Brooklyn Marvin
DRE#02039145
Phone #(707)502-4086
Email: bmarvin@humboldtrealty.com

40 acres in Mad River

401 Mesquite Ln. 95552

$625,000

RE/MAX®

Humboldt Realty

Property Information

Description:

40 acre parcel in Trinity county. Over 42,000 SF of already set up outdoor square footage. Working permitted well on site. PG&E lines are right there making it easy to hook up to it. Seller is willing to part with the neighboring 20 acre parcel (018-630 -02) and has two more contiguous parcels making it 4 altogether. This can be a big advantage for adding square footage in Trinity. Ridge top sun, ready to go.

APNs: 018-040-16,
018-630-02,
018-040-12,
018-040-11.

Zoning: U-Uclassified

Parcel Location:

Parcel center latitude: 40.449886°

Parcel center longitude: -123.493446°

314-8 Unclassified Zone Regulations

8.1 U: UNCLASSIFIED ZONE

As provided in this Code, all of the unincorporated area of the County not otherwise zoned is designated as the Unclassified or U Zone. This area has not been sufficiently studied to justify precise zoning classifications. The following Code sections have been adopted to protect the health, safety and general welfare of the citizens and to insure orderly development in conformance with the General Plan. (Former Section INL#314-2(a); Ord. 894, Sec. 1, 12/19/72)

314-8.1	U: UNCLASSIFIED ZONE
Principal Permitted Uses	
One family dwelling.	
General agriculture.	
Rooming, and boarding of not more than two (2) persons.	
Manufactured home.	
Uses Permitted with a Use Permit	
All other uses not specified in the subsection, Principal Permitted Uses, may be permitted upon the granting of a Use Permit.	
Other Regulations for All Permitted Uses	
Minimum Lot Area	6,000 square feet.
Minimum Lot Width	Fifty feet (50').
Maximum Lot Depth	Three (3) times the width.
Minimum Lot Depth	One hundred feet (100').
Minimum Yard Setbacks*	
Front	Twenty feet (20').
Rear	Ten (10) feet.
Side	Five (5) feet.
Minimum Distance Between Major Buildings	Twenty feet (20').

314-8.1	U: UNCLASSIFIED ZONE
Maximum Ground Coverage	Forty percent (40%).
Maximum Building Height	(None specified.)
Other Regulations for Uses Permitted with a Use Permit	
The building height, site area, setbacks and other requirements for all other uses shall be as required by the Planning Commission in the granting of a Use Permit.	

* **Note:** Setbacks may be modified by other provisions of this Code or State law. For example, see Section 314-22.1, "Alquist-Priolo Fault Hazard" and the "Fire Safe" Regulations at Title III, Division 11.

(Former Sections INL#314-2(b)(1-4); INL#314-2(c); INL#314-3(a)(1-4); INL#314-3(b))

The Humboldt County Code is current through Ordinance 2642, passed May 5, 2020.

Disclaimer: The Office of the County Counsel has the official version of the Humboldt County Code. Users should contact the Clerk of the Board's office for ordinances passed subsequent to the ordinance cited above.

County Website: humboldtgov.org
County Telephone: (707) 445-7236
Code Publishing Company

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.

