

SITE LESSEMENT FIELD NOTES

APN: 016-382-18 DATE VISITED 6-20-95 STAFF WSM-LL

NAME Zachman ADDRESS 9094 Upper Scenic

BMP's NEEDED

- ITs along Roof Driplines
- ITs along Driveway
- Swale, Berm or Drain to Drywell
- Slope Stabilization-Where? See Plot Plan
- Revegetation Where? See Plot Plan
- Gravel under Decks some - but not 3"
- Other BMP's(Describe) _____

LAND CAPABILITY

Mapped Land Capability

1. 4
2. _____
3. _____
4. _____

Mapped Soil Map Unit

1. ECE (9-30)
2. _____
3. _____
4. _____

Verified as Mapped Y/N Y SEZ on Parcel _____

Verified Land Capability

1. 4
2. _____
3. _____
4. _____

Verified Soil Map Unit

1. ECE
2. _____
3. _____
4. _____

TRPA WORK ONLY

Additional TRPA Work
Required Y/N Yes

Date Completed _____
Staff _____

Amount of SEZ
on Parcel _____

Observed Slope

1. 16-24
2. _____
3. _____
4. _____

MEASUREMENTS

Dimensions accurate Y/N _____ If No _____

SCENIC CONCERNS

YES Visible from Lake & Highway 89

ADDITIONAL COMMENTS

check for permit - deck on top of garage OK

*5-31-96
at owners
request
OK*

Site Plan Coverage

APN#: 16-382-18

Onsite

Lot Area (Square Feet).....	10792	X 20 % (Allowed) =	2158
Building Footprint Area.....	2170	(Base Allowed Coverage)	
Decks (deduct 1' per 3' of height)....	320		
Sidewalks, Patios.....	100		
Driveway (Onsite).....	+ 50		
New Onsite Coverage.....	2640		
Total Existing Coverage.....	+ 0		
Total Onsite Coverage.....	2640 -	2640
		Excess Coverage:	481

Transferred Coverage

(TRPA Code Handbook Tables)

Max Allowed Coverage.....	2158		
Total Onsite Coverage.....	- 2640		
Transfer may not exceed.....	--0--	Coverage Transferred:	481

ERROR! Transfer is Too Large!

Driveway (Offsite).....	+ 250
Total Proposed Coverage.....	2890

Offsite Coverage Mitigation

- fee
- onsite reduction
- combination

Offsite Coverage.....	250
Reduction Area Available... (0)	
Reduction Proposed.....	- 0
Offsite Area Subject to Fee.....	250

Remaining Allowable Coverage
AFTER
Onsite Reduction (If Any):

0 Sq. Ft.

SITE ASSESSMENT COMP. INFO SHEET

NAME: Zachman APN# 016-382-18

PARCEL AREA: 10792 0.248 square feet

LAND CAPABILITY (%) 4 - 20%

BASE ALLOWABLE COVERAGE 2158 square feet

EXISTING ONSITE COVERAGE: 2640 square feet

EXISTING OFFSITE COVERAGE: 250 square feet

EXISTING EXCESS COVERAGE: 482 square feet

EXISTING ONSITE COVERAGE VERIFIED:

DWELLING: 1680 ~~2170~~ square feet

GARAGE: 490 square feet

DRIVEWAY: 50 square feet

WALK/PATH: 180 square feet

SHED: 0 square feet

DECK: 320 square feet

OTHER: 0 square feet

TOTAL COVERAGE VERIFIED: 2640 square feet

EXISTING ONSITE COVERAGE NOT VERIFIED:

DWELLING: ~~_____~~ square feet

GARAGE: ~~_____~~ square feet

DRIVEWAY: ~~_____~~ square feet

WALK/PATH: ~~_____~~ square feet

SHED: ~~_____~~ square feet

DECK: ~~_____~~ square feet

OTHER: ~~_____~~ square feet

TOTAL ONSITE COVERAGE NOT VERIFIED: _____ square feet

COVERAGE: REMAINING

0 square feet

BMP's NEEDED:

ITs along Roof Driplines

ITs along Driveway

Swale, Berm or Drain to Drywell

Slope Stabilization-Where? _____

Revegetation Where? _____

Gravel under Decks _____

Other BMP's (Describe) _____

MAXIMUM ALLOWABLE COVERAGE: _____ square feet

PLAN AREA STATEMENT 149 PAGE D-14

c:\work\SAINFOSH\MAV\94

SCENIC SHORE ZONE _____ SCENIC ROAD 5

SPECIAL SPECIES NA HISTORIC NA

Color Restrictions - Nonreflective glass
visible from lake

ASSESSOR PUBLIC INQUIRY, PAGE TWO 08:21:34 06/20/95
----- OWNER DATA IS CURRENT THRU 06/20/1995 --- FILE/ROLL 1995 -----
APN/ACCT 016-382-18-100 STATUS CD 00 TRA 069-007 USE CODE 11
OWNER NAME % OWN TYPE MAIL ADDRESS TYPE-%
ZACHMAN CLIFFORD A 50.000 J 12331 STONEBROOK CT
ZACHMAN JUDITH G 50.000 J LOS ALTOS HILLS CA
ZIP 94022 B M-ADD-CHG 12/13/93
SITUS ADDRESS, CHANGE DATE 12/31/92
9094 SCENIC DR

