



Becky Williams <becky@beckywilliamsteam.com>

Subdivision

Planning <planning@townofparadise.com>

Tue, Mar 12, 2024 at 9:59 AM

To: Jake Koertge <jake@beckywilliamsteam.com>, Planning <planning@townofparadise.com>, Becky Williams <becky@beckywilliamsteam.com>

Jake, good morning!

In theory, yes, this property could possibly be subdivided, and the zoning allows for 3-acre parcel sizes. That being said, in order to create ANY new parcel, you will have to have prepared by an engineer and submit for review and approval, septic perc holes, calculations and other supporting docs that prove you have suitable soil for a minimum 3-bedroom septic system for each lot you are creating. The division of land cannot be approved without that.

I am including a screenshot of our soil map and legend so you can see the soil types on the property.... They are not great and mostly rock land, which not only cannot perc, but makes it quite difficult to build on as well. Additionally, there is a 60' private road easement through the entire property that would not be able to be abandoned and therefore would create a minimum 30' setback from the centerline of Anchor Way to any structure (see screenshot #2 for the parcel map with road). Additionally, depending on how Anchor Way was created, it may pose additional restrictions that may hinder the completion of the approval. Unfortunately, our office does not have access to these types of recorded documents, and it would be best for the owners themselves to contact a Surveyor to obtain additional information on it.

And, as if there weren't enough "issues" to this point for you, (see screenshot #3 that shows a creek running through a portion of the property). You cannot build in the creek and if it is designated by fish & wildlife as a significant creek, you may have very large setbacks from the top of the bank. Additionally, I believe it is a 100' setback for any part of a septic system from a creek as well, leaving little room on that portion for building a structure.

Overall, this is a fine piece of property I'm just not sure it is a great candidate for the type of project you are inquiring about.

I hope this helps answer your questions.

Have a wonderful day!



