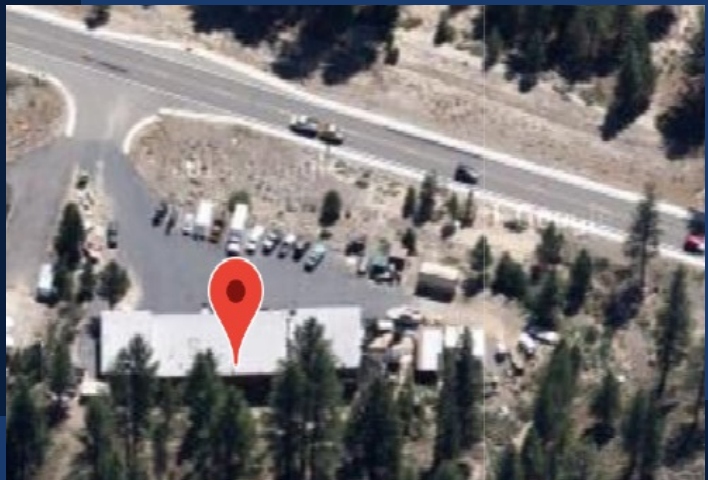


FOR SALE

2140 US HIGHWAY 50
SOUTH LAKE TAHOE, CA

Mixed Use Development Featuring:

- 1.18 acres
- 10,644 sf gross building area
- Three phase power
- 3 private wells
- Land Class 6, high land capability
- 7,260 sf of verified CFA
- 32,221 sf of verified coverage
- Three residential units
- 8 bays ranging from 770 sf to 1200 sf with roll up doors
- Highway 50 frontage