TYPE, O.R. REC.DATE EFF.DATE APP (%) PAR/LOT BLK SUB.NO 161
R 3948335 01/22/93 01/22/93*1 Y 100.0 L 40 RUB PROP 2 S 2
R 3467475 11/27/90 11/27/90*1 N 0.00 REC.MAP AC D-AB
R 2115522 10/26/82 10/26/82*1 Y 1911 1915 UNT 1 CREAT
PARCEL BACKGROUND FROM:

TO:
LAND STRUCT-MOBILE FIXED-EQ PER-PROP TOT-EXEMPT NET-ROLL CAAP
71,400 313,650 0 0 0 385,050 C1
STATUTORY APP DATE, CD., ID PAR-COMP EXEMPT-CD VAL-CHG-R/P, P/P
01/22/93 S PAB 07/03/94
ACCT #2-005-072-002-0 *MORE HISTORY*
NEXT UTM010 <ENTER>=PAGE 2 F3=QUIT F4=MENU F5/6=HIST(BCK/FWD)
F7/8=NAMES(BACK/FWD) F9/F10=PAR BKGD(BACK/FWD) UTM020A

ASSESSOR PUBLIC INQUIRY, PAGE FOUR 08:21:43 06/20/95
----- OWNER DATA IS CURRENT THRU 06/20/1995 --- FILE/ROLL 1995 -----
APN 016-382-18-100 STATUS CODE 00 EVENT TYPE 0 ROLL DATE 03/01/1995 1
LAND:
ACREAGE LOT DEPTH LOT WIDTH TOPO WATER SEWER NAT GAS UNDER GRD GROUND COVER
0 0 S P Y C
SQ.FT.AREA SQ.FT.RNG NBRHOOD IPES CD VIEW WATERFRONT TYPE ROAD TYPE ACCESS
B 1 E A C
IMPROVEMENT (STRUCTURE)
QUALITY MODERN/CONV TOT UNITS STORIES TOT.SQ.FT. YR.BUILT EFF.YR.BUILT
D 7.5 C M 1 2.0 2,840 1984 1984
BED RM BATH RM TOT RM FIRE PL/STOVE CT STRUCT FAIL COND FUNC PLAN BUILD USE
3 2.5 7 2 A A S
GARAGE GAR.STALL CARPORTS CARPORT STALLS GUEST HSE SQ FT SWIM POOL BARN
1 0 0 0 0
ACCOUNT NUMBER STAT TYPE OF BUSINESS
2-005-072-0020 00 BOAT

NEXT: UTM010 F3=QUIT F4=MENU F5/6 MORE ACCTS <ENTER>=PAGE 1 UTM020D

ASSESSOR PUBLIC INQUIRY, PAGE FOUR 08:21:43 06/20/95
----- OWNER DATA IS CURRENT THRU 06/20/1995 --- FILE/ROLL 1995 -----
APN 016-382-18-100 STATUS CODE 00 EVENT TYPE 0 ROLL DATE 03/01/1995 1
LAND:
ACREAGE LOT DEPTH LOT WIDTH TOPO WATER SEWER NAT GAS UNDER GRD GROUND COVER
0 0 S P Y C
SQ.FT.AREA SQ.FT.RNG NBRHOOD IPES CD VIEW WATERFRONT TYPE ROAD TYPE ACCESS
B 1 E A C
IMPROVEMENT (STRUCTURE)
QUALITY MODERN/CONV TOT UNITS STORIES TOT.SQ.FT. YR.BUILT EFF.YR.BUILT
D 7.5 C M 1 2.0 2,840 1984 1984
BED RM BATH RM TOT RM FIRE PL/STOVE CT STRUCT FAIL COND FUNC PLAN BUILD USE

3 2.5 7 2 A A S
GARAGE GAR.STALL CARPORTS CARPORT STALLS GUEST HSE SQ FT SWIM POOL BARN
1 0 0 0 0 0
ACCOUNT NUMBER STAT TYPE OF BUSINESS
2-005-072-0020 00 BOAT

