

VACANT LAND FOR SALE

HIGHWAY 20 EXPOSURE

YUBA CITY, CA



- Location: 996 Klamath Lane, South side of Highway 20, Yuba City, CA.
- Size: One (1) lot, 0.884± acres (38,507±sf).
- Zoning: CM, Commercial/Industrial.
- Price: \$10.00/sf (\$385,071.00)
- APN: 58-050-084
- Comments: Property is well situated with great visibility. Access road completed and monument sign (see attached) are included in price.

FOR MORE INFORMATION CONTACT:

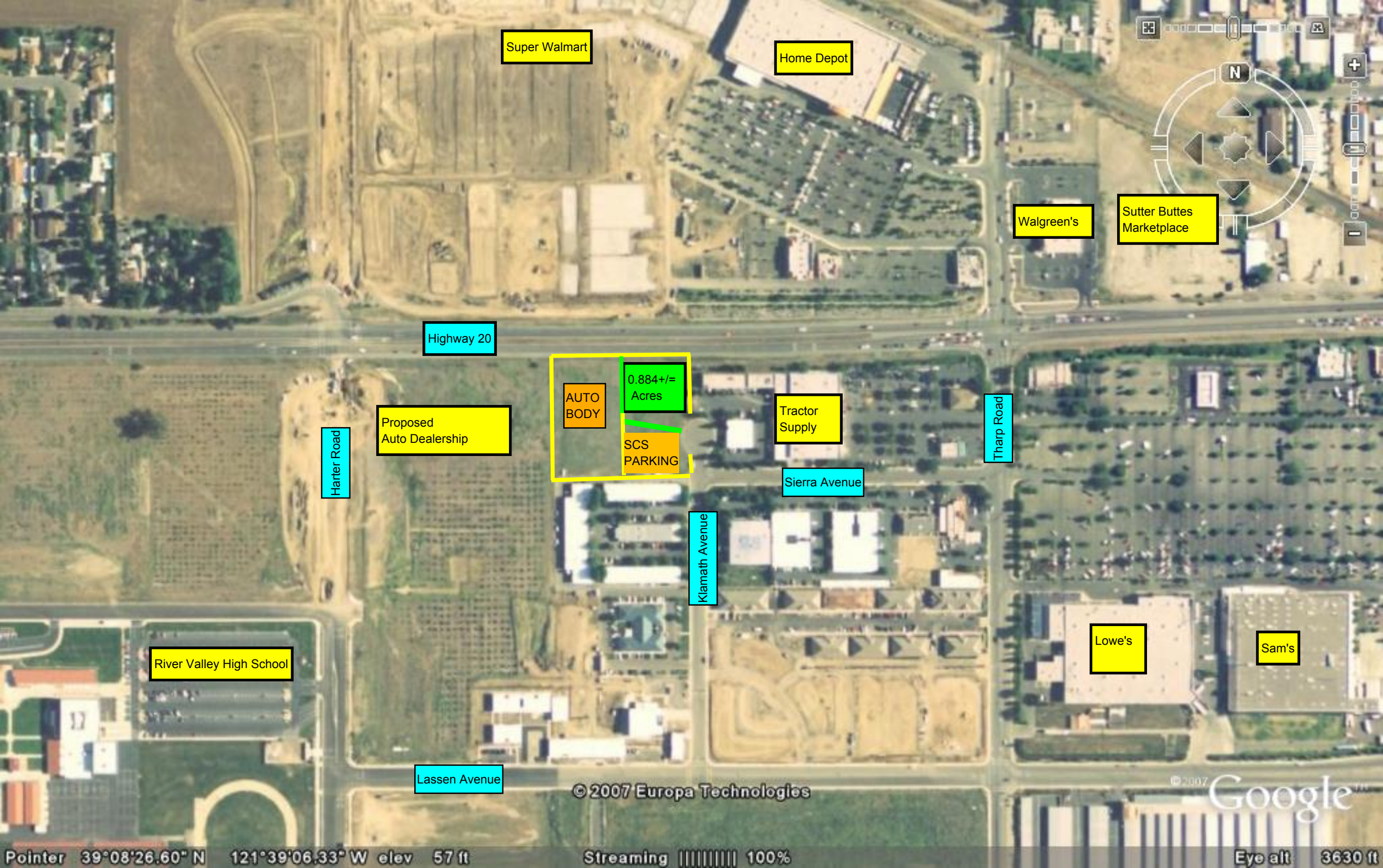
FRED NORTHERN

CA RE License #01075027

(530) 671-0000

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COMMERCIAL REAL ESTATE BROKERAGE AND DEVELOPMENT



Super Walmart

Home Depot

Walgreen's

Sutter Buttes Marketplace

Highway 20

Harter Road

Proposed Auto Dealership

AUTO BODY

0.884+/- Acres

SCS PARKING

Tractor Supply

Tharp Road

Sierra Avenue

Klamath Avenue

River Valley High School

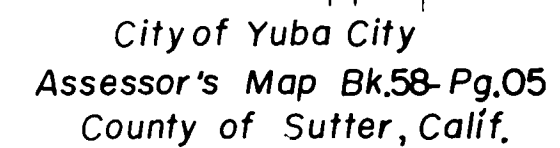
Lowe's

Sam's

Lassen Avenue

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Google



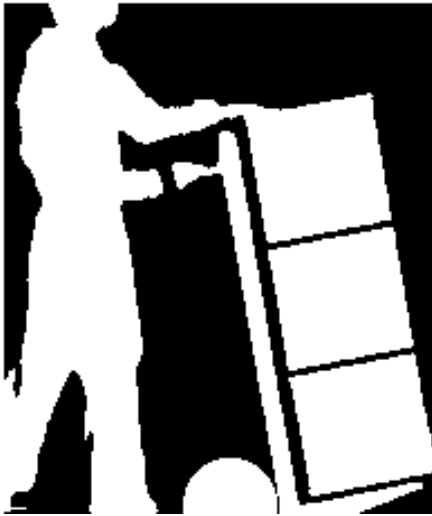
Delmonte Ranch Unit No. 1, R.M. Bk. 16 - Pg. 57
Walton Avenue Business Park, R.M. Bk. 13 - Pg. 175
W. 1/2 of Whyler Estate, R.M. Bk. 1 - Pg. 21

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

2008-1

MAY 20 2008

M.W.S.



Article 15. Heavy Commercial/Light Industrial District (C-M)

Sec. 8-5.1501. Purpose.

This district is for a transition between commercial and industrial areas. This is typically a commercial area with low visibility or the more visible industrial areas. The district provides for selected sales and services that are often considered inappropriate in

primary retail areas due to size or operating characteristics, as well as various light industrial type uses. This district is not intended to provide typical retail sales normally found in the retail districts. This district is consistent with the Community Commercial, Regional Commercial and Light Industrial General Plan designations.

Sec. 8-5.1502. Uses.

Uses	Permitted ⁽¹⁾	Use Permit ⁽²⁾	Specific Standards
Auto repair (general), auto body, transmission, electrical, radiator, upholstery and similar specialized repair shops	X		
Autos, trucks, boats, travel trailers, recreational vehicles, mobile homes (new and used) sales and service	X		
Building maintenance services such as janitorial, pest extermination, or grounds maintenance	X		
Building, lumber, electrical, plumbing and welding material sales and service	X		
Cabinet or woodworking shops	X		
Caretaker or night watchman residence ⁽³⁾	X		
Commercial coach (temporary)		X	Sec. 8-5.5101
Contractors equipment yard	X		
Farm and ranch, and related supply sales	X		
Food storage lockers, ice making facilities	X		
Heavy equipment, sales and service	X		
Heliports			X
(continues)			

