

Presented by Barbara Davenport
Broker Associate
No 01066670
(707) 498-6364

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22280 Highway 299
Redwood Valley, CA 95525

\$612,777



LAND MAN
RESIDENTIAL • RURAL • REAL ESTATE

Property Information

Description:

Be inspired by this opportunity to take over a 30 year homesteading legacy. The setting is spectacular, with extensive Redwood Creek frontage, merchantable timber, and an excellent road system winding throughout the private, 100 acres. A park-like grassy area with established orchard, grapes, berries, and a small greenhouse surround the functional country home which boasts an open floor plan with a corner hearth and wood stove for gathering, a spacious deck for enjoying views of the swimming hole, a large pantry, a sleeping loft, and an inviting soaking tub in the bathroom. The home design has a practical shop below the living space, where the laundry area, solar system components, backup generators, workbenches, and added storage spaces are. The spring fed water system has storage tanks, and gravity flow that seasonally generates added electricity with the Pelton wheel. Septic and propane are also in place. Plenty of parking spots, and additional flat, open ground surround the home site area. There are also additional flats away from the home site that remain wild and unimproved, offering quality recreation, hunting, or wildlife viewing. The property is at a friendly elevation and the location allows for a reasonable commute to town. This homestead and land offer endless possibilities for further development and a lifestyle that gets back to basics!

APN:

316-175-024

Zoning:

U (Unclassified) – See attached page for details

Parcel Location:

Parcel Center Latitude 40.8701

Parcel Center Longitude -123.7912

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.	
Accessory dwelling unit.	
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	Six thousand (6,000) square feet.
Minimum Lot Width	Fifty (50) feet.

<u>314-8.1</u>	U: UNCLASSIFIED ZONE
Maximum Lot Depth	Three (3) times the width.
Minimum Lot Depth	One hundred (100) feet.
Minimum Yard Setbacks*	
Front	Twenty (20) feet.
Rear	Ten (10) feet.
Side	Five (5) feet.
Minimum Distance Between Major Buildings	Twenty (20) feet.
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)) (Ord. 2678, § 6, 7/13/2021)

HB&M

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

 $T^* = 1200^\circ$ 









