

INTERSTATE HIGHWAY 80 (NO INGRESS/EGRESS)

PARCEL EXHIBIT

SCALE: 1" = 20'

PROPERTY INFORMATION:

THE DESCRIPTION OF THIS PROPERTY IS LOT 5 OF PIONEER COMMERCE CENTER PHASE III AS SHOWN ON PARCEL MAP NO 01-076 RECORDED OCTOBER 20, 2005 IN BOOK 19 OF PARCEL MAPS @ PAGE 175 ORNC.

THIS PROPERTY IS AFFECTED BY THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR PIONEER COMMERCE CENTER PROPERTY OWNERS ASSOCIATION RECORDED IN DOC. NO. 2002-0040396, ORNC, DOC. NO 2005-0041929 ORNC.

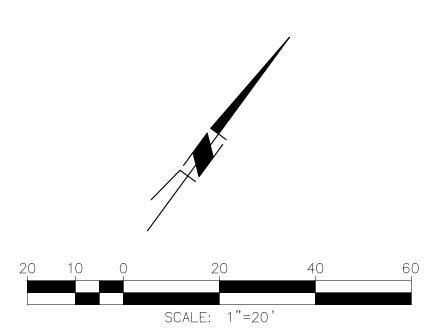
THE PROPERTY IS AFFECTED BY THE FOLLOWING EASEMENTS:

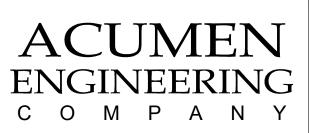
- A 10-FOOT WIDE UTILITY EASEMENT FOR COMMUNICATION FACILITIES TO PACIFIC TELEPHONE AND TELEGRAPH PER 703/ORNC/11.
- A 20-FOOT WIDE UTILITY EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH PER 239/ORNC/378.
- A 20-FOOT WIDE UTILITY EASEMENT TO DART INDUSTRIES FOR WATER CONVEYANCE FACILITIES PER 821/ORNC/428.
- A 60-FOOT WIDE TRUCKEE DONNER PUBLIC UTILITY DISTRICT UTILITY EASEMENT RECORDED IN DOC. NO. 2002-0040397 ORNC AND ABANDONED IN DOC. NO.
- 2006-0035916 ORNC.
 AN AVIGATION EASEMENT TO THE TRUCKEE TAHOE AIRPORT DISTRICT IN DOC. NO.
- 2005-0041927 ORNC. •TEN AND 50-FOOT WIDE DRAINAGE EASEMENTS, A 10-FOOT WIDE UTILITY
- EASEMENT, A 10-FOOT WIDE SNOW STORAGE EASEMENT, A 20-FOOT WIDE PEDESTRIAN EASEMENT AND A 50-FOOT BUILDING RESTRICTION LINE ALL AS SHOWN ON PARCEL MAP NO 01-076.

DEVELOPMENT GUIDELINES:

- AN AIR QUALITY MITIGATION FEE OF \$132.00 PER 1,000 SQUARE FEET OF GROSS BUILDING FLOOR AREA SHALL BE PAID TO THE TOWN OF TRUCKEE.
- •WOODSTOVES AND OTHER WOOD-BURNING DEVICES ARE PROHIBITED.
 •THERE SHALL BE NO TREE REMOVAL WITHIN 50-FEET FROM THE SOLIT.
- •THERE SHALL BE NO TREE REMOVAL WITHIN 50-FEET FROM THE SOUTHERNMOST PROPERTY LINE. TREES SHALL BE REPLACED ONLY UPON APPROVAL BY THE TOWN OF TRUCKEE COMMUNITY DEVELOPMENT DIRECTOR. IF THE TREE TO BE REPLACED IS DISEASED AND REQUIRED TO BE FELLED, THE COMMUNITY DEVELOPMENT DIRECTOR MAY REQUIRE THE PREPARATION OF AN ARBORIST'S STUDY PRIOR TO REMOVAL OF ANY DISEASED TREE.
- •ALL OUTDOOR ACTIVITIES, EQUIPMENT, MATERIALS AND VEHICLE STORAGE ON THE PARCEL SHALL BE SCREENED FROM INTERSTATE HIGHWAY 80 BY A BUILDING OR LANDSCAPING/FENCING MEETING THE REQUIREMENTS OF TOWN OF TRUCKEE DEVELOPMENT CODE SECTION 18.46.080.C.10.
- •NO DEVELOPMENT OR SITE DISTURBANCE SHALL OCCUR WITHIN 50-FEET OF THE INTERSTATE HIGHWAY 80 RIGHT-OF-WAY.
- NO SINGLE BUILDING WALL SHALL EXCEED 24—FEET IN LENGTH.

