIALS			
	SURFACE	MATERIAL / MANUF.	FIRE RATING
A	EXTERIOR SIDING	PINE or CEDAR LAP SIDING MATCH EXISTING	SFM 12-7A-4A
B	ROOFING MATERIAL	TYPE "A" COMPOSITE ROOFING	
C	DECK SURFACE MATERIAL	2x6 "TREX" or SIMILAR COMPOSITE	SFM 12-7A-4A 8110-2041-0002
D	TRIM	PINE or CEDAR MATCH EXISTING	SFM 12-7A-4A
E	WINDOWS	MILGARD DUAL PANE GLAZING - ONE PANE TEMPERED*** or SIMILAR	DUAL PANE INSULATING GLAZING w/ MINIMUM ONE PANE TEMPERED PER CRC R337.8.2.1-WINDOWS SFM-7A-2
F	DOORS	SOLID CORE WOOD DOORS w/ TEMP. GLASS	SOLID CORE W/ STILES & RAILS NOT LESS THAN 1 1/2" THICK w/ INTERIOR FIELD PANELS NO LESS THAN 1 1/2" THICK PER CRC R337.8.3 DOORS SFM-7A-1
G	SOFFITS	FIRE TREATED "LP FLAME BLOCK" SHEATHING & HEAT ACTUATED VENTS** IF 12" OR LESS ABOVE GRADE. NON-COMBUSTIBLE SHEETING AT ENCLOSED SOFFITS. COMPOSITE OR SIM.	SFM 12-7A-1 8160-2027-0007

**ALL EXTERIOR WALLS**

ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING ASTM WITH D226 FOR TYPE 1 FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIALS SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NO LESS THAN 2 INCHES. WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES. ref. 2019 CRC SEC. R703.2

**ADDRESS NOTE**

PROVIDE ADDRESS NUMBER  
 4" MIN. HEIGHT  
 1/2" MIN. LETTER STROKE WIDTH  
 CONTRASTING COLORS  
 w/ BACKGROUND per CRC R319.1

NOTE: DIMENSIONS TO RUFF FRAMING

NOTE: ALL EXPOSED DF LUMBER SHALL BE TREATED w/ DURABLE WOOD PRESERVATIVE PRIOR TO COVERING w/ DECKING SURFACE. TO INCLUDE ALL EDGES AND ENDS. PER CBC 2304.12.2.3

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND MATERIALS PRIOR TO COMMENCEMENT OF WORK.

**V23-0001/Atkins**  
**Exhibit E - Proposed Plans**

PRELIMINARY  
 6-7-23

ELEVATIONS  
 DRAWING: 6/7/2023  
 DATE: AS NOTED  
 SCALE: AS NOTED  
 DRAWN BY: br  
 JOB #:

SHEET:  
**A3.1**



REVISIONS:

PREPARED BY:  
**WILLIAM ROSE**  
9 Hawkside Ct.  
Marikleeville, CA 96120  
williamrose133@yahoo.com  
prt: 775-781-2225  
*William Rose*

NEW GARAGE ADDITION  
**ATKINS RESIDENCE**  
1627 PLAYER CT., SO. LAKE TAHOE, CALIF.  
ELDORADO COUNTY - APN: 081-132-003