NEXT: UTM010 F3=QUIT F4=MENU F5/6 MORE ACCTS <ENTER>=PAGE 1 UTM020D

L10 D LAND MANAGEMENT INFORMATION 06/20/95

APN: 016 382 18 100 ACTIVE USE CODES: 11 TRA: 069-007
DESC: L 40 ACREAGE: .000
GENERAL PLAN: 03 ___ SFRHD SF HIGH DENS RES PARCEL %: 100
ZONING: 01 ___ R1 SF RES SUBACREAGE: .000
TAZ: 509 CENSUS TRACT: 305 03
SUPERVISOR: 5 UPTON FIRE DISTRICT: MEEKS BAY FIRE DIST
FLOOD ZONE: ___ SCHOOL DISTRICT: TAHOE TRUCKEE JT
FEMA MAP #: 060040 ___ /PRCL
FEMA REVISED: 00/00/00 AGENCY: ___

COMMENTS: _____

LMC010A
F1=HELP 2=CLR 3=QUIT 4=DIS 5=UPD 7=NEXT ZON 8=MULT ZON S7/8=PREV/NEXT 12=EXIT
L10 D LAND MANAGEMENT INFORMATION 06/20/95

APN: 016 382 18 100 ACTIVE USE CODES: 11 TRA: 069-007
DESC: L 40 ACREAGE: .000
GENERAL PLAN: 03 ___ SFRHD SF HIGH DENS RES PARCEL %: 100
ZONING: 01 ___ R1 SF RES SUBACREAGE: .000
TAZ: 509 CENSUS TRACT: 305 03
SUPERVISOR: 5 UPTON FIRE DISTRICT: MEEKS BAY FIRE DIST
FLOOD ZONE: ___ SCHOOL DISTRICT: TAHOE TRUCKEE JT
FEMA MAP #: 060040 ___ /PRCL
FEMA REVISED: 00/00/00 AGENCY: ___