RE/MAX HUMBOLDT REALTY (707) 822-2955

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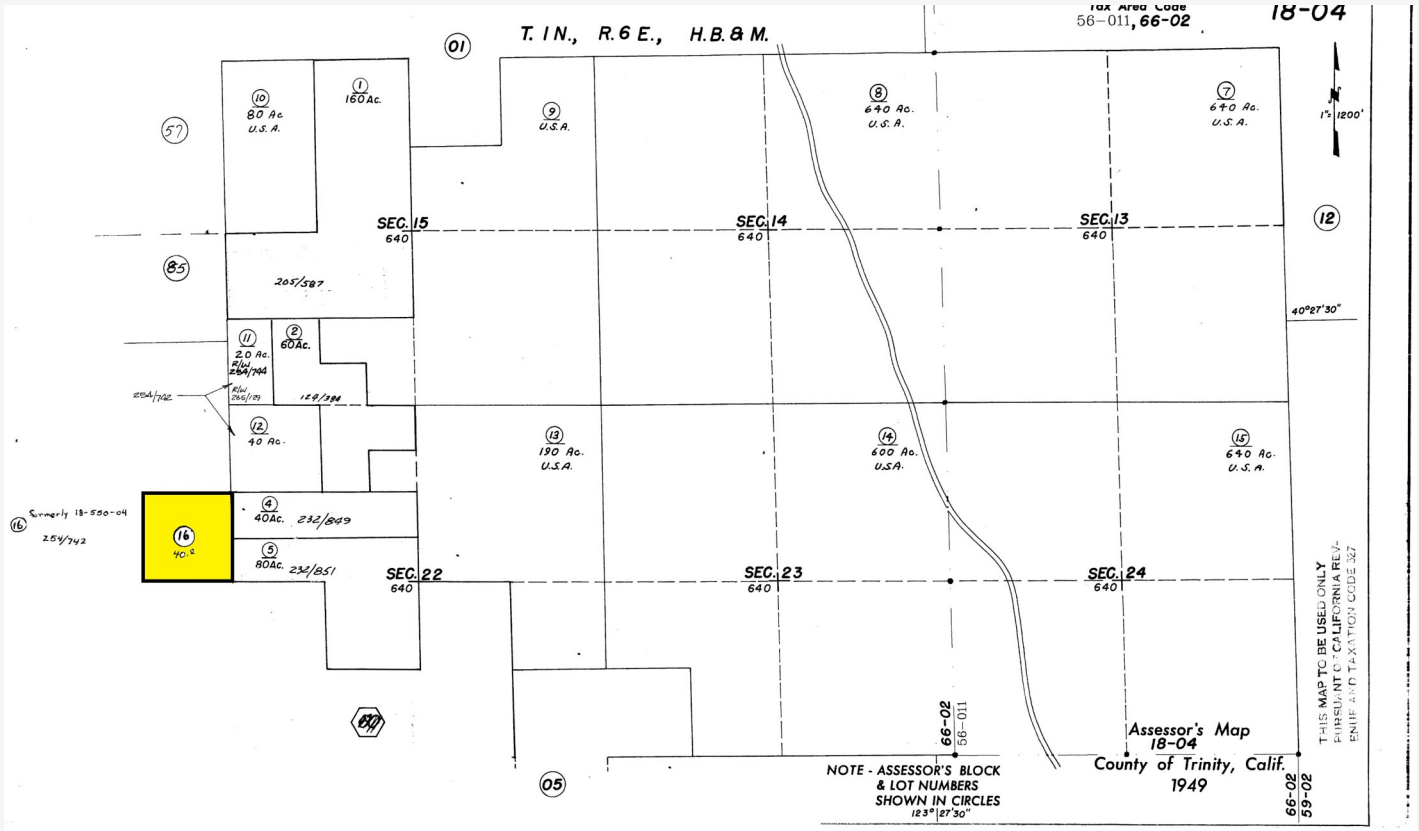