 PUILDING HEICHT SHALL NOT EXCEED 25—FEET AS MEASURED REP. TO!
- •BUILDING HEIGHT SHALL NOT EXCEED 25—FEET AS MEASURED PER TOWN OF TRUCKEE DEVELOPMENT CODE SECTION 18.30.090. WITHIN 100—FEET OF THE INTERSTATE HIGHWAY 80 RIGHT—OF—WAY.
- •THESE GUIDELINES SUPERCEDE THE APPLICABLE PORTIONS OF NOTES 1−6 ON SHEET 5 OF PARCEL MAP 01−076B.





ph 530.550.8068 Post Office Box 3497 fax 530.550.8069 Truckee, CA 96160

JENSEN CONTRACTORS YARD
LOT 5 PIONEER COMMERCE CENTER PHASE I
11118 TRAILS END ROAD
NEVADA COUNTY
APN 019-920-006
TRUCKEE, CA

CLIENT NAME:

AARON & SIMONE JENSEN
PO BOX 9081

TRUCKEE, CA 96162

FILE:

JENSEN PM — LOT 5 PARCEL EXHIBIT.dwg

SCALE:

AS SHOWN ON PLAN

JUNE 23, 2023
REVISIONS:

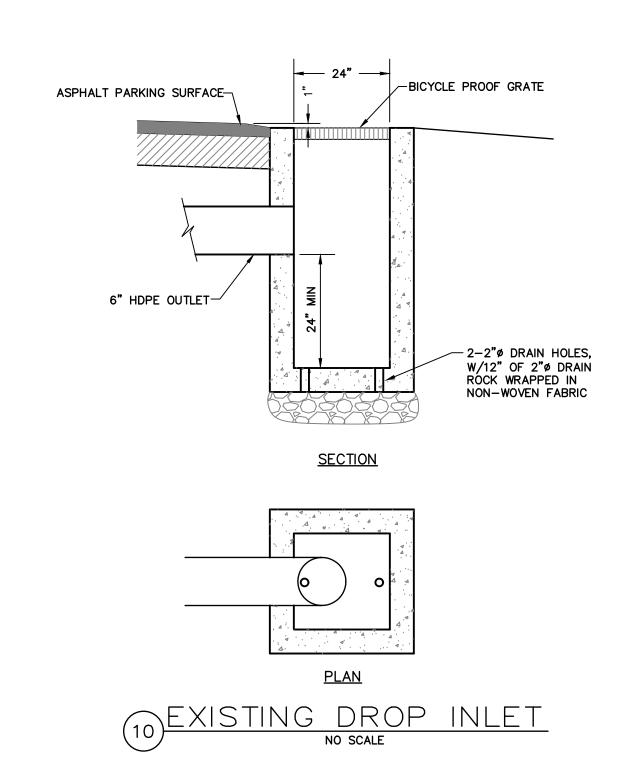
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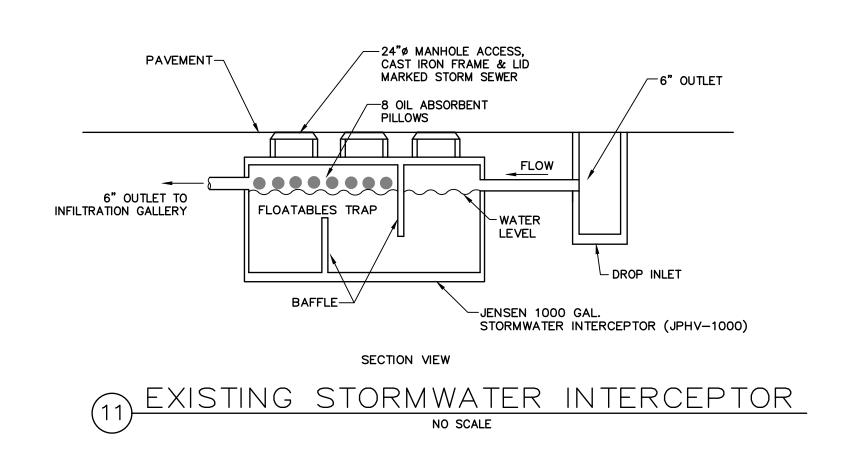
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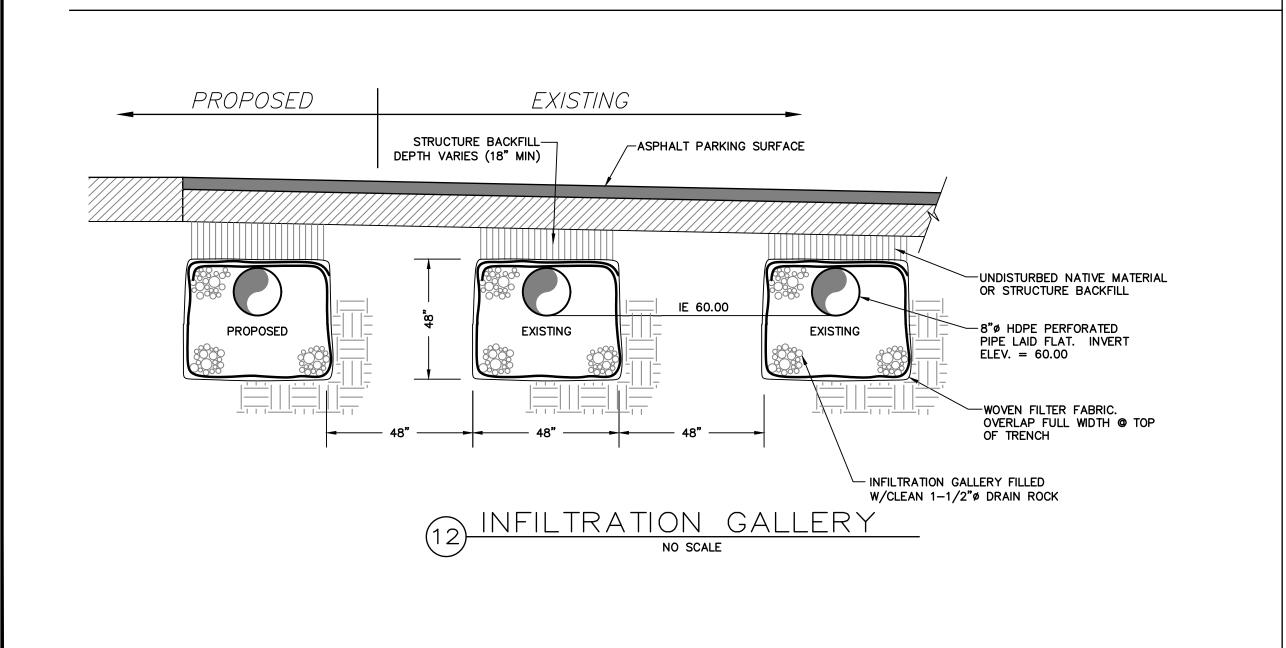
P1
OF 1 SHEETS