COMMENTS: _____

LMC010A
F1=HELP 2=CLR 3=QUIT 4=DIS 5=UPD 7=NEXT ZON 8=MULT ZON S7/8=PREV/NEXT 12=EXIT

RESIDENTIAL BUILDING RECORD - FACT SHEET

PARCEL 016 | 382 | 18 |

ADDRESS _____ TAX RATE AREA _____

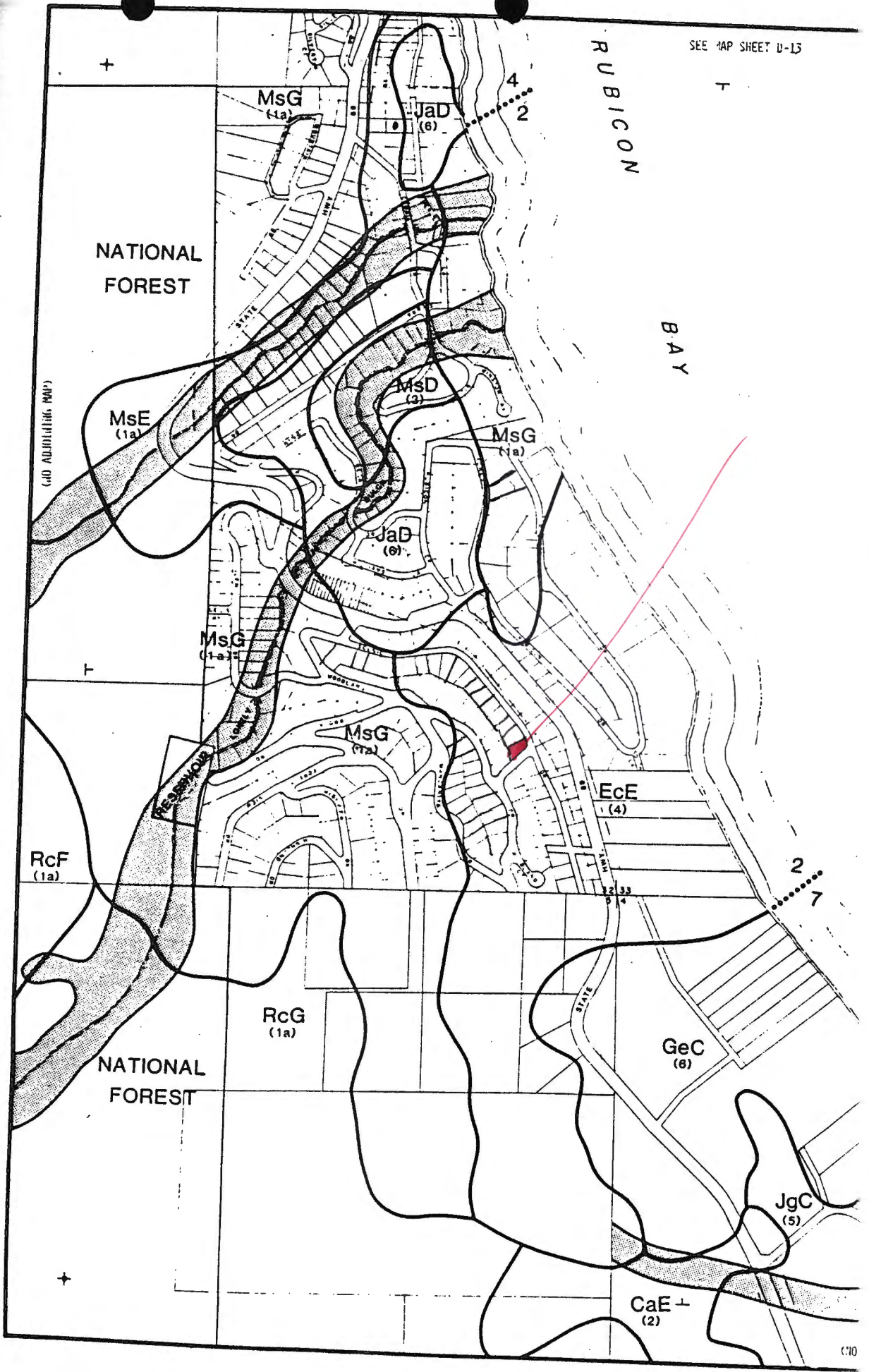
CLUSTER CODE _____

SUB. _____ LOT. _____ BLK. _____

SHEET _____ OF _____

RESIDENTIAL DATA				BLD. CONSTRUCTION DATA				COMPUTATION									
QUALITY CLASS	101			YEAR BUILT	201			APPRaiser & DATE		19		19		19		19	
TYPE	102			EFF. YEAR	202			UNIT	AREA	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST
STORIES	103			ABNORMAL DEP.	203	Y	N	1st FL.	401								
DEP. TABLE	104			GARAGE(S)	204			2nd FL.	402								
NO. BEDROOMS	105			CARPORT(S)	205			3rd FL.	403								
NO. BATHS	106			FIREPLACE(S)	206			BS'MT.	404								
UTILITY RM(S)	107			CONDITION	207			BS'MT-UNF.	405								
TOTAL ROOMS	108			FUNCTIONAL PLAN	208			ADDN.	406								
TOTAL LIV. AREA	109			CONFORMITY	209			ADDN.	407								
TOTAL UNITS	110			WORKMANSHIP	210			GARAGE	431								
BS'MT UNF	111	Y	N	ARCH. ATTR.	211			TOTAL ADDITIVES	441								
2nd FL-UNF	112	Y	N	CONVERT. GAR.	212			F.P.									
FIREPLACE	113	Y	N	BLD. COST DATE	213			BLT-INS.									
A/C	114	Y	N	BUILDING USE	301			AC/HTG.									
GARAGE(S)	115	Y	N	BLD. DESIGN	302												
CARPORT(S)	116	Y	N	PROPER USE	303	Y	N										
S-POOL	117	Y	N		701												
GUEST HSE.	118	Y	N		702												
BARN/STABLE	119	Y	N		703												
MISC. IMPS.	120	Y	N		704												
HILLSIDE CONST.	121	Y	N		705			TOTAL R.C.N.									
YARD IMPS.	122	Y	N		706			ADJ. % GOOD									
	123				707			R.C.L.D.									

BUILDING DETAIL				ROOM AND FINISH DETAIL								CONSTRUCTION RECORD						
CONSTRUCTION	EXTERIOR			ROOF	A/C	ROOMS	FLOORS			FLOOR FINISH		INTERIOR FINISH		REMARKS	BUILDING PERMITS			
	STUCCO	FL	RB				B	1	2	MAT	GR	WALLS	CEILING		NUMBER	AMOUNT	DATE	TYPE
SUBSTANDARD	STUCCO			FLAT	HEATING													
STANDARD	SIDING			GABLE	COOLING	ALL												
ABOVE STAND	PLYWOOD			HIP	FORCED													
SPECIAL	SHINGLES			SHED	WALL UNIT	ENT. HALL												
FOUNDATION	B & B			CUT UP	FLOOR UNIT	LIVING												
CONC RAISED	BRICK			RAFT	ZONE UNIT	DINING												
CONC SLAB	BR VEN			SHAKE	CENT UNIT	RUMPUS												
CONC BLK	ST VEN			SHINGLE	HEAT PUMP	FAMILY												
				COMP SHINGLE	RADIANT	KITCHEN												
STRUCT. WALLS	WINDOW AREA			COMPOSITION	BASE BOARD	BED RM.												
FRAME	BELOW			BUILT-UP	ELEC.	BED RM.												
CONC BLK	AVERAGE			ALUM.	HOT WATER	BATH RMS.												
	ABOVE AVG				BTU													