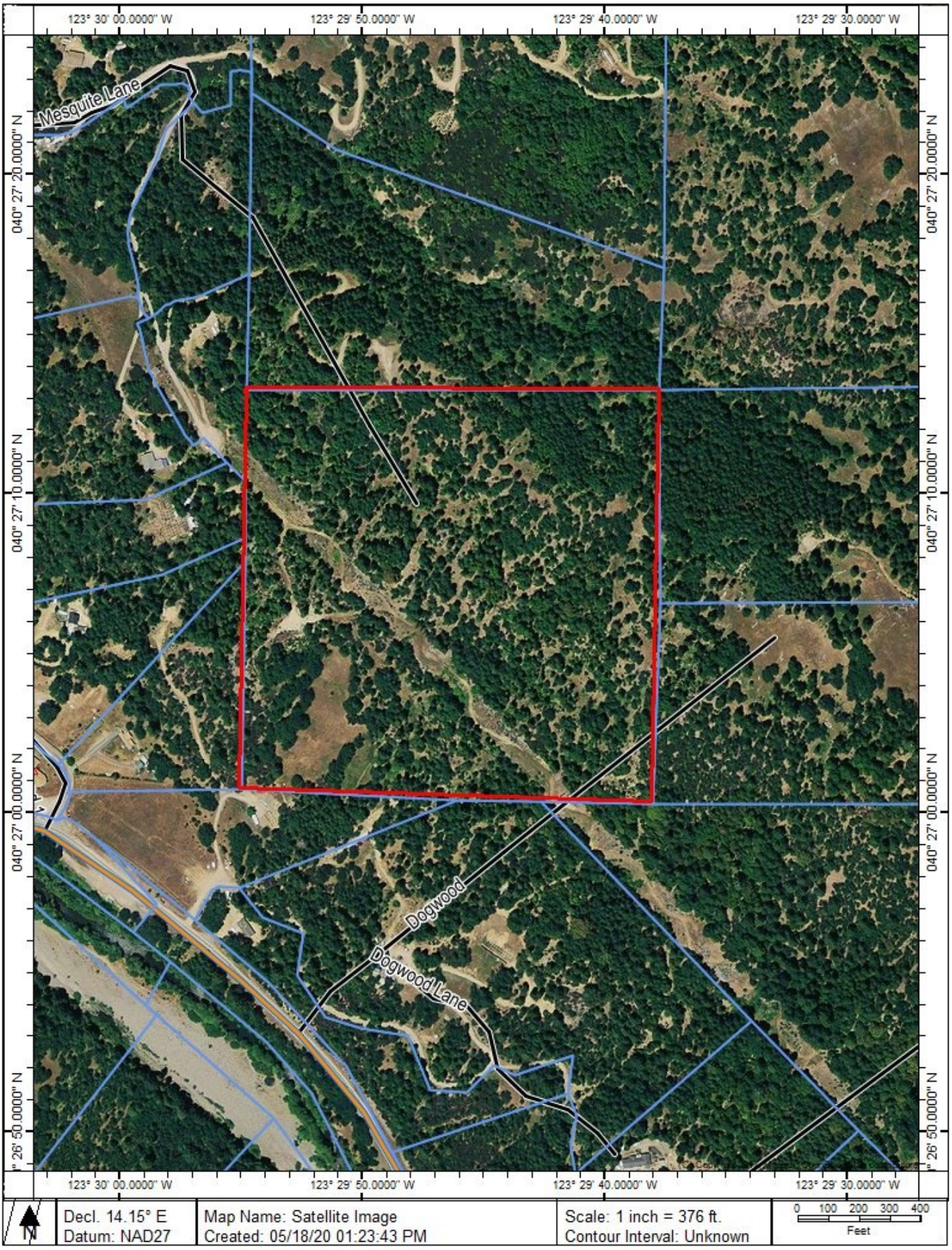
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040° 27' 10.0000" N
040° 27' 00.0000" N
39° 26' 50.0000" N
Mesquite Lane
Dogwood
Dogwood Lane
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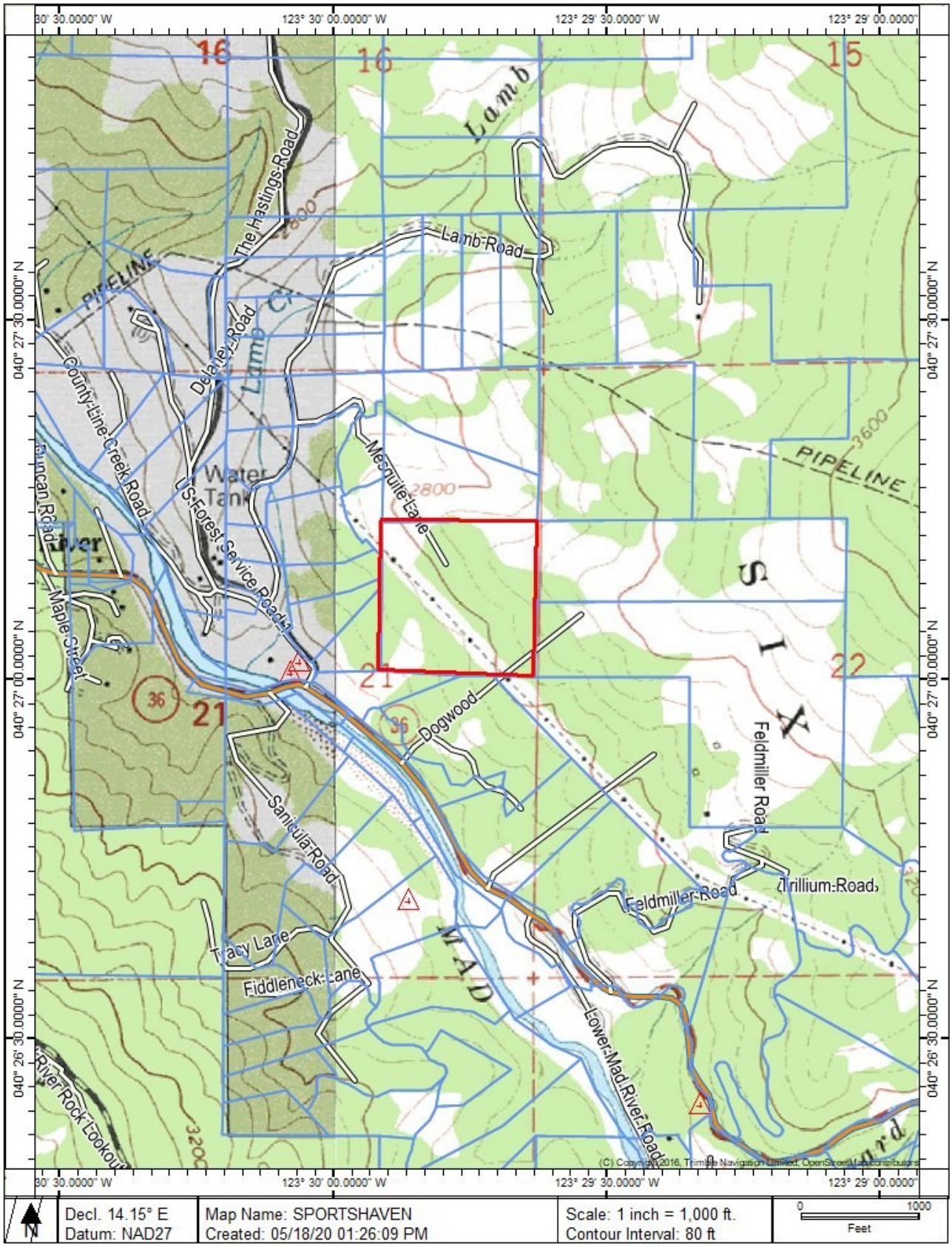