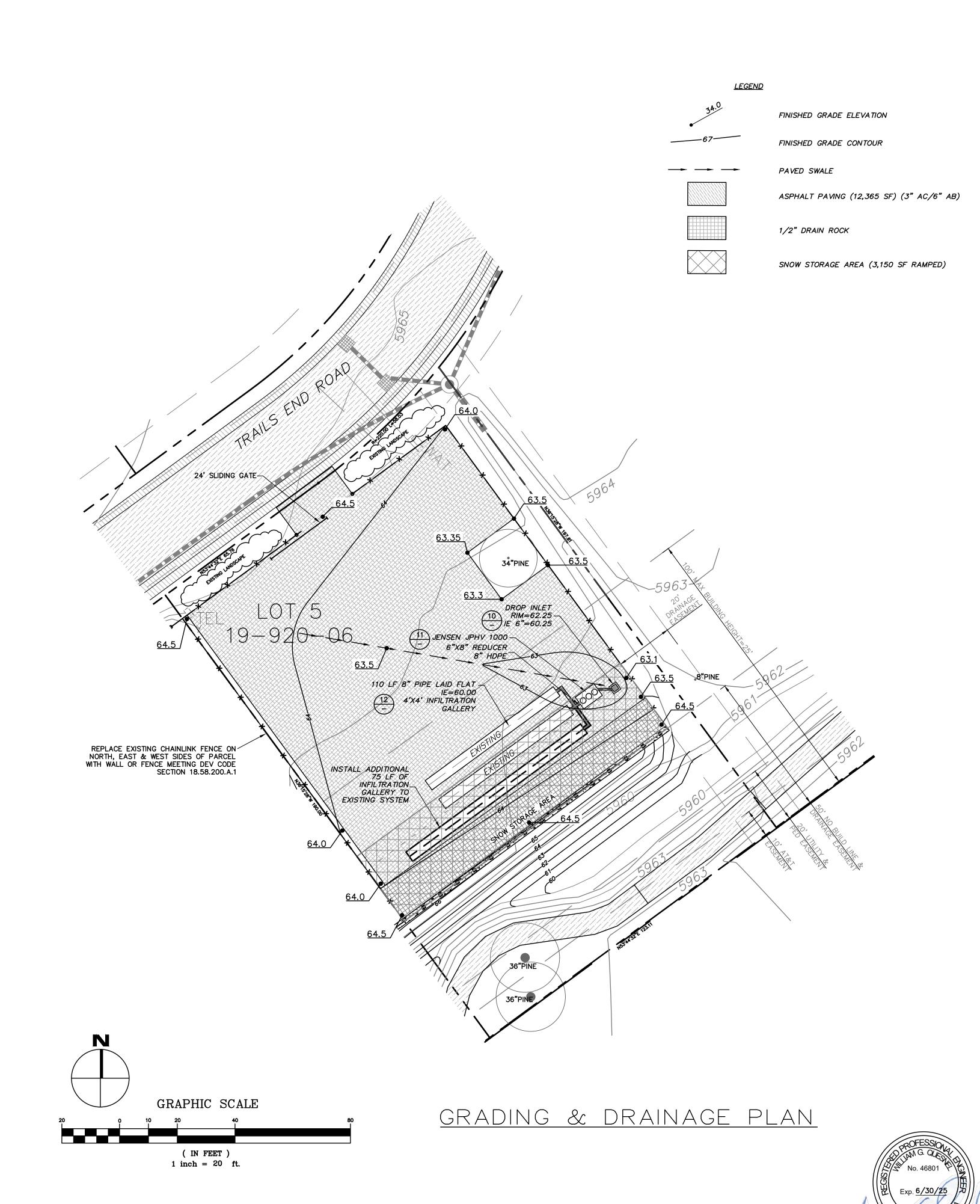
No. 46801

Exp. 6/30/25









ACUMEN ENGINEERING C O M P A N Y

ph 530.550.8068 Post Office Box fax 530.550.8069 Truckee, CA 9

JENSEN
NTRACTOR YARD
APN 019-920-006
11118 TRAILS END ROAD

CLIENT NAME:

AARON JENSEN
PO BOX 9081
TRUCKEE, CA 96161

FILE: JENSEN — GRADING PLAN.dwg SCALE:

AS SHOWN ON PLAN
NOV 1, 2023

REVISIONS:

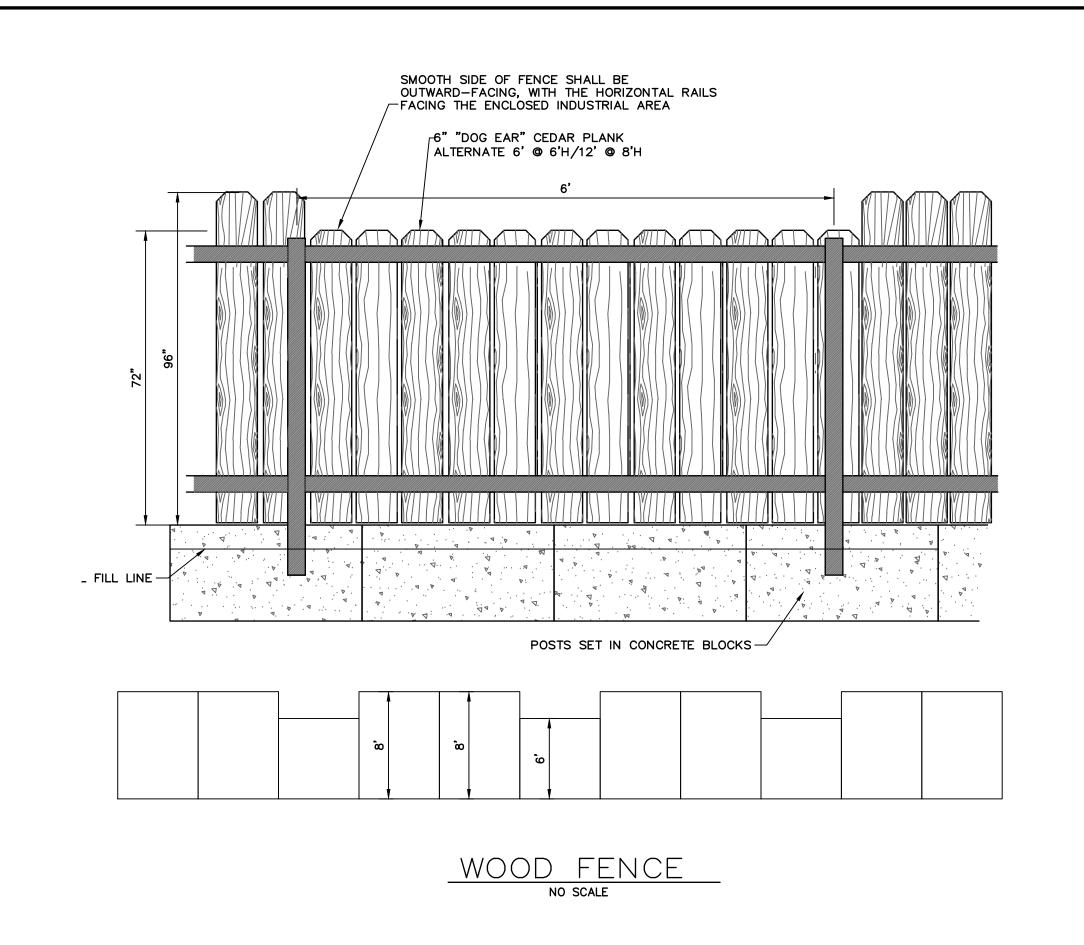
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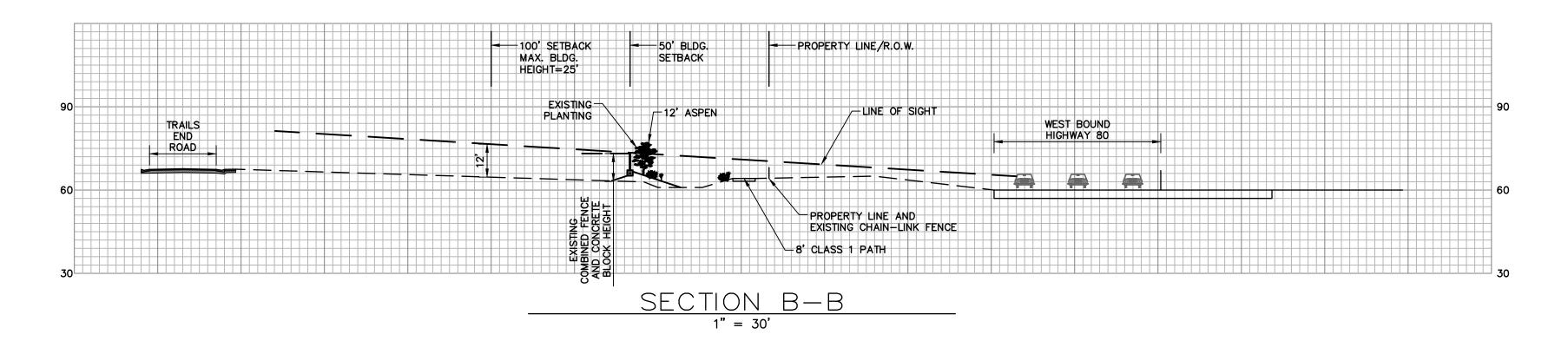
GRADING & DRAINAGE PLAN

