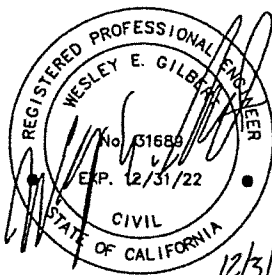
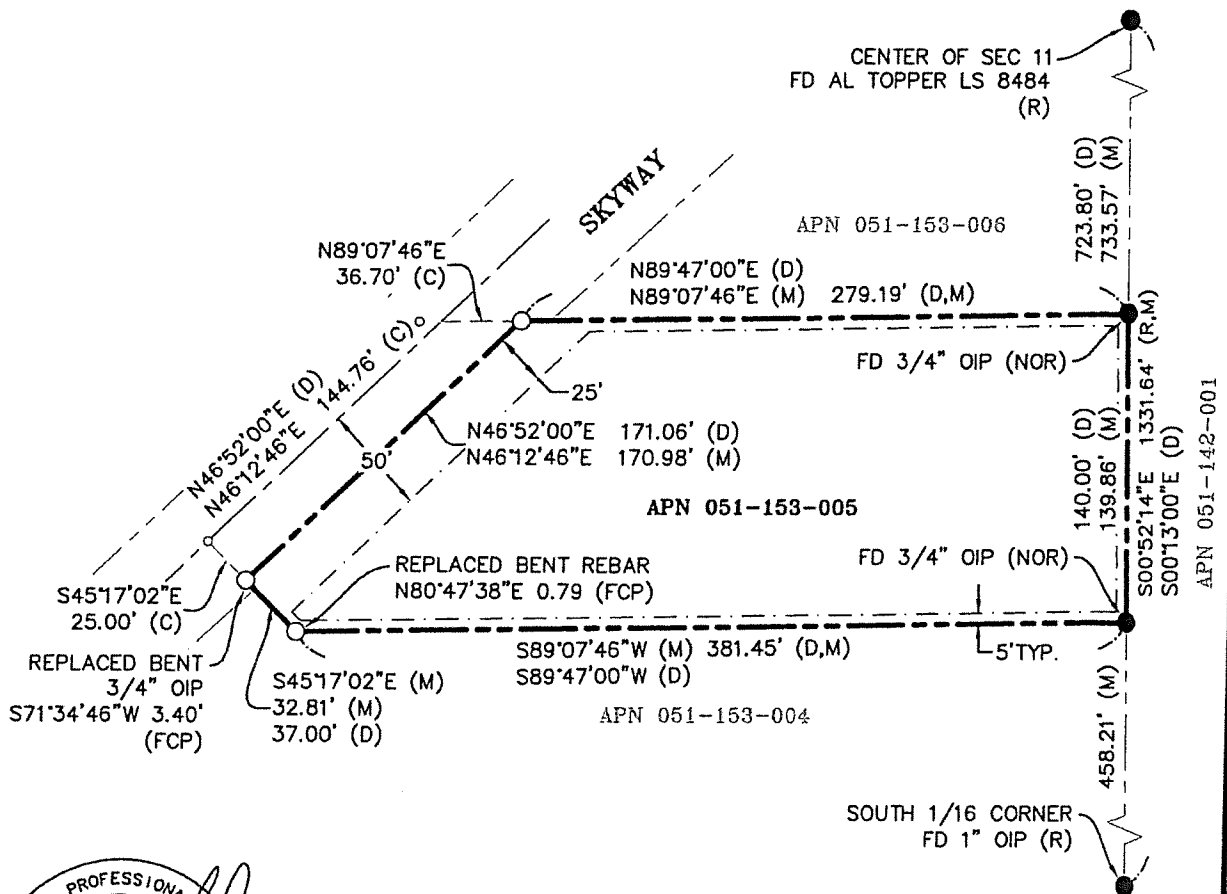


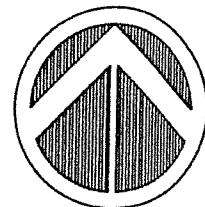
LEGEND:

- FOUND MONUMENT, AS NOTED
- SET 5/8" REBAR TAGGED RCE 31689
- COMPUTED POINT, NOTHING FOUND OR SET
- (OIP) OPEN IRON PIPE
- (IP) IRON PIPE
- (NOR) NOT OF RECORD
- (M) MEASURED
- (C) CALCULATED
- PROPERTY BOUNDARY
- NEIGHBORING PROPERTY LINE
- BUILDING SETBACK LINE (BSL)
- EASEMENT LINE
- CENTERLINE
- (D AND R) RECORD DATA PER REFERENCES
- (FCP) FROM COMPUTED POSITION
- ROW RIGHT OF WAY



RECORD REFERENCES:

- (D) - RSN 2016-0016088
- (R) - PARCEL MAP BOOK 132 OF MAPS, PAGE 26



TOWN OF PARADISE

DEVELOPMENT SERVICES

DRAWN BY RAT DATE NOV. 2020
CHECKED WEG SCALE 1" = 80'

APPROVED _____
PUBLIC WORKS DIRECTOR

BUILDING PERMIT PROPERTY CORNER PLAT
FOR
8030 SKYWAY
APN 051-153-005

EXHIBIT
"A"

SHEET 1 OF 1



Town of Paradise

Development Services

5555 Skyway Paradise CA 95969
(530) 872-6291 Fax (530) 877-5059
www.townofparadise.com

LAND SURVEYOR'S CERTIFICATION FOR BUILDING PERMIT

Permit Number: _____
Site Address: 8030 Skyway
Site APN: 051-153-005
Record Map Reference (if any): Book _____ Page _____ of Maps
Lot/Parcel Number as shown on said Map: _____

Surveyor's Statement

I hereby state that a field survey was performed by me on the real property described above, or under my direction, in conformance with the requirements of the Professional Land Surveyors' Act, Business and Professions Code §§ 8700 – 8805.

I also hereby state:

☐ That the monuments, as shown on the above referenced Record Map, have been found, verified as to their location and exposed for inspection as of the date of this statement, and are shown on the attached Exhibit.

And/or

☒ That missing property corner monuments have been set, or reset, as shown on the attached Exhibit and the appropriate Corner Record or Record of Survey will be filed with the County of Butte.

This certification and the attached exhibit are for the sole purpose of the property corner identification of this parcel only and are not intended for public distribution or any use other than building permit clearance for the real property described above.

By: Wesley E. Gilbert

Date: 12/3/2020

Wesley E. Gilbert, RCE 31689
(print name and license number)

Company Name: W. Gilbert Engineering



Chapter 17.20 - NEIGHBORHOOD-COMMERCIAL (N-C), CENTRAL-BUSINESS (C-B) AND COMMUNITY-COMMERCIAL (C-C) ZONES

17.20.100 - Specific purposes.

The following purposes apply to the specific commercial zones.

- A. The neighborhood-commercial zone is intended for land areas that are characterized by existing and planned neighborhood and locally oriented commercial retail and service uses. This zone is primarily applied to small sites adjacent to residential neighborhoods and along designated arterial or collector streets. The neighborhood-commercial zone is consistent with both the neighborhood-commercial (N-C) and the town-commercial (T-C) land use designations of the Paradise general plan.
- B. The central-business zone is intended for land areas located within the central commercial (downtown or core) area of Paradise and that provide for commercial retail and service uses, public uses, professional and administrative office uses, and multiple-family residential uses. The central-business zone is consistent with the central-commercial (C-C) land use designation of the Paradise general plan and it is potentially consistent with the town-commercial (T-C) Paradise general plan land use designation.
- C. The community-commercial zone is intended for land areas that are planned or are providing a full range of locally and regionally oriented commercial land uses, including retail, retail centers, wholesale, storage, hotels and motels, restaurants, service stations, automobile sales and service, professional and administrative offices, etc. Dependent upon the presence and application of constraints, maximum potential residential densities shall not exceed ten (10) dwelling units per acre. The community-commercial zone is consistent with the town-commercial (T-C) land use designation of the Paradise general plan and it is potentially consistent with the community-service (C-S) Paradise general plan land use designation.