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16
15
21
22
36
Lamb
The Hastings Road
Lamb Road
PIPELINE
Lamb Cr
Delaney Road
County Line Creek Road
Duncan Road
Water Tank
US Forest Service Road 1
Mcquille Lane
Maple Street
Dogwood
Feldmiller Road
Trillium Road
Sanicula Road
Tracy Lane
Fiddleneck Lane
Lower Mad River Road
River Rock Lookout
SIX
RIVERS
MAD
(C) Copyright 2016, Trimble Navigation Limited, OpenStreetMap contributors
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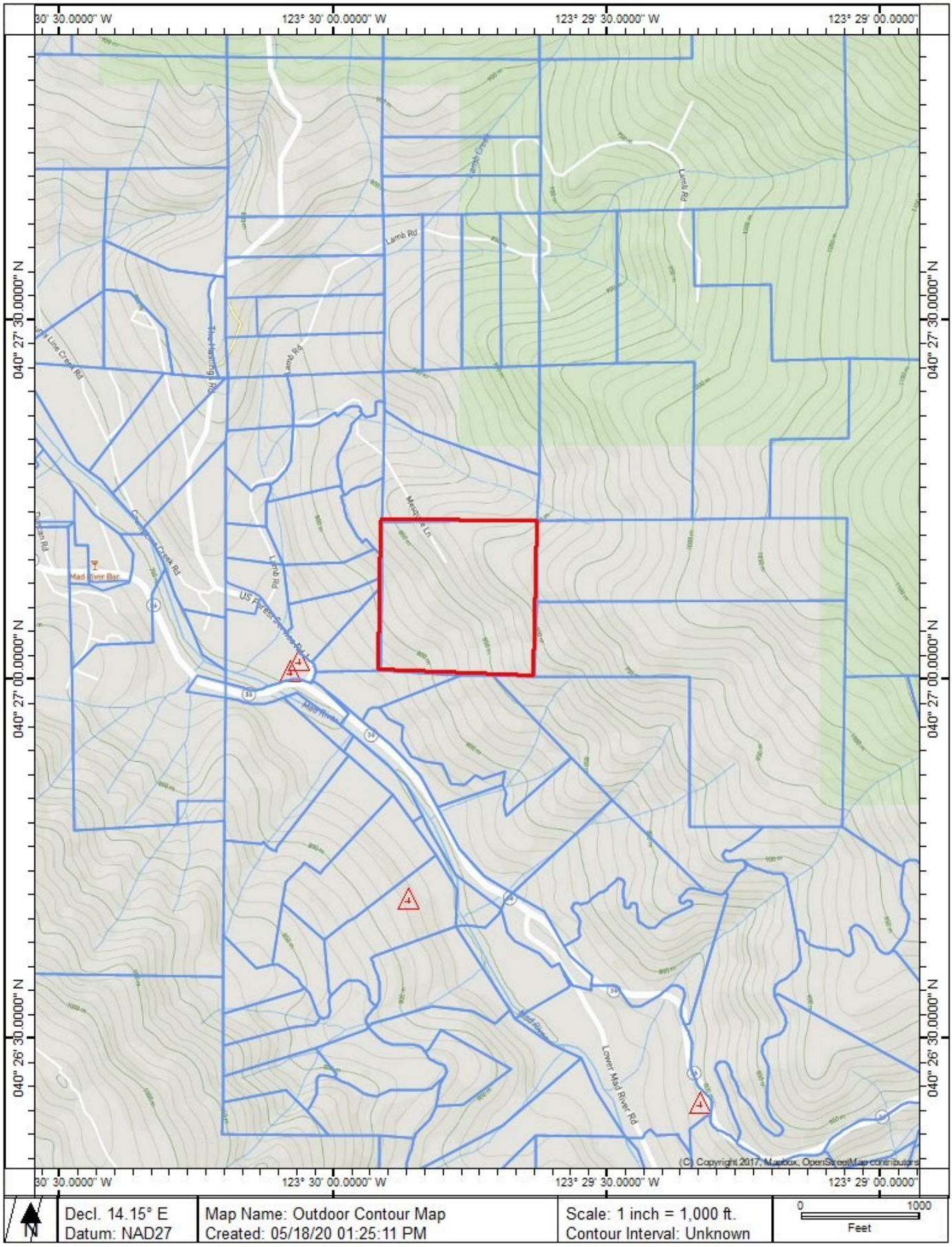

