

Brooklyn Marvin

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+/- 967.5 Acres
North Side Parcels
Berry Summit
\$2,262,300

RE/MAX[®] &



Humboldt Realty

Property Information

Description:

967.5 Acres for sale on the north side of the 299. Beautiful views of surrounding mountains and the trinity alps from the top. A Myriad of options await on these parcels, from hunting land, to building sites. There are multiple wells and springs, roads are in great shape, and there is merchantable timber as well.

Located 15 min from Willow Creek and 30 min from the coast, these parcels are accessible, buildable, and have amazing views. Power is close by.

APN: 316-081-008, 316-082-006, 316-082-007
316-075-009, 316-075-008

Zoning: TPZ– Timbre Production Zone

<u>313-7.3</u>	TPZ: Timberland Production Zone
	<p>Principal Permitted Use</p> <p>Timber Production Principal Permitted Use (See Section <u>313-163.1.9</u> for description)</p> <p>Conditionally Permitted Use</p>
Use Type	
Residential Use Types	Single Family Residential. A Use Permit is required for a second single family residence.
Civic Use Types	<p>Essential Services</p> <p>Solid Waste Disposal; subject to the Solid Waste Disposal Regulations</p> <p>Oil and Gas Pipelines; subject to the Oil and Gas Pipelines Regulations</p> <p>Major Electrical Distribution Lines; subject to the Electrical Distribution Lines Regulations</p> <p>Minor Generation and Distribution Facilities</p>
Industrial Use Types*	<p>Timber Products Processing</p> <p>Aquaculture</p> <p>Cottage Industry; subject to the Cottage Industry Regulations</p>
Agricultural Use Types	Agriculture-Related Recreation

313-7.3	TPZ: Timberland Production Zone
Extractive Use Type	Surface Mining - 2; subject to the Surface Mining Regulations Oil and Gas Drilling and Processing; subject to the Oil and Gas Drilling and Processing Regulations
Natural Resource Use Type	Coastal Access Facilities
Use Types Not Listed in This Table**	Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the TPZ zone.
Use Type	Compatible Uses Permitted with a Special Permit
Residential Use Types	Labor Camp
Commercial Timber Use Type	Timber Related Recreation
Natural Resource Use Types	Fish and Wildlife Management Watershed Management Wetland Restoration

* See, Industrial Performance Standards, Section [313-103.1](#).

** See, "Classifying Uses Not Specifically Mentioned in Use Type Descriptions," Section [313-165](#).

(Former Section CZ#A313-31(A-C); Section CZ#A314-11(B); amended by Ord. [1853](#), 12/20/88; amended by Ord. [2167](#), Sec. 23, 4/7/98; amended by Ord. [2367A](#), 7/25/06)

313-7.3	TPZ: TIMBERLAND PRODUCTION ZONE
Development Standards	
Minimum Lot Size	Forty acres (40a).
Minimum Lot Width	(As determined during subdivision review and approval).
Maximum Lot Depth	(None specified.)
Maximum Density	(None specified.)
Maximum Total Conversion of Timberland for Non-Timber Production Uses	Two acres (2a) of contiguous or non-contiguous land.

313-7.3	TPZ: TIMBERLAND PRODUCTION ZONE
Development Standards	
Minimum Yard Setbacks***	
Front	Twenty feet (20'); Thirty feet (30') for flag lots.
Rear	Thirty feet (30').
Interior Side	Thirty feet (30')
Exterior Side	Twenty feet (20')
Flag Lots	For Flag Lots, the Director, in consultation with the Public Works Department, shall establish the minimum yard that is required for a vehicular turn around on the lot.
Double Frontage Lots	Front and rear yards shall be twenty feet (20'), except that the rear yard setback may be reduced to ten feet (10') where such yard abuts an alley.
Maximum Ground Coverage	(None specified.)
Maximum Structure Height	Thirty-five feet (35').
Permitted Main BuildingTypes	Residential Single Detached; Ancillary Residential; Manufactured Home. Detached Nonresidential.

*** **Note:** Setbacks may be modified by other provisions of this Code or State law. For example, see Section [313-30](#): "Alquist-Priolo Fault Hazard" and the "Fire Safe Regulations" at Title III, Division 11.