SESSOR'S
MENT

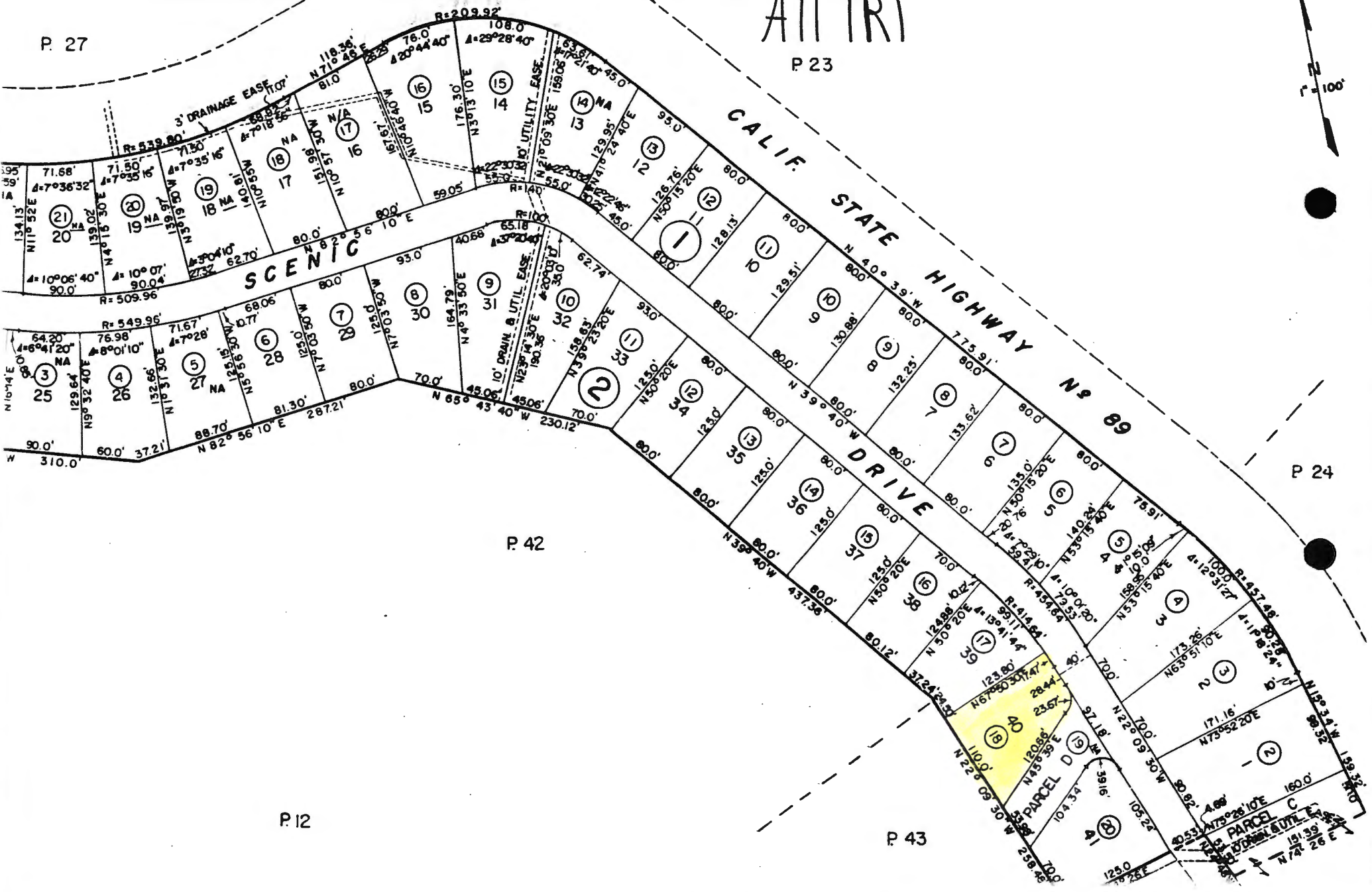
RUBICON PROPERTIES UNIT No 2, SECTION 2 PORTION S 1/2 SECTION 32, T.14 N. R.18 E. M.D.M.

16:38

AII TRI

P. 27

P. 23



P. 12

P. 43

RUBICON PROPERTIES UNIT No 2, SECTION 2
PORTION S/2 SECTION 32, T.14 N. R.18 E. M. D. M.