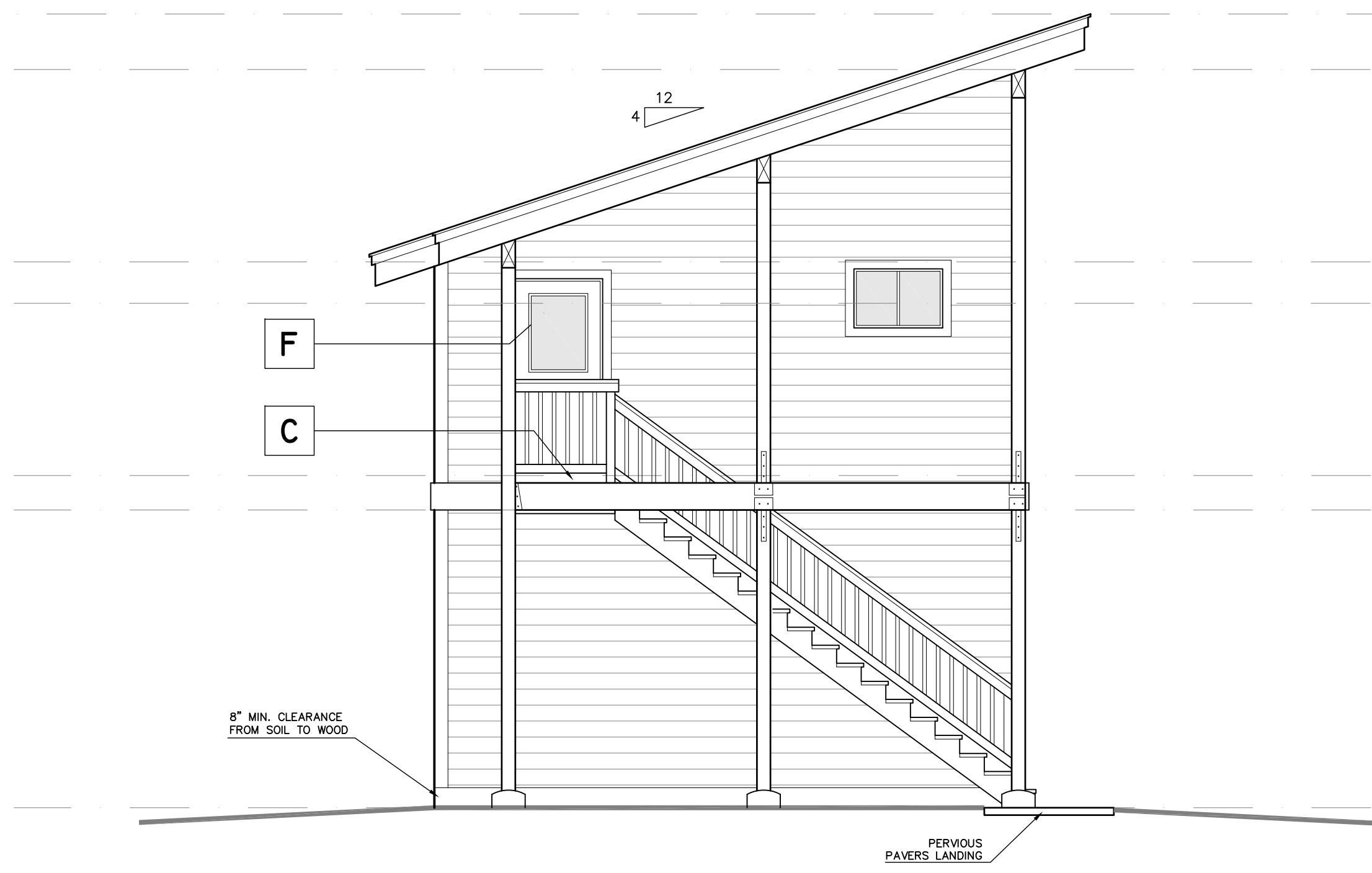
ELEVATIONS  
DRAWING: 6/7/2023  
DATE: AS NOTED  
SCALE: br  
DRAWN BY: br  
JOB #:

SHEET:  
**A3.2**



**LEFT ELEVATION (E)**

SCALE 1/4" = 1'-0"



**REAR ELEVATION (S)**

SCALE 1/4" = 1'-0"

NOTE:  
DIMENSIONS TO RUFF  
FRAMING

NOTE:  
ALL EXPOSED DF LUMBER  
SHALL BE TREATED w/  
DURABLE WOOD PRESERVATIVE  
PRIOR TO COVERING w/  
DECKING SURFACE.  
TO INCLUDE ALL EDGES AND  
ENDS. PER CBC 2304.12.2.3

NOTE:  
CONTRACTOR TO FIELD  
VERIFY ALL DIMENSIONS  
AND MATERIALS PRIOR TO  
COMMENCEMENT OF WORK.