(Former Section CZ#A313-31(A-C); Section CZ#A314-11(B); amended by Ord. [1853](#), 12/20/88)

This plat, topography map, aerial photo, or area map is not a survey. It is merely furnished as a convenience to locate the land in relation to adjoining streets, landmarks and/or other lands and does not guarantee any dimensions, distances, bearings or acreage.

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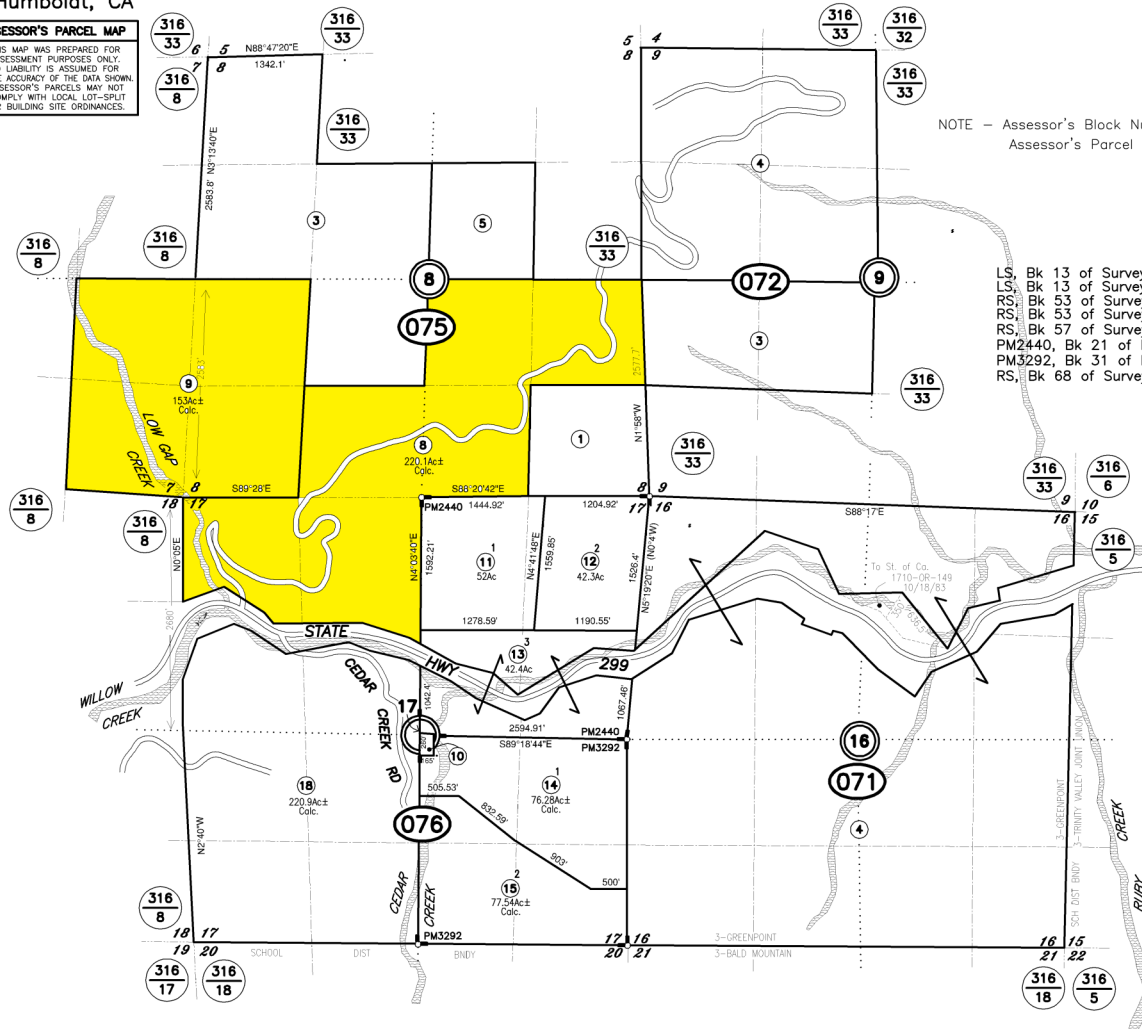
Assessor's Map Bk. 316, Pg. 7
County of Humboldt, CA

SECS 8, 9, 16 & 17, T6N R4E, HB&M

316-07

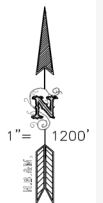


ASSESSOR'S PARCEL MAP
1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.
3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