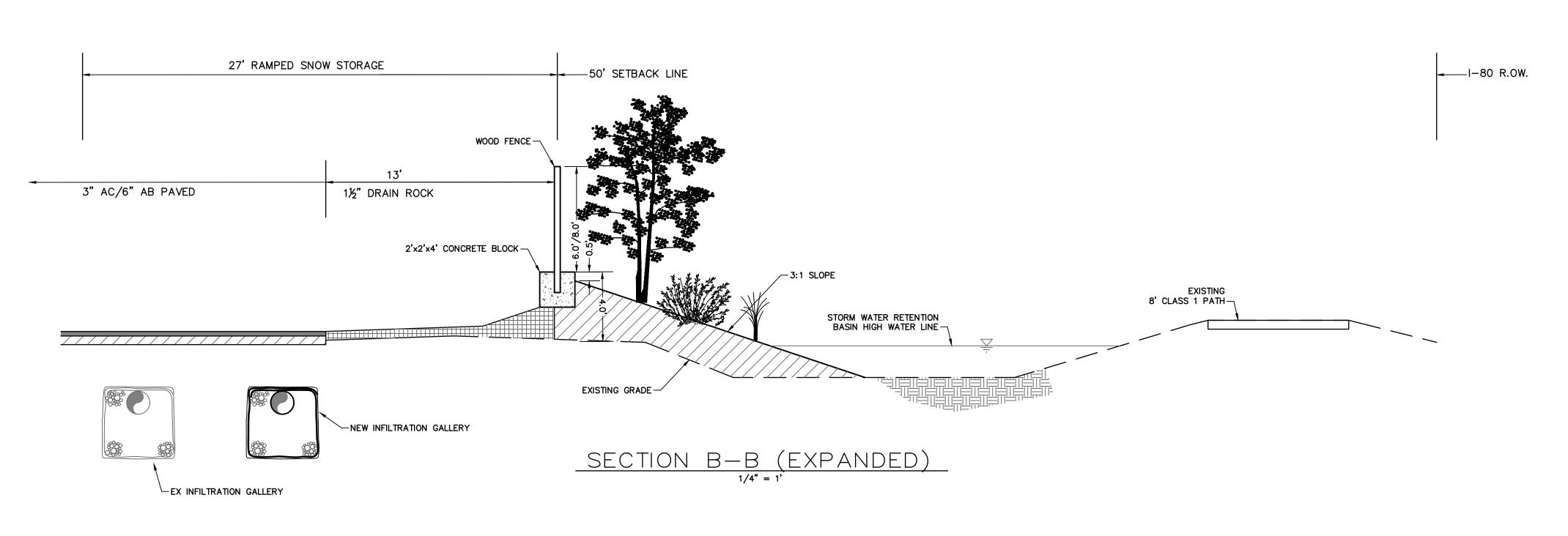
SHEET:

C1

OF 2 SHEETS









ACUMEN
ENGINEERING
C O M P A N Y

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NSEN YARD 019-920-006

CLIENT NAME:

AARON JENSEN
PO BOX 9081
TRUCKEE, CA 96161

JENSEN — GRADING PLAN.dwg
SCALE:
AS SHOWN ON PLAN

NOV 1, 2023 REVISIONS:

DESCRIPTION:

SECTIONS & DETAILS

SHEET:

C2

OF 2 SHEETS