(Ord. No. 495, § 2, 8-25-2009; Ord. 250 § 2(part), 1995; Ord. 214 § 2(part), 1992)

17.20.200 - Permitted and conditional uses.

In the neighborhood-commercial, central-business and community commercial zones the following land uses are permitted where indicated by the letter "P," and are uses permitted subject to town issuance of a conditional use permit where indicated by the letter "C." Uses indicated by the letter "S" are permitted uses with town approval and issuance of a site plan review. Uses identified with the letter "A" are permitted land uses upon town approval and issuance of an administrative permit.

<u>P/C/S</u>	<u>Uses</u>

<u>N-C</u>	<u>C-B</u>	<u>C-C</u>	
-	P	A	Administrative service
S	A	-	Agricultural employee housing, limited residential
C	-	C	Auto body repair
C	S	A	Auto repair
-	S	A	Auto sales (indoor)
-	-	S	Auto sales (outdoor)
S	A	P	Bed and breakfast
-	-	C	Body piercing/tattoo shop
P	P	P	Business office
-	A	P	Business services
-	S	S	Business/trade school
-	-	C	Campground
-	-	S	Car washing
-	S	S	Club or lodge
	C	S	Cocktail lounge
C	C	S	Commercial recreation (indoor)
-	-	C	Commercial recreation (outdoor)
C	-	C	Community care facility

-	-	S	Convalescent service
C	-	C	Construction sales and service
A	P	P	Consumer repair
-	A	A	Cultural service
C	C	S	Day care facility
C	C	A	Day care home (large family)
P	P	P	Dwelling, accessory (with permitted primary use)
-	C	C	Educational facility
		C	Emergency shelters
-	-	S	Equipment repair
-	A	P	Financial services
S	A	P	Food sales
		C	Fuelwood sales
	C	S	Funeral home
P	P	P	Guidance service (limited)
-	-	C	Kennel (indoor)
-	-	S	*Large collection recycling facility
		C	Large retail project
-	C	S	Laundry services

-	-	C	*Light processing recycling facility
C	C	P	Liquor sales
S	S	P	Manufacturing (custom)
-	-	C	Manufacturing (light)
S	A	P	Medical offices
-	-	C	Mobile home park
-	-	S	Mobile home sales
-	S	S	Motel or lodging
-	S	S	Multiple-family residence
P	P	P	Open space
-	S	C	Park and recreation
-	A	A	Parking facility (public)
-	S	S	Parking facility (private-commercial)
S	A	P	Personal improvement
S	P	P	Personal services
S	A	P	Pet services
-	P	P	Pet shop
S	S	S	Postal facility
P	P	P	Professional office

-	C	C	Public assembly
-	C	C	Religious assembly
-	C	S	Research services
-	-	S	Residential, group
C	A	P	Restaurant
S	P	P	Retail services
A	A	A	*Reverse vending machine
S	A	S	Safety service
-	-	S	Service station
S	A	-	Single-family residence
A	A	A	*Small collection recycling facility
-	-	C	Towing service/vehicle impound
-	A	S	Transportation service
-	C	C	Transportation terminal
-	S	S	Two-family residence (density applied)
P	P	P	Utility service (minor)
C	C	C	Utility service (major)
-	C	S	Veterinary service
-	-	C	Warehouse (general)

-	-	P	Warehouse (limited)
-	A	A	Wastewater treatment/disposal utility

* Refer to Chapter 17.40.