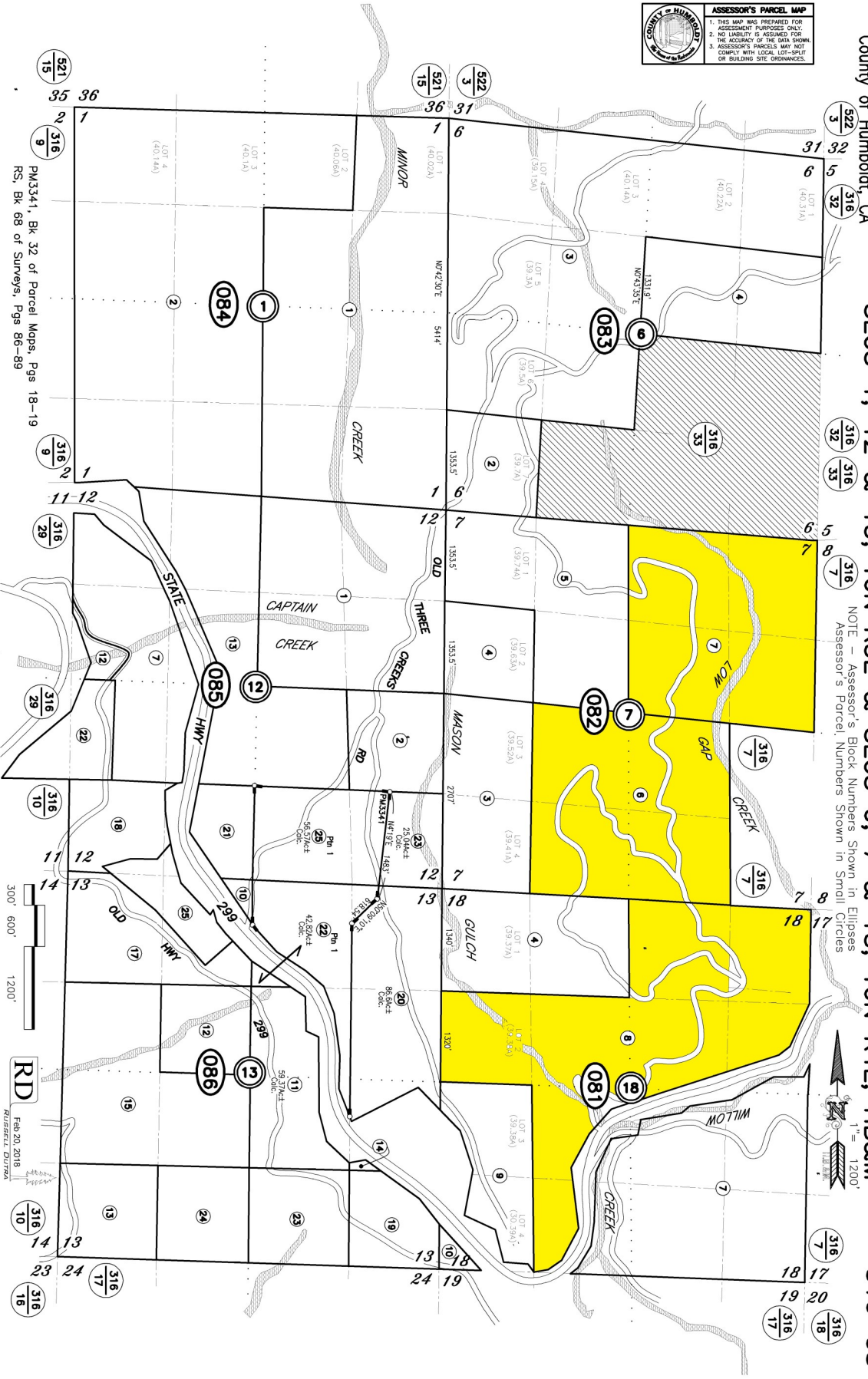
NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Small

