



0.13 acre Buildable Lot in City of Shasta Lake just North of Redding

PARCEL ID: 007-130-017-000



Description

Get a chance to own a property in a half industrial and half residential neighborhood and enjoy all the perks it has to offer.

Right inside the city limits of Redding, this 0.13 acre property, unaffected by fire, is conveniently located near Cascade Wonderland Hwy. It is situated a few minutes away from Shasta Lake School, Grand Oaks Elementary School, and Central Valley High School and close to Swasey Recreational Area and Whiskeytown National Recreation Area too.

Not only is this property the perfect place to build your dream home, it is also a great investment opportunity. Perfect spot for a duplex for rentals and a great investment for a developer to buy, build and resell and make some money. Could be a buy and hold opportunity too as land values rise over time!

Don't miss the chance to own this property. This unique property couldn't be better. It's a rare find and a great opportunity in today's market. It won't stay long on the market so hurry up and grab this property now!

wilcolandllc.com



Property Details:

ACREAGE	PARCEL ID	ZONING
0.13	007-130-017-000	<u>R-1</u>
COUNTY	STATE	ANNUAL TAXES
Shasta	California	\$42.64

ACCESS

- This parcel is easily accessible via center GPS coordinates in any GPS device or google maps. All utilities are at the property on Grand Coulee Blvd
- This is an area with mountainous area off Beegum Gorge Road which takes you up there. I advise reviewing google earth, GIS maps, or using something like OnX to review the terrain. GPS coordinates will take you there. Use the NW corner coordinates.

TERRAIN

Some flat areas (50% or less)

UTILITIES

City of Shasta Lake confirmed that there is both water and sewer on Grand Coulee Blvd. in front of property!

GENERAL INFO ON ZONING

- The property is Zoned (R-1)

The purpose of the one-family residential (R-1) district is to provide for fully serviced, urban-sized lots used exclusively for one-family residences and selected related uses. This district is consistent with the urban residential (UR) and suburban residential (SR) general plan designations.

- **Mobile Homes** - Yes. A mobile home certified under the National Mobile Home Construction and Safety Act of 1974 (42 U.S.C. Section 5401 et seq.) and installed on a foundation system and meeting other adopted development standards, in lieu of a frame-constructed dwelling, provided a certificate of compatibility is issued.
- **Camping**: Not indicated in the uses permitted outright in the R-1 district.
- **RV**: Not indicated in the uses permitted outright in the R-1 district.

- **Buildability:** Yes. The following uses are permitted outright in the R-1 district:

A. One-family residence, except mobile homes on foundation systems are subject to subsection B of this section;

B. A mobile home certified under the National Mobile Home Construction and Safety Act of 1974 (42 U.S.C. Section 5401 et seq.) and installed on a foundation system and meeting other adopted development standards, in lieu of a frame-constructed dwelling, provided a certificate of compatibility is issued;

C. Recreational facilities incidental to a planned residential development, including a swimming pool, tennis courts, clubhouse, etc.;

D. Accessory dwelling units which meet the requirements of [Chapter 17.81](#).

The following uses are permitted in the R-1 district if a use permit is issued:

A. Golf course;

B. Church.

Other uses permitted in the R-1 district are:

A. The uses allowed by, and subject to the provisions of, Sections [17.88.010](#) through [17.88.110](#) and [17.88.130](#) and [17.88.140](#) of this title;

B. Other uses found to be similar in character and impact to those listed in Sections [17.30.020](#) and [17.30.040](#) of this chapter, as determined in accordance with Section [17.94.030](#) of this title.

The following site development standards apply in the R-1 district:

A. **Minimum Building Site.** Provided that the residential density permitted by the general plan, including any permitted density bonus, is not exceeded, the following minimum building site requirements apply, except as otherwise provided in [Section 17.84.010](#) of this title:

1. Interior lot, six thousand (6,000) square feet;

2. Corner lot, seven thousand (7,000) square feet.

B. **Yards.** The following yard requirements apply, except as otherwise provided in [Section 17.84.020](#) of this title:

1. Front, twenty (20) feet; except that houses constructed with garages having a swing driveway, with the entrance facing the side property line, may have a minimum fifteen (15) foot setback;

2. Side, five feet on one side and twelve (12) feet on the opposite side. (Note: the minimum side yards required for any lot created prior to June 7, 1978 are five feet on each side);

3. Rear, fifteen (15) feet;

4. Interior yard space, fifteen (15) percent of the lot area, or nine hundred (900) square feet, which-ever is less, is required for an interior yard for each lot. This may include all of the open area from the required front yard setback line to the rear property line which has a minimum dimension of ten feet by fifteen (15) feet and shall be completely open from the ground to the sky, except for a patio or pergola, or a roof or balcony overhang not exceeding thirty (30) inches.

C. **Maximum Structural Height.** The following structural height restrictions apply, except as otherwise provided in [Section 17.84.030](#) of this title:

1. Main building, thirty (30) feet;

2. Accessory building, one story not to exceed twenty-two (22) feet.

D. **Parking.** Parking requirements are as specified in [Chapter 17.86](#) of this title. For each newly constructed one-family residence, each required parking area shall be covered. Each covered parking space shall be a minimum of ten feet in width and twenty (20) feet in depth of unobstructed area. This does not include areas for washers, dryers, water heaters, stairways, supporting columns or steps.



CENTER COORDINATES

40.674335, -122.355876

GOOGLE EARTH

[View on Google Earth](#)

GOOGLE MAPS

[View on Google Maps](#)

Contact property sales manager for
pricing and terms!!

Questions? Contact the Property Sales Manager:

Lis Rosaldo | 605-667-5474 | Liz@WilcolandLLC.com