(Ord. No. 564, § 2, 11-7-2016; Ord. No. 503, §§ 2—4, 8-10-2010; Ord. No. 460, §§ 4, 5, 4-10-2007; Ord. No. 426 § 3, 9-28-2004; Ord. No. 411, § 3, 2-10-2004; Ord. No. 405, §§ 4—9, 11-12-2003; Ord. 384, § 1, 2002; Ord. 362, § 6, 2001; Ord. 354, §§ 3, 4, 2000; Ord. 351, § 3, 2000; Ord. 349, §§ 8—10, 2000; Ord. 332, § 8, 1999; Ord. 310, § 3, 1998; Ord. 250, § 2(part), 1995; Ord. 214 § 2(part), 1992)

Editor's note— Ord. No. 503, adopted Aug. 10, 2010, shall take effect 30 days after the date of its passage.

17.20.300 - Accessory uses—Commercial.

Commercial uses include the following accessory uses, activities and structures:

- A. Any commercial use that is not listed as a permitted use in the same zone, and complies with the following criteria:
 - 1. Is operated primarily for the convenience of employees, clients or customers of the principal use;
 - 2. Occupies less than thirty-five (35) percent of the total developed area of the principal use;
 - 3. Is located and operated as an integral part of the principal use and does not comprise a separate business use or activity;
- B. Any industrial use that is not listed as a permitted use in the same zone, and which complies with the criteria listed in subsection A of this section, and is not located in any "N-C" or "C-B" zoning district;
- C. Keeping of dogs, cats, potbelly pigs or similar small domestic animals as household pets (see Chapter 6.28 of this code).
- D. Secondary dwelling. Refer to Section 17.06.990.B.10.

(Ord. No. 594, § 5, 4-14-2020; Ord. No. 426 § 4, 9-28-2004; Ord. 351, § 4, 2000; Ord. 250, § 2(part), 1995; Ord. 227, § 4, 1993; Ord. 214, § 2(part), 1992)

Editor's note— Ord. No. 594 shall take effect thirty (30) days after the date of its passage/adoption.

17.20.400 - Site development regulations.

The following site development regulations apply within the commercial zones:

Regulation	Requirement		
	N-C	C-B	C-C
Minimum gross lot area (square feet)	10,890	10,890	10,890
Minimum site area (square feet) per dwelling unit size			
Unit greater than 1,200 square feet	5,445	4,356	5,445
Unit 700 to 1,200 square feet	4,840	3,600	4,840
Unit less than 700 square feet	4,355	2,900*	4,355
Minimum lot width	65 feet	55 feet	65 feet
Minimum street frontage width	30 feet	30 feet	40 feet
Minimum front yard setback			
Public street (from centerline)	50 feet	40 feet	50 feet
Private road (from centerline)	30 feet	25 feet	30 feet
Minimum side and rear yard setback	5 feet	0 feet	0 feet
Maximum height	35 feet	35 feet	35 feet
Maximum coverage			
Building	50 percent	60 percent	50 percent
Impervious	60 percent	90 percent	80 percent
Maximum floor area ratio	.5 to 1	.75 to 1	.5 to 1

*Note: Density potentially permitted only if served by an approved clustered wastewater treatment and disposal system.

(Ord. No. 495, § 3, 8-25-2009; Ord. No. 467, § 5, 8-14-2007; Ord. 382, § 4, 2002; Ord. 362, § 1, 2001; Ord. 250, § 2(part), 1995; Ord. 214, § 2(part), 1992)

17.20.500 - Drive-in services.

- A. Any land use having a drive-in service shall be subject to site plan review pursuant to the regulations of Section 17.45.400. The town may require adequate traffic circulation, vehicle queue lanes, and conditions to minimize impacts of the drive-up feature on abutting land uses.
- B. This section shall apply to drive-through food and beverage service windows, drive-up banking windows, drive-through car-washing facilities, and similar uses, but shall not apply to automobile service stations.

(Ord. 250, § 2(part), 1995; Ord. 214, § 2(part), 1992)

17.20.600 - Other provisions.