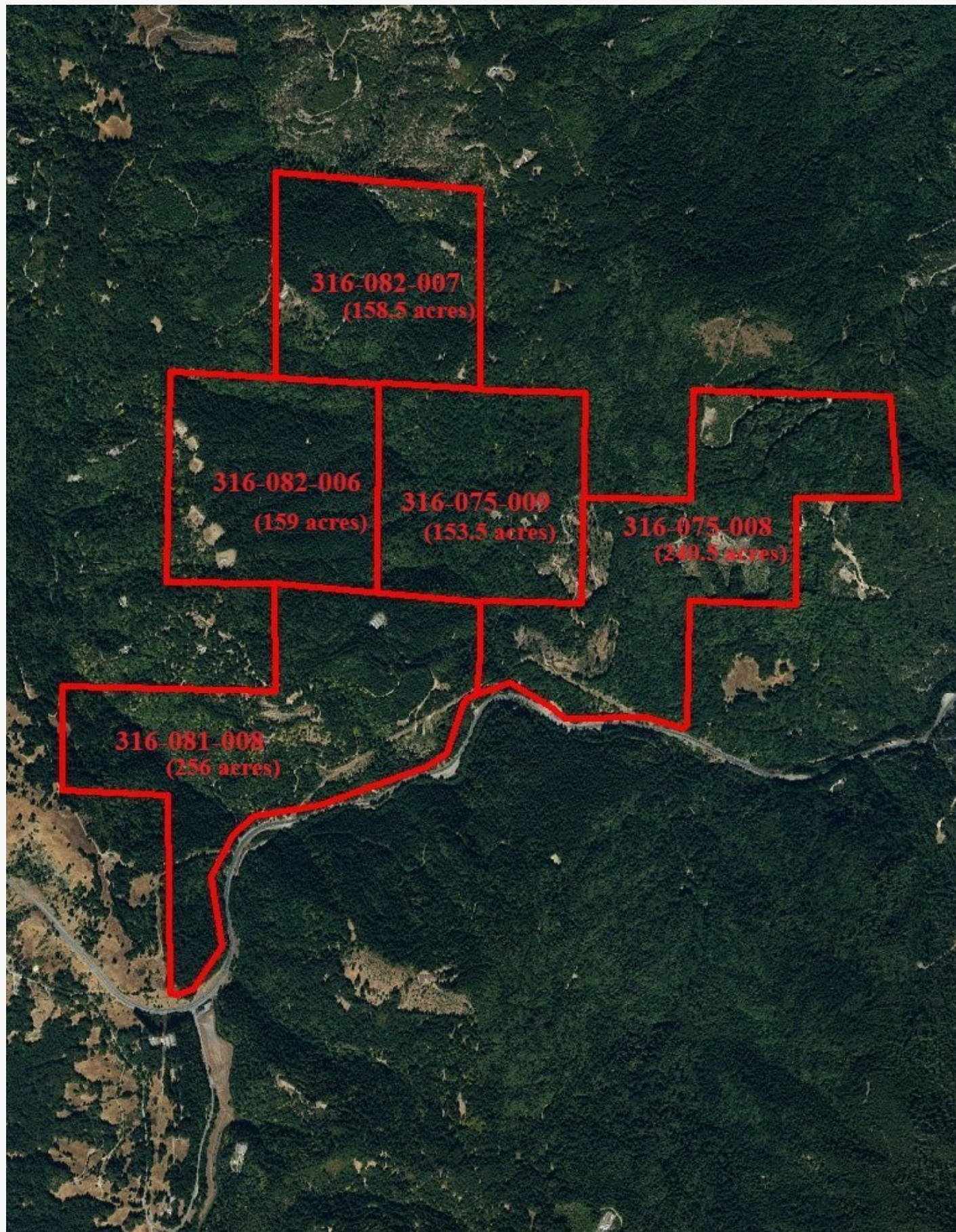
LS, Bk 13 of Surveys, Pg 55
LS, Bk 13 of Surveys, Pg 145
RS, Bk 53 of Surveys, Pg 26
RS, Bk 53 of Surveys, Pgs 94-97
RS, Bk 57 of Surveys, Pg 70
PM2440, Bk 21 of Parcel Maps, Pgs 126-12
PM3292, Bk 31 of Parcel Maps, Pgs 62-65
RS, Bk 68 of Surveys, Pgs 86-89



EC Apr 25, 2016
300' 600' 1200'