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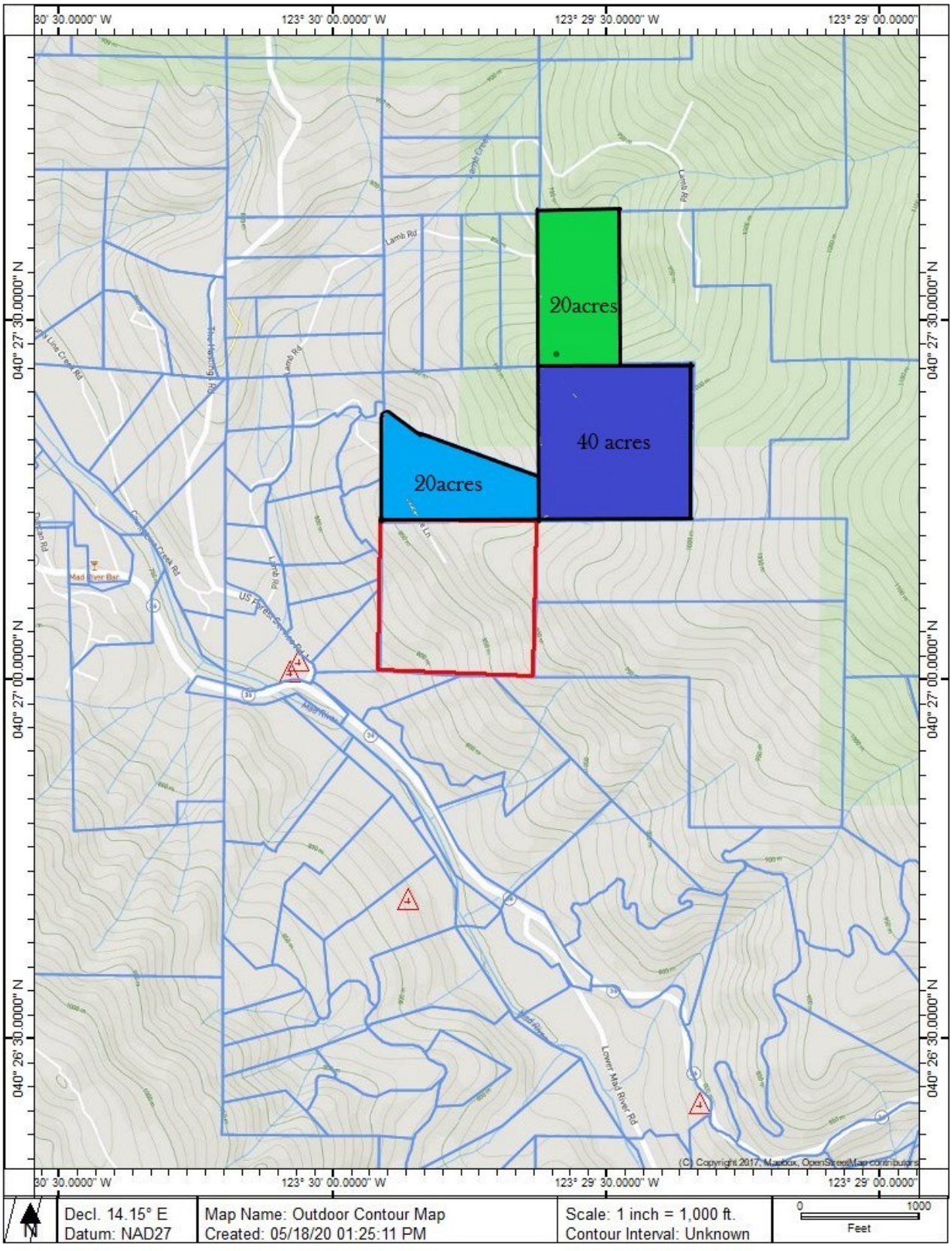

Other potential properties

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