- A. Mobile Home Provisions. Refer to Chapter 17.36.
- B. Sign Regulations. Refer to Chapter 17.37.
- C. Parking Requirements. The off-street parking and loading regulations of Chapter 17.38 shall be

applicable to any new land use, expanded land use, new building or building addition established upon real properties located within the N-C or C-C zoning districts. Except for the parking facility design requirements and standard regulations of Sections 17.38.900, 17.38.1100 and 17.38.1150, the regulations of Chapter 17.38 shall not be applicable to land usage or development of real properties located within the C-B (central-business) zoning district.

(Ord. 319, § 1, 1999; Ord. 250, § 2(part), 1995; Ord. 214, § 2(part), 1992)

**TOWN OF PARADISE
ONSITE WASTEWATER MANAGEMENT ZONE
5555 SKYWAY PARADISE CA**

Date of Issue: 3/11/2013

FILE COPY

ONSITE WASTEWATER DISPOSAL SYSTEM OPERATING PERMIT

Owner: Harmon Steven C
902 Pomona Ave
Chico, CA 95928

Permit Number: OS13-00499
AP Number: 051-153-005-000
Property Address: 8030 SKYWAY
Expiration Date: 02/22/2020

Structure(s) served by this onsite wastewater disposal system: One (1) Bedroom - Residential
Onsite wastewater disposal system daily design flow: 150 gallons per day.
Evaluation/Construction inspection was performed on: 02/22/2013

EXISTING SYSTEM COMPONENTS

Standard - - Residential

Tank Details

Installation Date	Material	Liquid Capacity	Type
02/14/2005	Concrete	1500 Gallons	Septic

Absorption Field

Installation Date	Total Length	Trench Width	Total Rock
01/15/2010	75 Feet	24 Inches	24 Inches

Operating Permit Notes: A - GUEST HOUSE

Evaluator/Inspector:
ERIC HEGENBART
JERRY HEGENBART SEPTIC
530 877 8261

Certificate/License Number:
S-109

Additional onsite wastewater disposal system evaluations are required if there are any changes in the onsite system operating parameters.

This permit is valid until 02/22/2020.

The owner is responsible for having an evaluation performed within three months before this date in order to have this operating permit renewed.