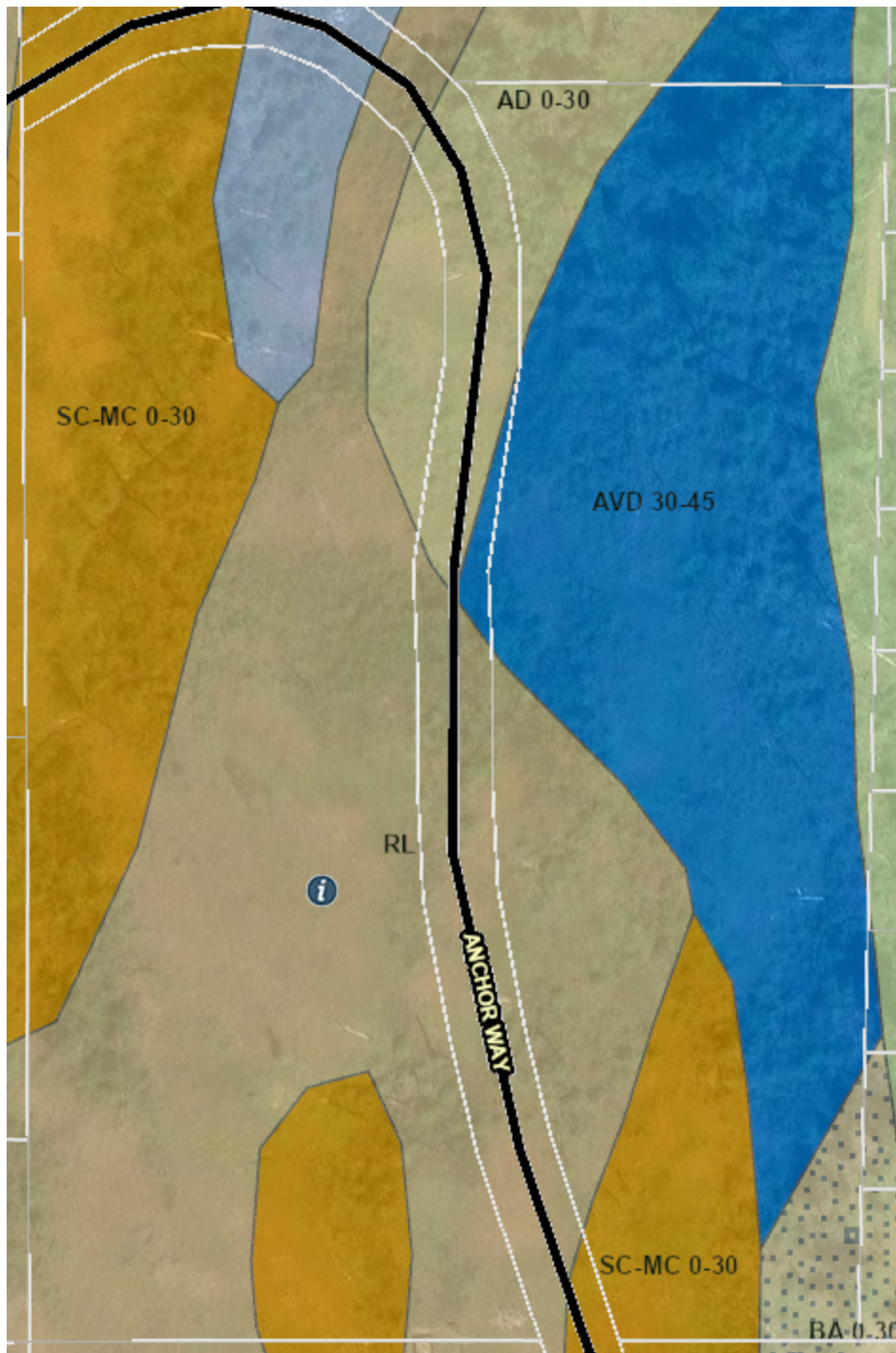
Amber DePaola

Senior Planner | CDD

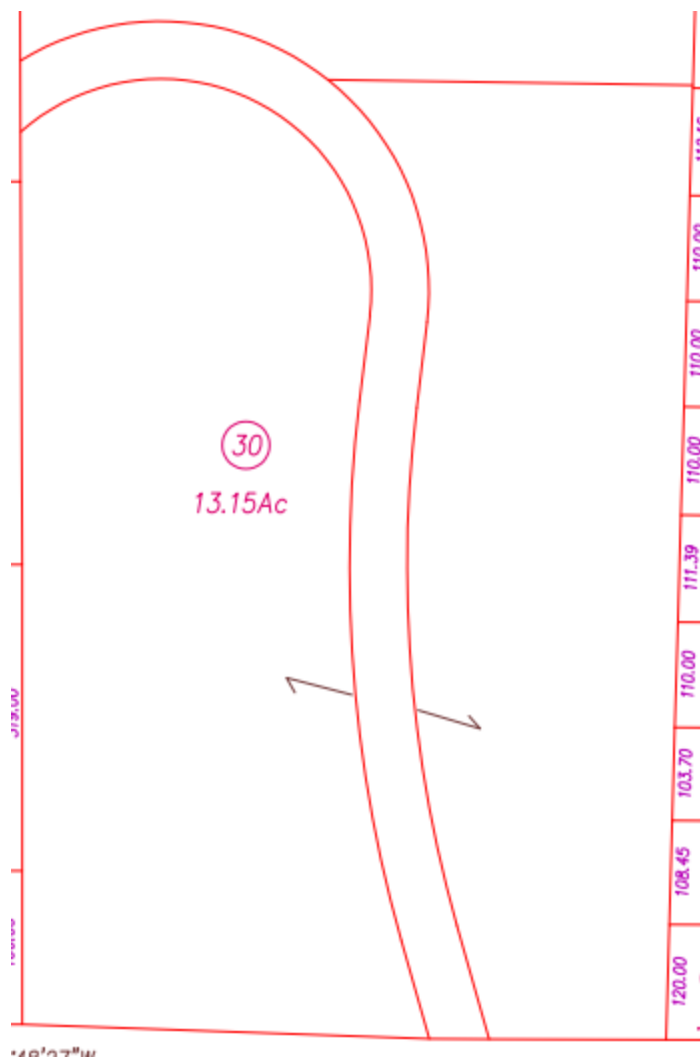
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SCREENSHOT #1



SCREENSHOT #2



SCREENSHOT #3



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