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Small Circles





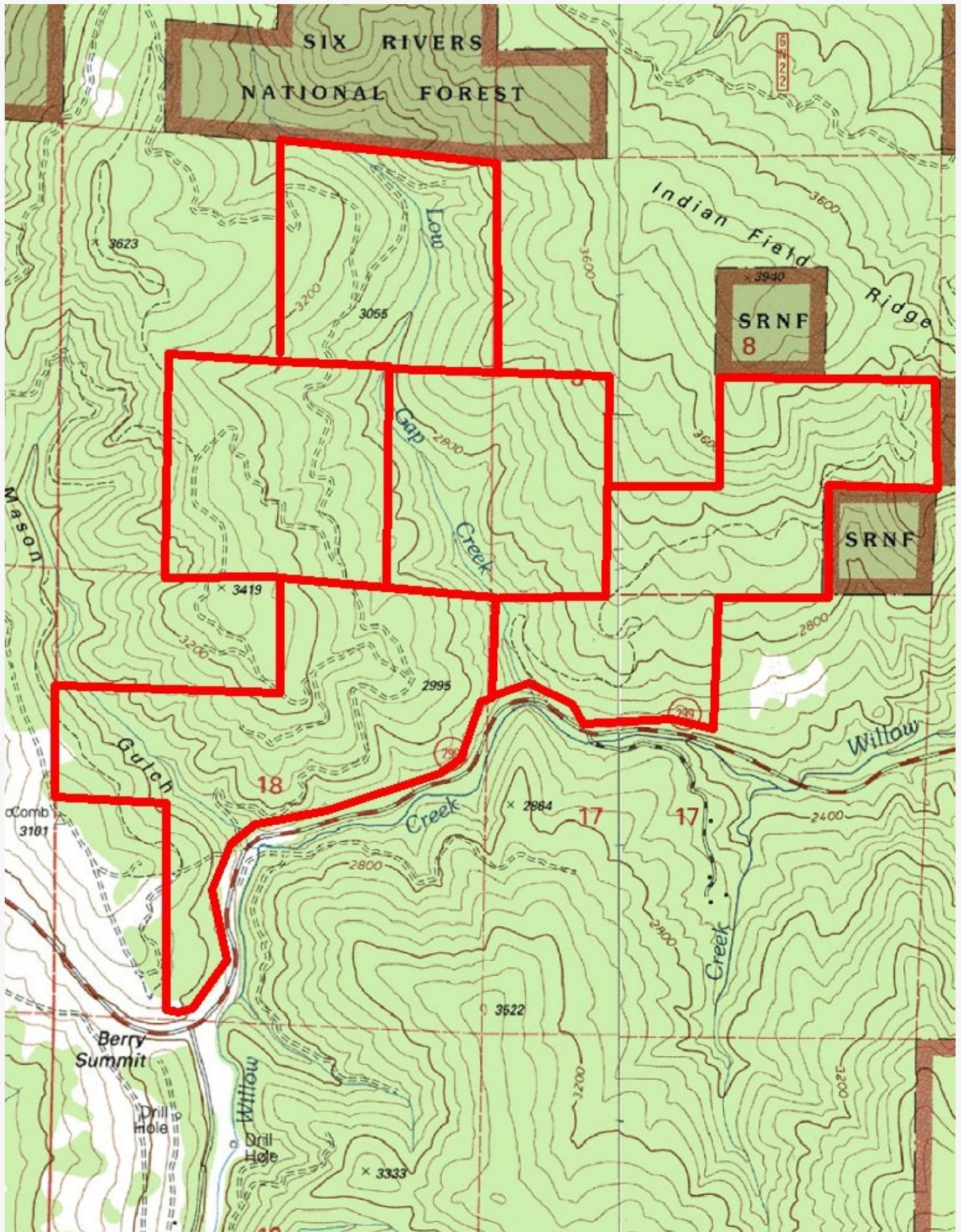
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(158.5 acres)