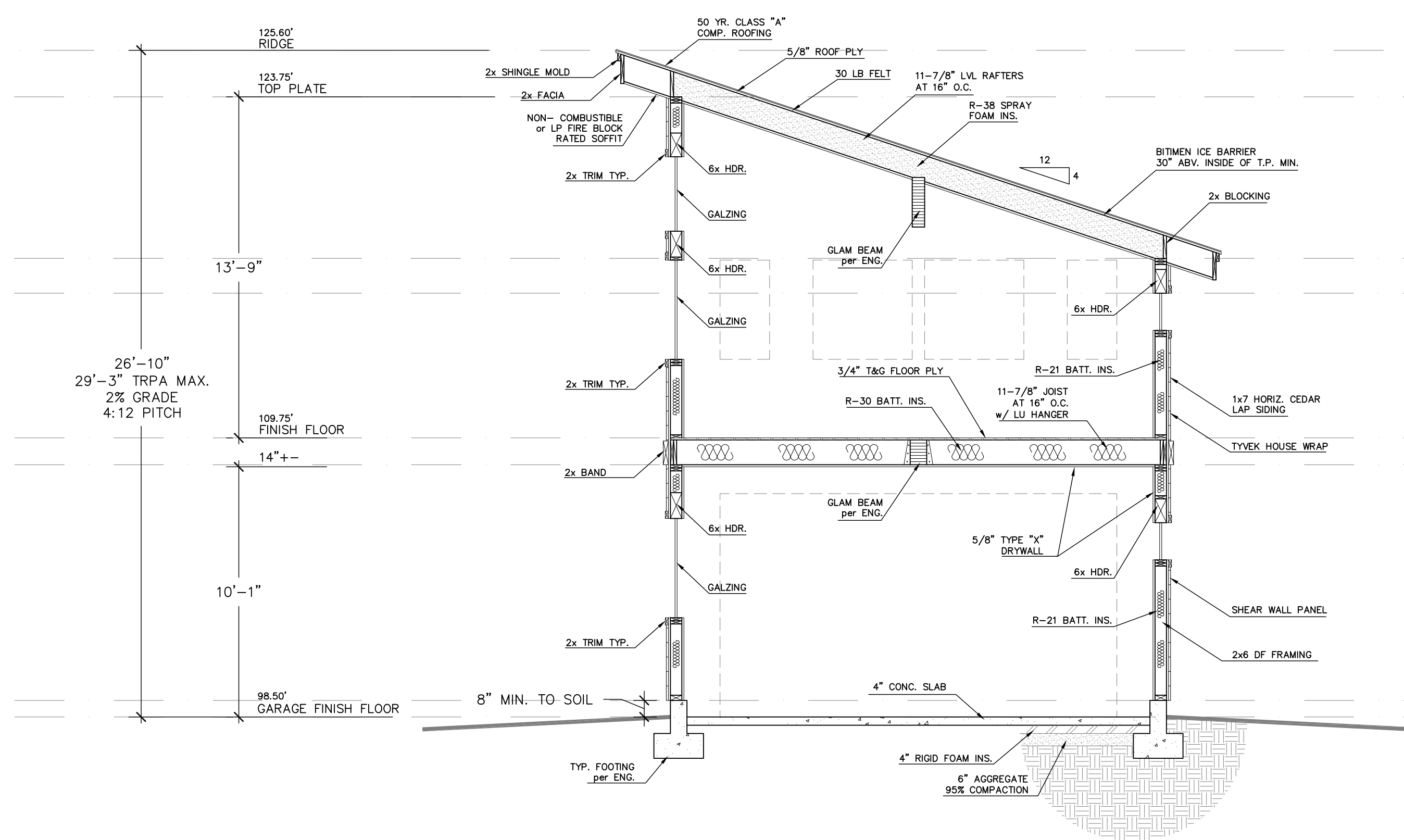
**V23-0001/Atkins**  
**Exhibit E - Proposed Plans**