Uses (cont.)	Permitted ⁽¹⁾	Use Permit ⁽²⁾	Specific Standards
Indoor assembly, processing, fabricating, treatment, manufacturing, repairing or packaging of goods that do not create noise, dust, odor, smoke, bright light, involve the handling of explosives or inflammable materials as a primary use, or otherwise creates offensive conditions at the property line.	X		
Indoor recreational facilities		X	
Janitorial and restaurant supplies	X		
Laboratory: medical, dental, optical, or biological for testing or classifying	X		
Laundries (commercial) such as those providing a linen service, but not including personal laundromats	X		
Meat cutting and packing, provided there is no slaughtering	X		
Nursery, garden and landscaping supply and services	X		
Offices ⁽⁴⁾	X		
Outdoor sales (temporary)	X		Sec. 8-5.5103
Outdoor storage and sales areas	X		Sec. 8-5.5905
Photographic processing plant	X		
Public and quasi-public		X	
Radio and television stations, communication services exclusive of transmission towers	X		
Recycling collection facilities	X		Sec. 8-5.5104
Service establishments such as glass shop, sign shop and water softening business	X		
Support businesses for permitted uses, provided the hours of operation are similar to those permitted uses, including a coffee shop, delicatessen, cafeteria or blueprint service (as part of a larger development)	X		
Taxidermist	X		
Trade school	X		
Tree surgeon establishments	X		
Veterinarian (no outdoor boarding facilities)	X		
Warehouse, mini storage or other storage buildings or wholesale distribution facilities, except those storing flammable or explosive material	X		

(1) The level of review is determined as provided in Sec. 8-5.7001.

(2) See Sec. 8-5.7003 for review process explanation.

- (3) Provided it is part of a bona fide heavy commercial/light industrial use and not a separate rental unit.
- (4) Office floor area square footage for an existing building shall be limited to the amount of parking available to the subject property.

Sec. 8-5.1503. Development Standards.

Minimum Lot Size	5,000 sq. ft. Special criteria and exceptions are provided in Article 55.
Maximum Building Height	4 stories not to exceed 52 feet, except as provided in Article 56.
Minimum Yards	Front - 10 feet. Street Side - 10 feet. Interior Side - None, except when abutting a residential district then 15 feet. Rear - None, except when abutting a residential district or for a through lot where neighboring uses have front yards, then 15 feet.
Exterior Lighting	As provided in Article 58.
Fences, Walls, Hedges and Intersection Visibility	As provided in Article 59.
Landscaping	As provided in Article 60.
Off-street Parking and Loading	As provided in Article 61.
Public Improvements	As provided in Article 62.
Signs	As provided in Article 63.
Trash Enclosures	As provided in Article 64.