AITRI

P 23



P 12

P 42

P 43

P 24

TRPA/IPES PROJECT: SCORES AND COVERAGE
 PARCEL SIZE IS ONLY AN ESTIMATE USED FOR SCORING
 PERCENT COVERAGE DOES NOT APPLY TO TRPA APPROVED SUBDIVISIONS

APN	NAME	TOTAL SIZE sq. ft.	SEZ AREA sq. ft.	SETBACK sq. ft.	IPES SCORE	PERCENT COVERAGE	SCORE STATUS
016-362-06	MOORE ALFRED E JR & JOANNE	10200			649	6	
016-362-09	HANSON THORMOD H & LUISA A	21200			896	28	
016-371-12	ROSE DEBORAH D	15000			600	1	
016-372-01	MC BRIDE WALLACE E & L B	13200			899	28	
016-372-06	DEEDS HARRY EUGENE	12600			931	30	
016-373-04	HERZOG DONALD GENE & J S	14000	2200	4000	717	5	
016-381-13	EBELING LOUISE B	11000			662	5	RVAL
016-381-15	SCHEGER ERNEST W P & VIOLA	14400			821	25	RVAL
016-382-11	MATHEWS ORMAND D & GRACE N	12000			800	25	RVAL
016-382-12	CHAUX AURELIO & GIANNINA	10000			778	24	RVAL
016-382-14	HANLON KEITH T & EMMA D	10000			784	25	RVAL
016-382-15	SPHAR MICHAEL J	10000			844	24	RVAL
016-382-16	ESLAMI ASHROF A	10000			687	17	RVAL
016-382-17	FIKSDAL ARNOLD J TR ETAL	10300			681	15	RVAL
016-382-20	LAMB NEIL F & ANN E	13200			792	23	RVAL
016-401-12	HUGHES CHARLES J TR	10500			767	19	
016-401-18	SAKAI EUGENE M DDS INC	12600			750	23	
016-421-06	JOHNSON STANLEY E & E M	12500			627	6	RVAL
016-422-07	POSTHUMUS WILBUR O & F A	13700			720	19	RVAL
016-422-08	DUDLEY ROBERT R & IRIS B	16000			649	4	RVAL
016-422-09	DE MARTINI LORING A	17000			631	3	RVAL
016-423-03	ROBINSON GEORGE R & JANICE	11500			568	3	RVAL
016-424-04	MOBERLY WILLIAM H	13000			420	1	RVAL
016-425-02	PRICE ROBERT E & GLORIA S	17400			605	2	RVAL
016-432-12	MARTIN RICHARD R & LOUISE	12600			818	26	RVAL
016-432-13	RIESKE CORNELIUS H & J M	10600			825	26	RVAL
016-432-15	TAGGART CHARLES L & VIVIAN	13500			853	26	RVAL
016-432-16	DOLMANS JEAN L	13200			817	24	RVAL
016-432-17	WORRALL DONALD T & DIANE M TR	13600			774	23	RVAL
016-434-02	HAMM JAMES F JR & NORMA P	12300			540	1	RVAL
016-434-03	DE STEFANO FRANK & SANDRA	16600			469	1	RVAL
016-434-08	SERRELS HOWARD F & MAY M	11200			780	23	RVAL
016-435-01	CANDEE LESTER D	10600			804	23	RVAL
016-442-07	TAHOE CITY PUB UTILITY DIS	10600	2900	2800	342	1	RVAL
016-451-05	GRISWOLD ROBERT OLIN	15000			350	1	RVAL
016-451-06	GRALLA DONALD A & MARILYN	13600			382	1	RVAL
016-451-09	BAUGHMAN ROY & GERTRAUD	13500			487	1	RVAL
016-461-01	KEHLET DAREL D	26400			556	2	RVAL
016-461-04	CARR DON & LONNE	11500			532	1	RVAL
016-461-11	NOBACH NORMAN P & REXANN	11000			674	5	RVAL
016-461-13	PORT KENDALL INC	16200			748	11	RVAL
016-462-02	ROCCHI VINCE	19600	1700	1300	682	3	RVAL
016-462-06	ORTIZ JOSE & URSULA W	10400			791	21	RVAL
016-462-08	DI SANDRO PETER J JR	20000			542	1	RVAL
016-472-06	DE LISI FRANK TRUSTEE	15000			555	2	RVAL
016-481-02	GEE MARJORIE R	10600			661	4	RVAL
016-481-03	GEE JAMES G	10600			634	3	RVAL
016-482-10	BROCHU KAREN %	13200			408	1	RVAL

SITE / LESSEMENT FIELD / FES

JUN 12 1996

APN: 016-382-18 DATE VISITED 6-20-95 STAFF WSM-LL

NAME Zachman ADDRESS 9094 Upper Scenic

BMP's NEEDED

ITs along Roof Driplines

ITs along Driveway

Swale, Berm or Drain to Drywell

Slope Stabilization-Where? See Plot Plan

Revegetation Where? See Plot Plan

Gravel under Decks some - but not 3"