PRELIMINARY  
6-7-23

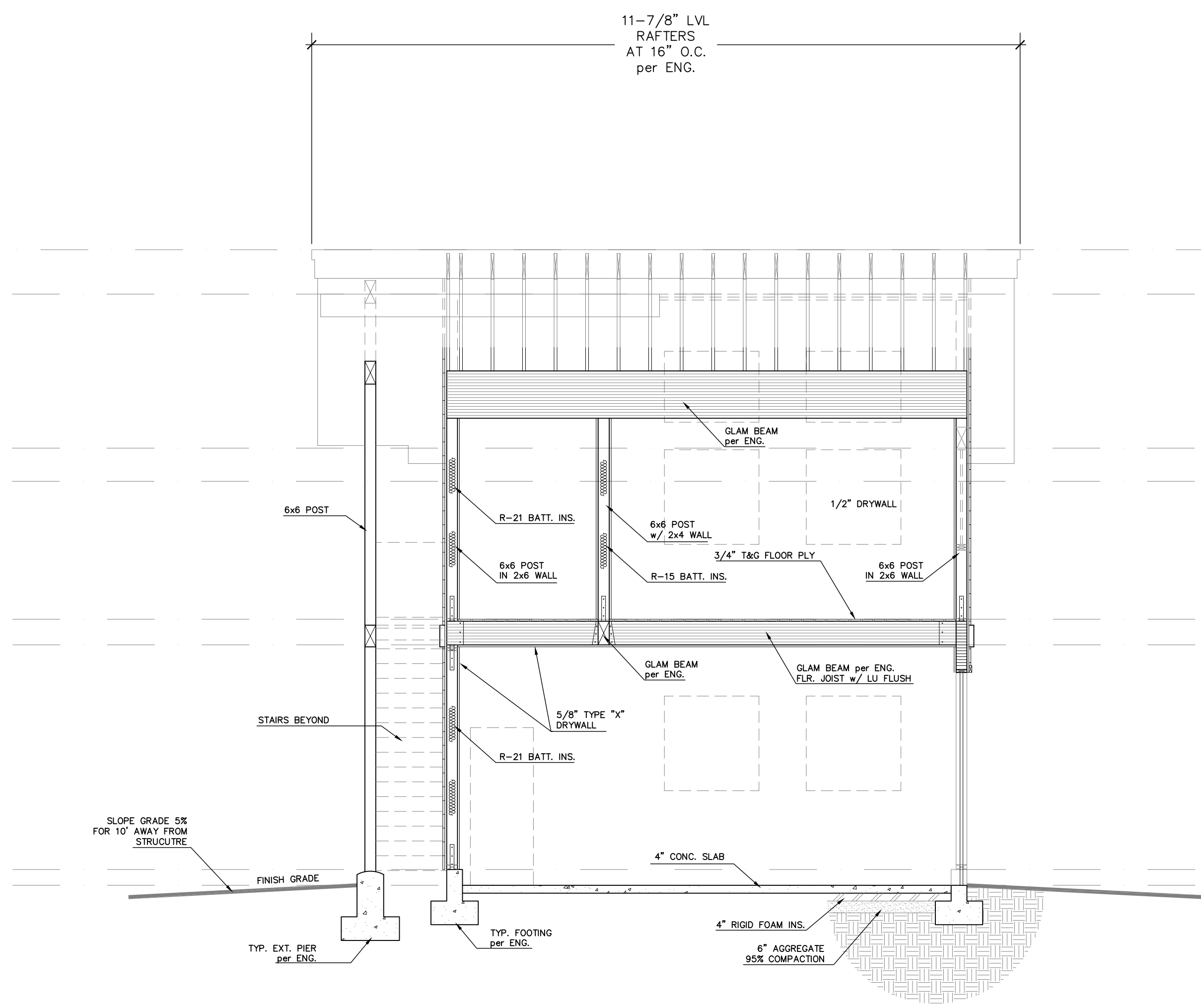
REVISIONS:	

PREPARED BY:  
**WILLIAM ROSE**  
 9 Hawkside Ct.  
 Markleeville, CA 96120  
 williamrose133@yahoo.com  
 ph: 775-781-2225

NEW GARAGE ADDITION  
**ATKINS RESIDENCE**  
 1627 PLAYER CT., SO. LAKE TAHOE, CALIF.  
 EL DORADO COUNTY - APN: 081-132-003



**A SECTION**  
 SCALE 1/4" = 1'-0"



**B SECTION**  
 SCALE 1/4" = 1'-0"

**NOTE: FIRE BLOCKING**  
 FIRE BLOCKING IN COMBUSTIBLE CONSTRUCTION. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS.  
 REF. 2019 CRC SECTION 302.11  
 SEE GENERAL NOTES

**NOTE: INSULATION MATERIALS**  
 INSULATION MATERIALS INCLUDING FACINGS AND VAPOR BARRIERS MUST NOT EXCEED FLAME SPREAD INDEX IN ACCORDANCE WITH ASTM E 84 or UL 723  
 REF. 2019 CRC SECTION 302.10.1