OFFERED AT \$1,900,000



NICOLE ZABORSKY, REALTOR

CA #02043717 - NV #BS.0146514

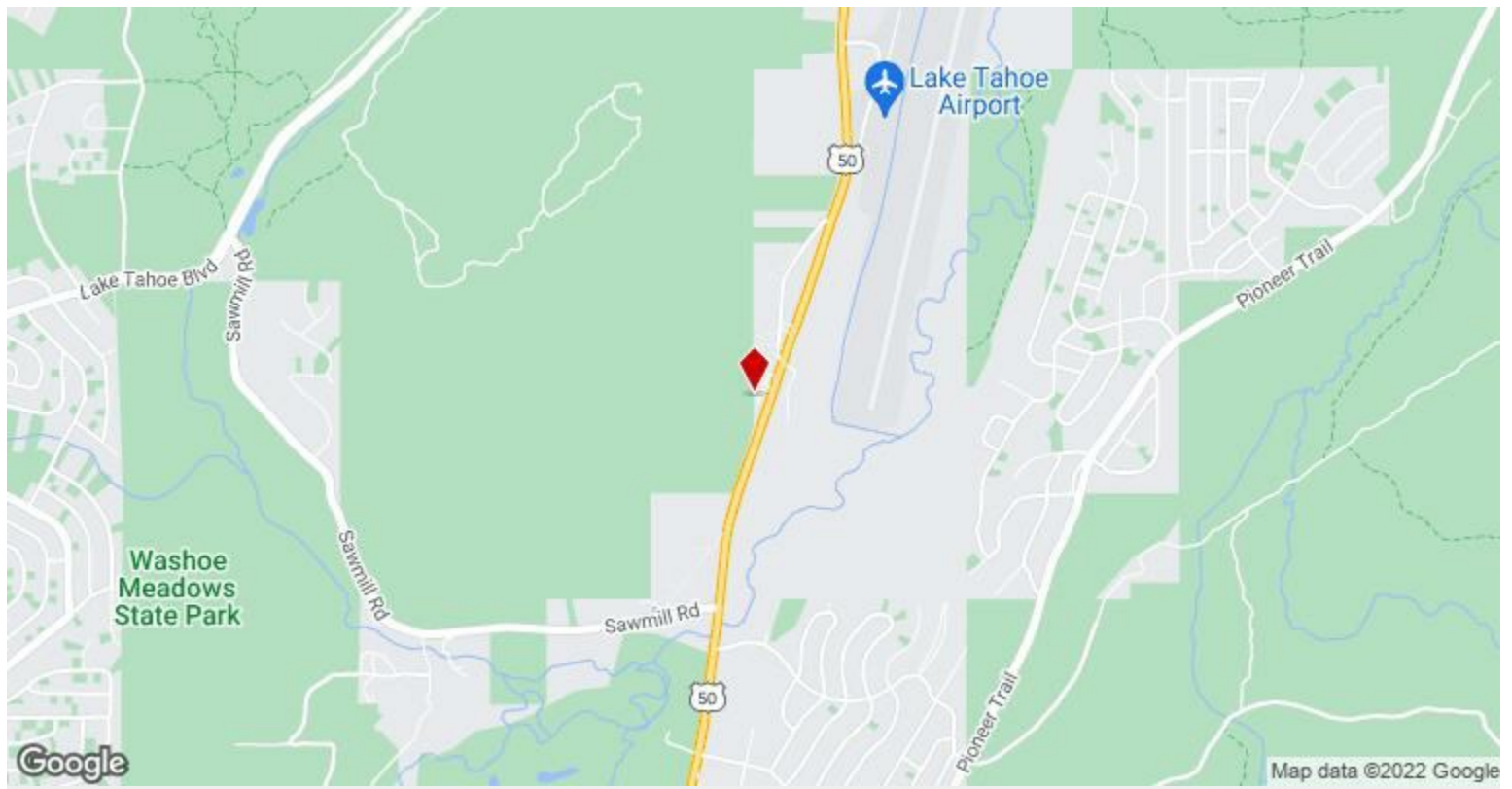
530-416-2779

NicoleZaborsky@charter.net

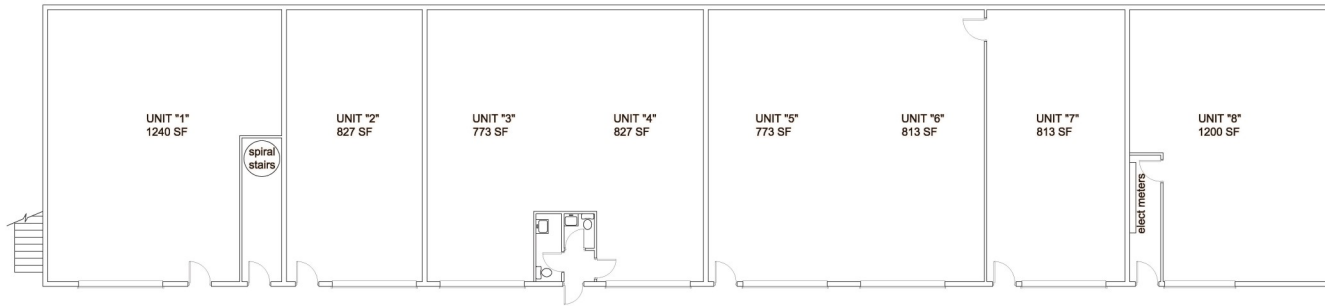
Ascent

PROPERTY GROUP

The preceding information has been provided to best of my knowledge.
Interested parties shall independently verify the above information.