Other BMP's(Describe) _____

LAND CAPABILITY		TRPA WORK ONLY	
Mapped Land Capability	Mapped Soil Map Unit	Additional TRPA Work Required Y/N	<u>Yes - at owners request</u>
1. <u>4</u>	1. <u>ECE (9-30)</u>	Date Completed	<u>6/4/96</u>
2. _____	2. _____	Staff	<u>JS</u>
3. _____	3. _____	Amount of SEZ on Parcel	<u>0</u>
4. _____	4. _____		
Verified as Mapped Y/N <u>Y</u>	SEZ on Parcel <u>N</u>		
Verified Land Capability	Verified Soil Map Unit	Observed Slope	
1. <u>4</u>	1. <u>ECE</u>	1. <u>16-24</u>	
2. _____	2. _____	2. _____	
3. _____	3. _____	3. _____	
4. _____	4. _____	4. _____	

MEASUREMENTS

Dimensions accurate Y/N _____ If No _____

SCENIC CONCERNS

YES visible from Lake & Highway 89

ADDITIONAL COMMENTS

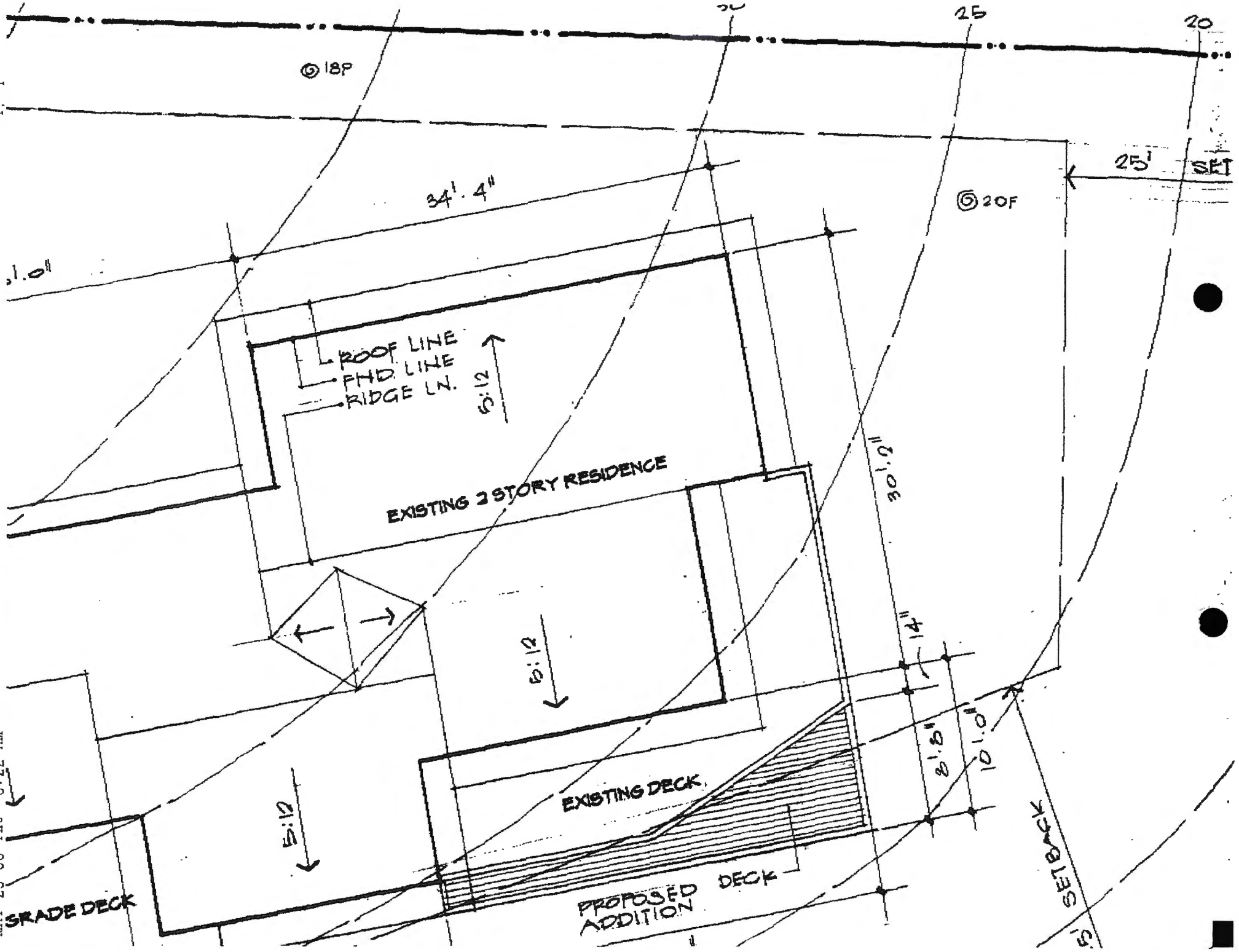
check for permit - deck on top of garage OK

PARCEL IS VERIFIED AS MAPPED (CLASS 4)

16-382-18

MAY-23-96 THU 8:22 AM

P. 1



1.01

© 18P

34' 4"

© 20P

25' SET

L ROOF LINE
 FHD LINE
 RIDGE LN.