**V23-0001/Atkins**  
**Exhibit E - Proposed Plans**

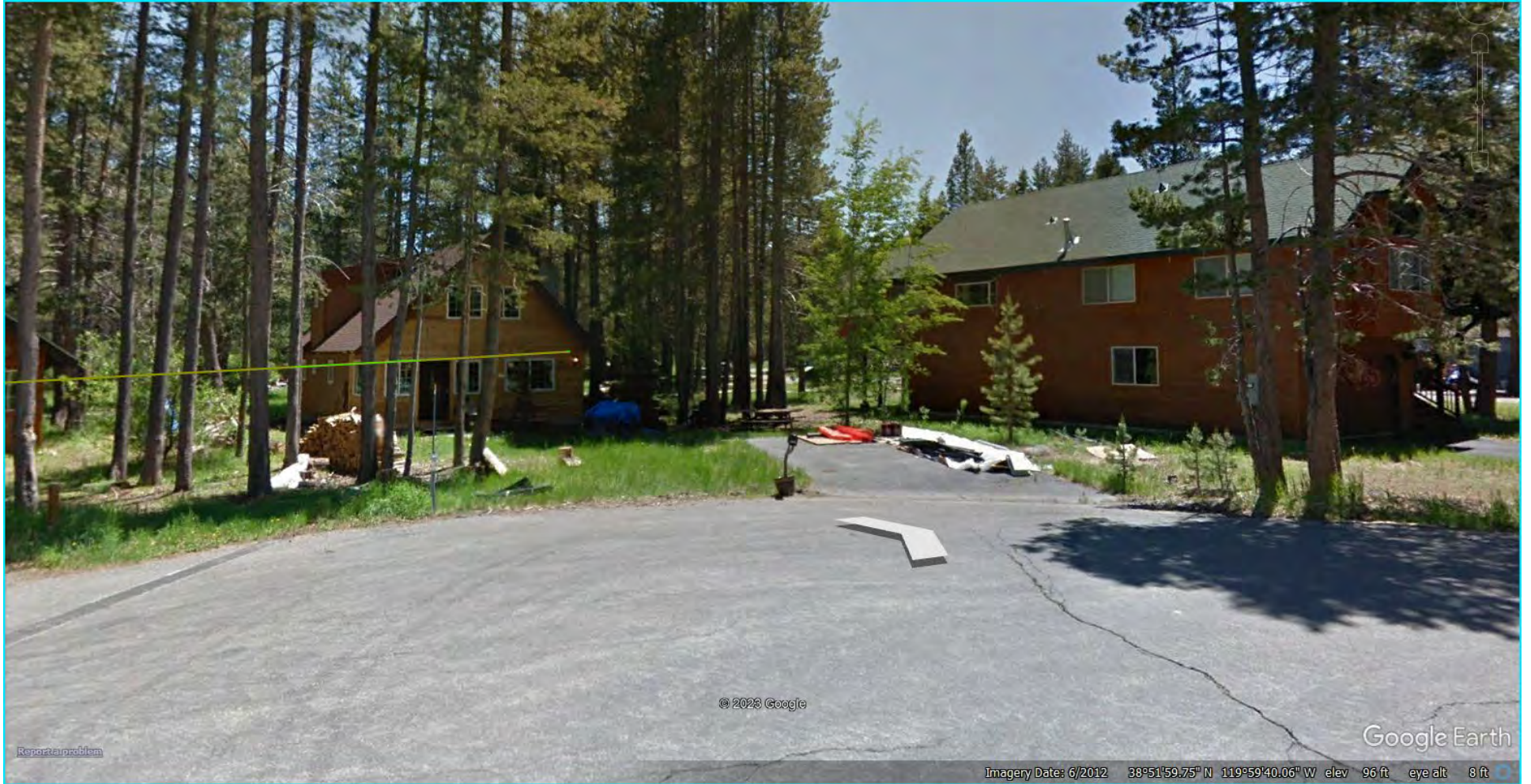
PRELIMINARY  
 6-7-23

DRAWING:	CROSS SECTIONS
DATE:	6/7/2023
SCALE:	AS NOTED
DRAWN BY:	br
JOB #:	

SHEET:  
**A3.3**



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Exhibit F - Existing Conditions  
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Exhibit F - Existing Conditions



Exhibit F - Existing Conditions