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32 Deadwood Court
Big Bar, CA 96010

\$60,000



LAND MAN

RESIDENTIAL • RURAL • REAL ESTATE

Property Information

Description:

±1.2 Acres of beautiful space perfect for your dream home! This property already has septic and electrical in place, this parcel is ready to build. Included in purchase, parcel development plans that just need to be submitted with an architect and county!

APN:

012-340-009

Zoning:

UNC (Unclassified) - See attached page for details.

Parcel Location:

Parcel Center Latitude 40.739429

Parcel Center Longitude -123.267114

SECTION 11. UNCLASSIFIED OR "U" DISTRICT

A. GENERAL DESCRIPTION. The Unclassified Districts are those areas of the County not classified into zoning districts of a particular use at this time.

B. LIST OF USES PERMITTED ON A PARCEL IN AN UNCLASSIFIED DISTRICT:

One Single Family Dwelling

Christmas Tree Farm

Forestry

Orchard

Row and Field Crops

The keeping of the following animals per the identified ratios of animal to square foot of lot area:

1. Horses, mules, cattle, similar livestock - Maximum one (1) animal per 20,000 square feet.

2. Goats, sheep, similar livestock - Maximum three (3) animals per 20,000 square feet.

3. Ratites (emus and related birds) - Maximum one (1) pair of ratites plus their offspring (maximum of 40 offspring) per 20,000 square feet. Offspring include chicks and/or pullets less than 13 months of age. (Board Resolution No. 66-96)

4. Chickens, ducks, geese, pigeons, pheasants, peafowl, guinea fowl, rabbits, mink, chinchilla, similar livestock - maximum twenty five (25) animals per 20,000 square feet. (see Note, next page)

Note: For computational purposes only, square footage used in computing the allowable number of animals for one category of animals may not be used for any other category.

C. USES PERMITTED SUBJECT TO FIRST SECURING A USE PERMIT: Any use, except those identified in Subsection B.

D. LOT DIMENSIONS: The minimum lot area shall be one (1) recorded parcel not less than five (5) acres in area.

E. MINIMUM LOT WIDTH REQUIRED: Each lot shall be not less than three hundred (300) feet in depth. Each lot shall have a minimum width of one hundred (100) feet.

F. BUILDING HEIGHT: Maximum building height shall be forty (40) feet.

G. FRONT YARD: Front yards shall have a minimum depth of twenty (20) feet.

H. SIDE YARD: Each side yard shall have a minimum width of ten (10) feet.

I. REAR YARD: There shall be a rear yard not less than twenty (20) feet in depth for any portion of the building.

J. MAXIMUM LOT COVERAGE: The total land area covered by structures shall not exceed twenty-five percent of the total area of the lot.

K. FOR SUBDIVISION PURPOSES, APPROPRIATE ZONING SHALL BE DETERMINED AS PART OF THE SUBDIVISION PROCESS. FOR OTHER ENTITLEMENT REQUESTS, APPROPRIATE ZONING SHALL BE DETERMINED, AS NECESSARY, PRIOR TO ISSUANCE OF THE ENTITLEMENT.

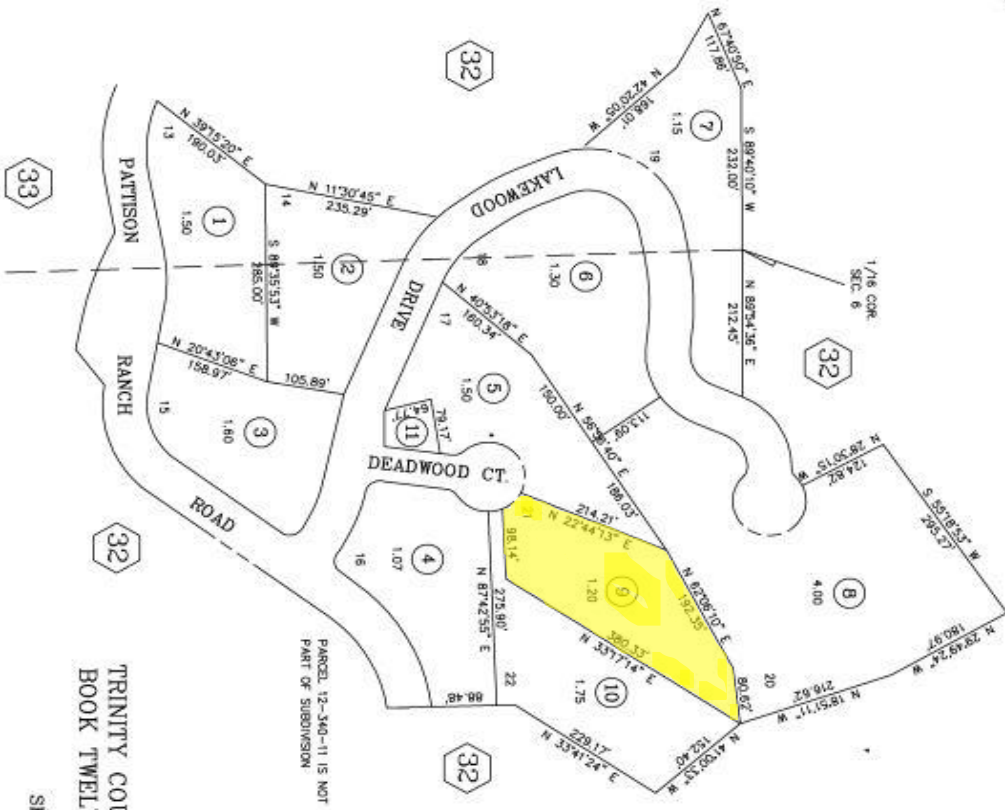
PORTION OF SECTION 6, T. 33 N., R. 12 W., M.D.M.
 PORTION OF STREAMWOOD SUBDIVISION
 (UNIT ONE)

12-340

71-037



MAPS OF RECORD:
 S/V01



GRAPHIC SCALE



(IN FEET)
 1 inch = 200 ft.

ALTHOUGH BASED ON RECORDS ON FILE IN THE OFFICE OF THE COUNTY ASSESSOR, THIS MAP IS NOT A RECORD OF SURVEY AND ITS USE IS FOR ASSESSMENT PURPOSES ONLY.

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SEPTEMBER 20, 2018