5:12

EXISTING 2 STORY RESIDENCE

5:12

30' 03"

11' 4"

2' 5"

10' 10"

5:10

GRADE DECK

EXISTING DECK

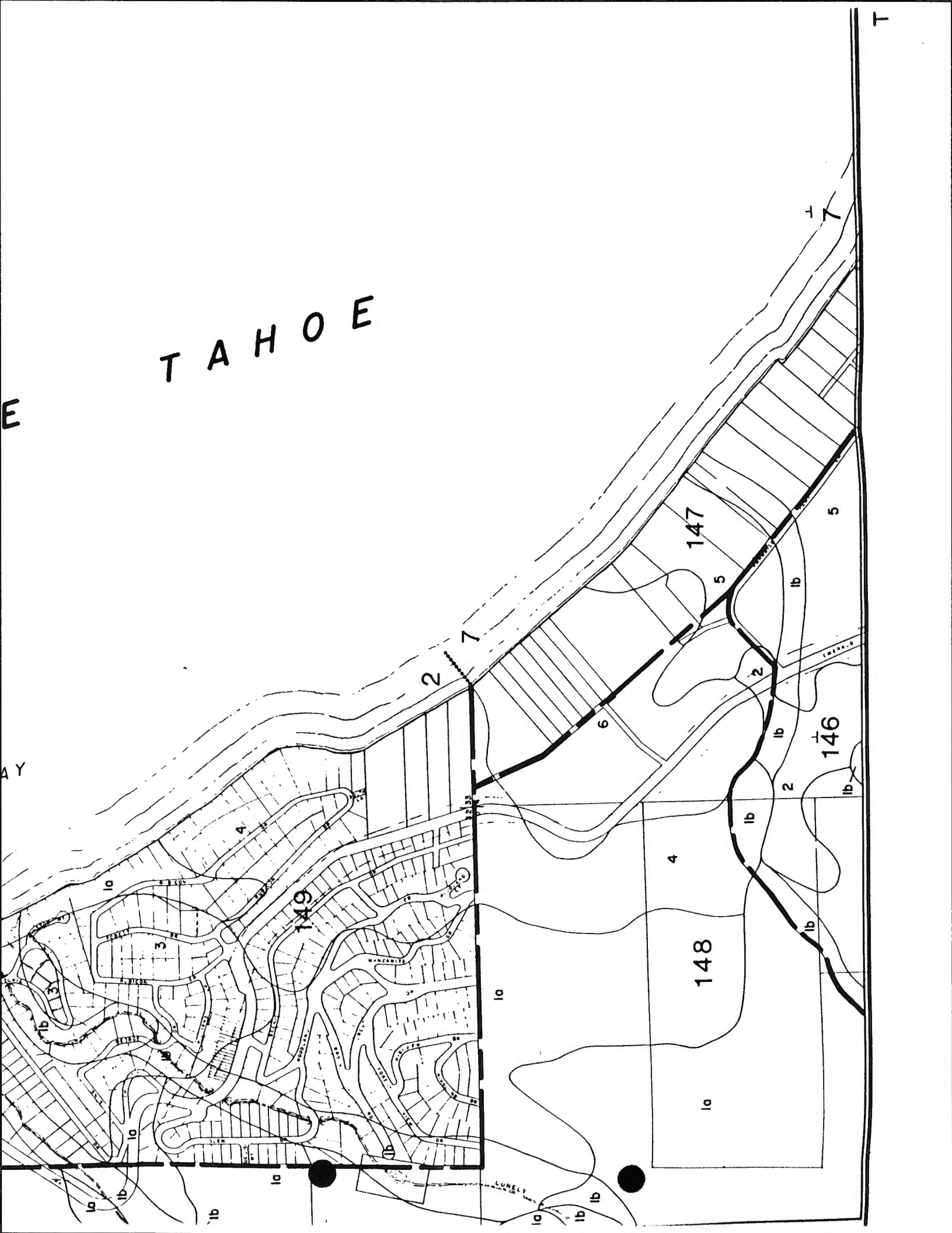
PROPOSED ADDITION DECK

35' SETBACK

E

TAHOE

AY



T