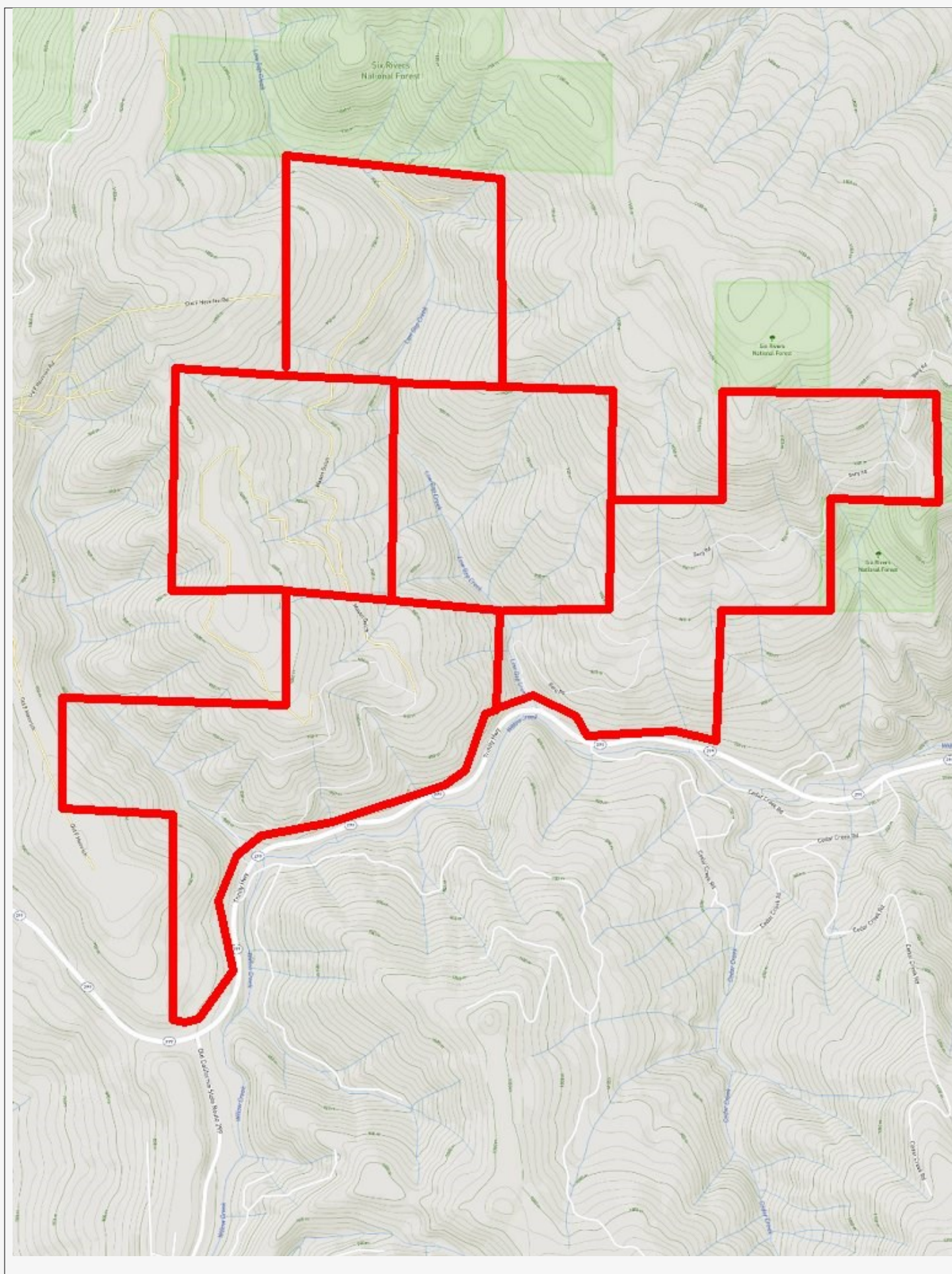
316-082-006
(159 acres)

316-075-009
(153.5 acres)

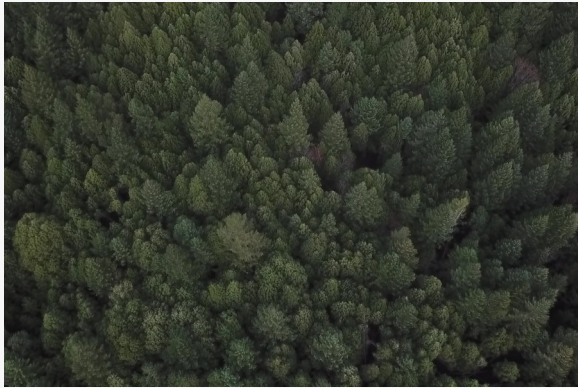
316-075-008
(240.5 acres)

316-081-008
(256 acres)











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