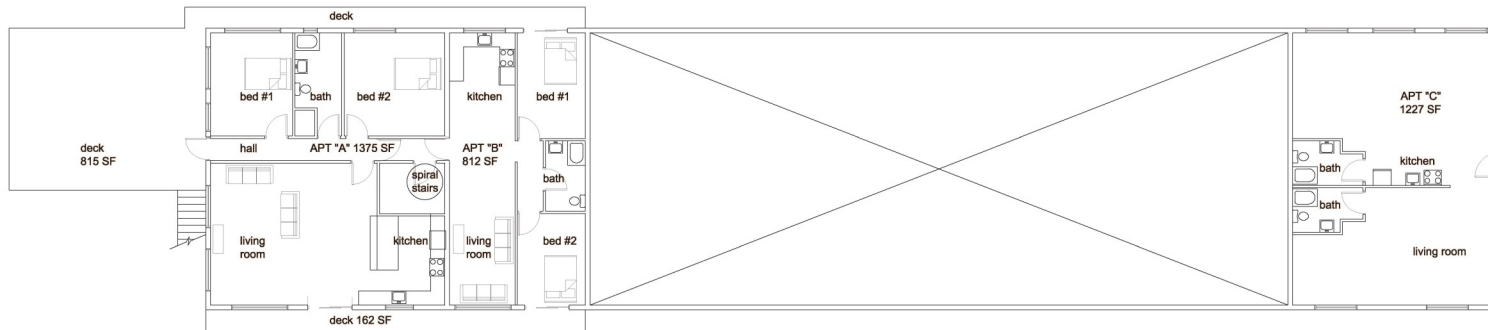


2140 US Highway 50, South Lake Tahoe, CA 96150



FIRST FLOOR PLAN
1/8"=1'-0"

UNIT "1"	1204 SF
UNIT "2"	827 SF
UNIT "3"	773 SF
UNIT "4"	827 SF
UNIT "5"	773 SF
UNIT "6"	813 SF
UNIT "7"	813 SF
UNIT "8"	1200 SF
TOTAL	7230 SF



SECOND FLOOR PLAN
1/8"=1'-0"

3 RESIDENTIAL UNITS OF USE

NOTE: MEASUREMENTS PROVIDED BY OWNER

STALLS
2140 HIGHWAY 50, SOUTH LAKE TAHOE, CA
APN:033-050-21

FLOOR PLANS

DATE: 6/19/2018
DRAWN BY:
CHECKED BY:
APPROVED BY:

A1

OF 1

2140 US Hwy 50**2024****Rent Roll**

Unit	Tenant	square footage	Monthly Rent	Price/sf	
Unit 1	Furniture Storage	1240	\$825	\$0.67	\$825 plus 1/3 gas bill
Unit 2	Owner Use	827	\$0	\$0.00	
Unit 3	Sierra Automotive	773	\$802	\$1.04	} \$ 1,604.00
Unit 4	Sierra Automotive	827	\$802	\$0.97	
Unit 5	F Jones	773	\$755.29	\$0.98	} \$ 3,021.19
Unit 6	F Jones	813	\$755.30	\$0.93	
Unit 7	F Jones	813	\$755.30	\$0.93	
Unit 8	F Jones	1200	\$755.30	\$0.63	
Apartment A	Owner Use	1375	\$0	\$0.00	
Apartment B	Vacant	812	\$0	\$0.00	
<u>Apartment C</u>	<u>Vacant</u>	<u>1227</u>	<u>\$0</u>	<u>\$0.00</u>	

Per Month	\$5,450.19
Annual	\$65,402.28

\$6.14

rents are per owner
information**2140 US Hwy 50****2024**

Rents Received	\$65,402.28
Expenses	\$23,882.00
Insurance	\$10,000.00
Repairs	\$4,500.00
Taxes	\$2,900.00
Utilities	\$6,482.00

NET INCOME	\$41,520.28
-------------------	--------------------

Seller and seller's agent deem information provided to be reliable but not guaranteed.

Note: The preceding information has been provided to best of my knowledge. Interested parties shall independently verify the above information.



**TAHOE
REGIONAL
PLANNING
AGENCY**

Mail

PO Box 5310
Stateline, NV 89449-5310

Location

128 Market Street
Stateline, NV 89449

Contact

Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.org

August 29, 2014

Nicole Zaborsky
JTC Consulting
584 Kiowa Drive
South Lake Tahoe, CA 96150

USFS - LAND CAPABILITY & EXISTING LAND COVERAGE VERIFICATIONS
2140 US HWY 50, EL DORADO COUNTY, CALIFORNIA,
ASSESSOR'S PARCEL NUMBER (APN) 033-030-07 & 033-050-21 (PORTIONS THEREOF)
TRPA FILE NUMBER VBOC2014-0851 & LCAP2014-0158

Dear Ms. Zaborsky:

This letter is to inform you that the Tahoe Regional Planning Agency (TRPA) staff has conducted a site visit to the above referenced property. Based upon the site visit, and review aerial photos and information submitted with the application, TRPA will recognize the following:

