

**Recording Requested By:**  
Town of Truckee

and

**Return to: Town of Truckee**  
**Attn: Planning Division**  
**10183 Truckee Airport Road**  
**Truckee CA 96161**

**Not Subject to Fees: Gov't Code § 27383**

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APN 018-400-034-000

## **RESTRICTIVE COVENANT ACCESSORY DWELLING UNIT**

We, Cliff Johnsen and Alisa Johnsen, a married couple as joint tenants (“Owners”), are the only owners of the real property located in the Town of Truckee, County of Nevada, State of California, described as follows (the “Property”):

Being a portion of the Northeast ¼ Section 18, Township 17 North, Range 16 East, M.D.M., and a deed being recorded on July 14, 2022, per Document No. 20220014637, of Official Records of said County. The property is also described as:

A portion of Lot 1 of Block “A”, as said lot and block are shown upon the map of “Biltz Tract”, Filed for record in the Office of the Recorder of Nevada County on March 10, 1953, in Book 1 of Maps and Plats, Map No. 103.

Said portion is all that part thereof lying northerly from course (7), as said course is numbered and described hereinbelow:

Beginning at a point that bears south 37° 05' 09" west 932.05 feet from the northeast corner of Section 18, Township 17 North, Range 16 East M.D.B.&M. said point of beginning also being distant 293.48 feet northerly, measured at right angles, from the “C” line of engineer’s station “C” 333+78.55 of the Department of Public Works’ Survey on Road 03-NEV-80, Post Mile 3.2/13/1 (formerly Road III-NEV-37-B,C,D); Thence (1) from said point of beginning South 27° 21' 39" West 34.71 feet; Thence (2) from a tangent that bears south 47° 28'03" east along a curve to the left with a radius of 1540.00 feet, through an angle of 26° 29' 42", a length of 712.13 feet to a point distant 60.00 feet northerly, measured at right angles, from the “R11” line to Engineer’s Station “R11” 58 + 48.83 E. C. of said survey.

The property address is 12811 Sierra Drive.

Owner hereby covenants and agrees that the Accessory Dwelling Unit permitted by Truckee Building Permit No. 2023-00000539 (“ADU”) shall comply with all State and Town of Truckee regulations while the space is permitted as an Accessory Dwelling Unit, including but not limited to all of the following:

1. The attached ADU, located above the garage for the primary residence, is approved with a gross floor area of 719 square feet of living area, including a bedroom, a bathroom, a living area, a kitchen, a stairwell and a laundry room, as depicted in the approved plan set for the above-referenced building permit;
2. Transient or short-term rentals of all or a portion of the ADU, defined as rentals for a period of less than thirty-one (31) consecutive days, are prohibited.
3. The ADU shall not be sold independently from the single-family residence on the property.
4. The ADU shall maintain a permanent kitchen which includes, at a minimum:
  - a. Cooking facilities (i.e., a standalone cooking appliance with at least two burners that is connected to a gas stub or 220 electric volt outlet; does not include portable cooking accessories such as hot plates and other temporary heat sources);
  - b. A refrigerator (no minimum size); and
  - c. A sink for dishwashing and sanitation purposes.
5. Since interior access is proposed between the main dwelling and the ADU, the tenant of the ADU shall be able to lock the shared door from the interior of the ADU for privacy.
6. The ADU shall maintain an exterior entrance separate from the main entrance to the single-family residence; this egress/entrance shall include a continuous and unobstructed path of travel to/from the public way.

The ADU is currently under construction. This Restrictive Covenant shall be recorded prior to issuance by the Town of Truckee of a Temporary or Final Certificate of Occupancy.

This restriction shall run with the land and permanently bind Owner, their heirs, assigns and successors in interest, for the benefit of the citizens and property owners in the Town of Truckee.

The Town of Truckee shall have the right to enforce this covenant and agreement by appropriate legal proceedings against Owner, their heirs, assigns, and successors in interest. The Town shall have the right to collect reasonable attorney's fees and cost of suit in such action.

OWNER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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*Attach Proper Notary Acknowledgment*