Land Capability

The land capability for this property has been verified as follows:

Land Capability District	Percent Coverage	Area (sq. ft.)	Base Allowable Coverage (sq. ft.)
Class 6	30%	10,781	3,234
Total Base Allowable Coverage		10,781	3,234

Existing Land Coverage:

TRPA has verified the following existing land coverage:

Verified Existing Coverage	Square Feet
Compacted Dirt	1,917
Total Existing On-Site Coverage	1,917

Per the TRPA Code of Ordinances, the coverage listed in the "Verified Coverage" table above is considered legal coverage (or "grandfathered-in"), even though it exceeds the base allowable coverage for the parcel.

Imagine. Plan. Achieve.

Transfer of Development Rights (TDR) Exchange

Actions associated with this TRPA approval may have resulted in verification of a transferable commodity. Transferable commodities can be bought and sold within the Tahoe basin and include commercial floor area, tourist accommodations units, residential units of use, residential allocations, residential development rights and land coverage. TRPA has created a Transfer of Development Rights (TDR) Exchange system. This online tool is a means to bring buyers and sellers of commodities together to facilitate the transfer of development within the Lake Tahoe Basin. For additional information please visit the following link:

<http://www.trpa.org/permitting/transfer-development-rights/>

Appeal Rights

This letter is not a conceptual approval of any future project. At this time, TRPA has only verified and acknowledged the commodities referenced above. Transfers and banking of said commodities require separate application to TRPA. It should be noted that banking applications require the removal of structures and restoration of the site prior to approval of the banking application.

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this verification may be appealed within twenty-one (21) days from the time TRPA releases any final decision (**September 19, 2014**).

Should you have any questions regarding this matter, please feel free to call me at 775-589-5271, or email at hbeckman@trpa.org.

Sincerely,



Heather Beckman
Senior Planner – IPES & Land Capability Program Manager
Current Planning Department



TRPA Executive Director/Designee

8.29.14
Date

Attachment

NOTES:

BOUNDARY SURVEY PROVIDED BY
INSITE LAND SURVEYS, APRIL 2014
SITE DATA PROVIDED BY OWNER

LEGEND

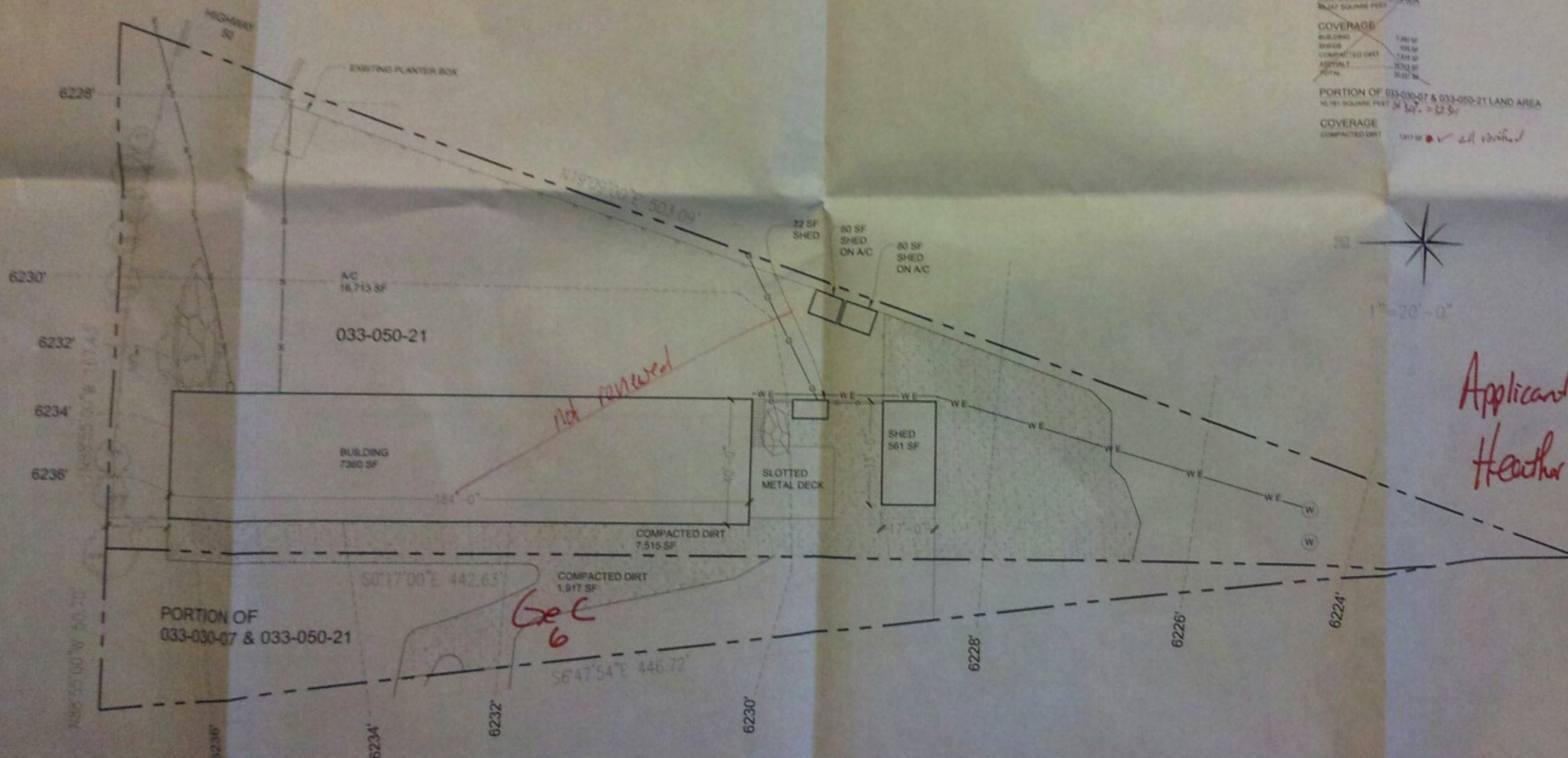
- P— PROPERTY LINE
- G— GAS LINE
- E— ELECTRICAL LINE
- S— SEWER LINE
- T— TELEPHONE LINE
- (W) WELL

033-050-21 LAND AREA

16,713 SQUARE FEET
COVERAGE
BUILDING 7,360 SF
SHEDS 1,561 SF
COMPACTED DIRT 7,515 SF
ASPHALT 300 SF
TOTAL 16,713 SF

PORTION OF 033-030-07 & 033-050-21 LAND AREA

16,713 SQUARE FEET 24 3/4" x 22 1/2"
COVERAGE
COMPACTED DIRT 1,917 SF ✓ all verified



Applicant Cary - CV, CA
Heather Beckman
8.29.14

RECEIVED
AUG 27 2014
TAHOE REGIONAL
PLANNING AGENCY

STALLS
2140 HIGHWAY 50, SOUTH LAKE TAHOE, CA
APH-033-050-21
BMP SITE PLAN

C1

116

AIRPORT

PLAN DESIGNATION:

Land Use Classification	COMMERCIAL/PUBLIC SERVICE
Management Strategy	REDIRECTION
Special Designation	TDR RECEIVING AREA FOR: 1. Existing Development SCENIC RESTORATION AREA

DESCRIPTION:

Location: This area includes the airport and surrounding area along Highway 50 and is located on TRPA maps G-19 and G-20.

Existing Uses: This area includes the airport, a concrete batch plant, old borrow areas, and miscellaneous commercial uses. The area is approximately 40 percent built out if the airport runways are excluded.

Existing Environment: The lands are classified 70 percent SEZ, 20 percent low hazard and ten percent high hazard. The area is 20 percent covered with an additional 60 percent disturbed.

PLANNING STATEMENT: This area should be rehabilitated to provide appropriate commercial service. The airport should continue to provide commercial and general aviation service in accordance with the adopted Goals and Policies and environmental constraints.

PLANNING CONSIDERATIONS:

1. There are extensive disturbed areas (Px) which are currently misclassified as high hazard and should be considered for man-modified designations.
2. There are scenic problems associated with the existing commercial area.
3. There are a number of unresolved airport issues, including land capability, general aviation and commercial service levels, and establishment of a noise corridor.

SPECIAL POLICIES:

1. The area west of Highway 50 should be evaluated for a man-modified determination. Areas so designated should be subject to a rehabilitation plan, and mitigation measures should emphasize scenic and disturbed land restoration as a condition of new development.
2. Redirection, including relocation of development or change in use of development on areas which do not meet scenic threshold criteria, should be encouraged.

3. The airport and its surrounding land uses shall be the subject of a cooperative planning effort between the City of South Lake Tahoe, the County of El Dorado, an Airport Land Use Commission (if formed), and TRPA, to the extent authorized by applicable state and federal law. Such joint planning efforts shall be incremental, dealing first with the airport proper and then the allowable surrounding land uses. Such joint planning shall be conducted, where practicable, under memorandums of understanding between the various governmental entities to avoid or minimize any jurisdictional questions.
4. This area should be considered as a multi-modal transportation node.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

General List: The following list of permissible uses is applicable throughout the Plan Area.

Residential	Employee housing (S) and multiple family dwelling (S).
Tourist Accommodation	Hotels, motels, and other transient dwelling units Accommodation(S).
Commercial	Auto, mobile home and vehicle dealers (S), building materials and hardware (S), eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (S), general merchandise stores (A), mail order and vending (A), nursery (A), outdoor retail sales (S), service stations (S), animal husbandry services (S), auto repair and service (S), broadcasting studios (A), personal services (A), professional offices (A), schools - business and vocational (S), secondary storage (S), batch plants (S), food and kindred products (S), fuel and ice dealers (S), industrial services (S), recycling and scrap (S), small scale manufacturing (S), storage yards (S), vehicle and freight terminals (S), vehicle storage and parking (S), warehousing (A), and wholesale and distribution (S).
Public Service	Airfields, landing strips and heliports (new non-emergency sites prohibited) (A), cemeteries (S), churches (S), cultural facilities (S), day care centers/pre-schools (A), government offices (S), local assembly and entertainment (S), local post office (A), local public health and safety facilities (A), membership organizations (S), public utility centers (S), regional public health and safety facilities (S), social service organizations (S), pipelines and power transmission (S), transit stations and terminals (S), transportation routes (S), and transmission and receiving facilities (S).

Recreation

Day use areas (A), participant sports facilities (S), cross country skiing courses (S), outdoor recreation concessions (S), riding and hiking trails (S), rural sports (S), snowmobile courses (S), and visitor information center (S).

Resource Management

Reforestation (A), sanitation salvage cut (A), thinning (A), timber stand improvement (A), tree farms (A), early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), structural wildlife habitat management (A), fire detection and suppression (A), fuels treatment (A), insect and disease suppression (A), sensitive plant management (A), uncommon plant community management (A), erosion control (A), runoff control (A) and SEZ restoration (A).

MAXIMUM DENSITIES: Pursuant to Chapter 21 DENSITY, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

USE	MAXIMUM DENSITY
Residential	
Employee Housing	15 units per acre
Tourist Accommodation	
Hotel, Motel and other Transient Units	
• with less than 10% of units with kitchens	40 units per acre
• with 10% or more units with kitchens	15 units per acre

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL: The maximum community noise equivalent level for this Plan Area is 65 CNEL. The maximum community noise equivalent level for the Highway 50 corridor is 65 CNEL.

ADDITIONAL DEVELOPED OUTDOOR RECREATION: The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this Plan Area. Specific projects and their timing are addressed in the TRPA Five-Year Recreation Program pursuant to Chapter 33 Allocation of Development. The following additional capacities allowed are measured in persons at one time.

SUMMER DAY USES **0 PAOT** WINTER DAY USES **0 PAOT** OVERNIGHT USES **0 PAOT**

ENVIRONMENTAL IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan and Environmental Improvement Plan (EIP) for this area shall be implemented.[§]

[§] Amended 5/22/02