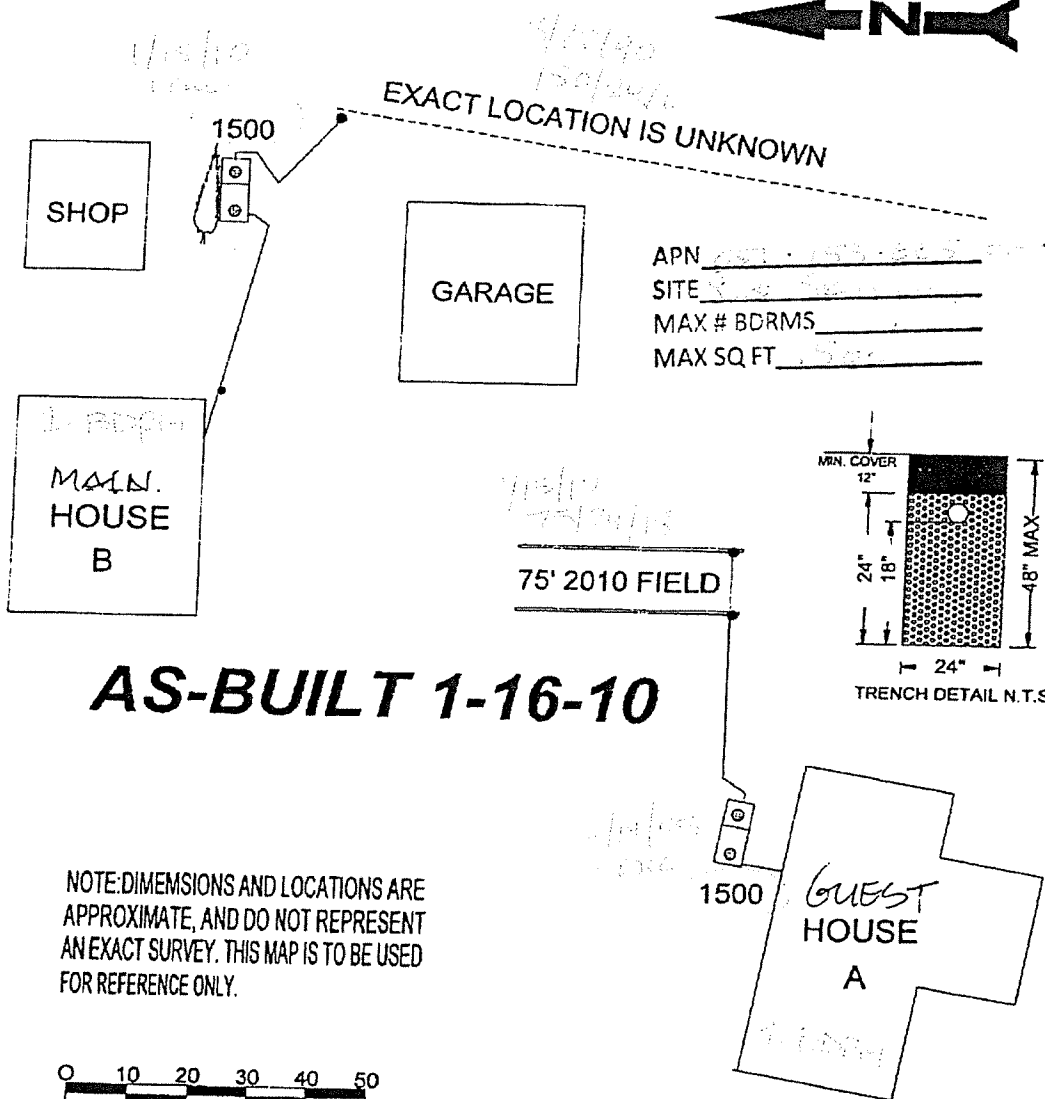
Date: 3/11/2013

Signature: Eric Hegenbart

REFERENCE MAP

210.75

8030 SKYWAY
AP# 051-153-005



APN _____
SITE _____
MAX # BDRMS _____
MAX SQ FT _____

AS-BUILT 1-16-10

NOTE: DIMENSIONS AND LOCATIONS ARE APPROXIMATE, AND DO NOT REPRESENT AN EXACT SURVEY. THIS MAP IS TO BE USED FOR REFERENCE ONLY.

0 10 20 30 40 50
SCALE 1"=30'

← SKYWAY →

417.34

247.37

**TOWN OF PARADISE
ONSITE WASTEWATER MANAGEMENT ZONE
5555 SKYWAY PARADISE CA**

FILE COPY

Date of Issue: 3/11/2013

ONSITE WASTEWATER DISPOSAL SYSTEM OPERATING PERMIT

Owner: Harmon Steven C
902 Pomona Ave
Chico, CA 95928

Permit Number: OS13-00500
AP Number: 051-153-005-000
Property Address: 8030 SKYWAY
Expiration Date: 02/22/2020

Structure(s) served by this onsite wastewater disposal system: One (1) Bedroom - Residential
Onsite wastewater disposal system daily design flow: 150 gallons per day.
Evaluation/Construction inspection was performed on: 02/22/2013

EXISTING SYSTEM COMPONENTS

Standard - - Residential

Tank Details

Installation Date	Material	Liquid Capacity	Type
01/15/2010	Concrete	1500 Gallons	Septic

Absorption Field

Installation Date	Total Length	Trench Width	Total Rock
08/22/1990	150 Feet	24 Inches	12 Inches

Operating Permit Notes: B - MAIN HOUSE

Evaluator/Inspector:
ERIC HEGENBART
JERRY HEGENBART SEPTIC
530 877 8261

Certificate/License Number:
S-109

Additional onsite wastewater disposal system evaluations are required if there are any changes in the onsite system operating parameters.

This permit is valid until 02/22/2020.

The owner is responsible for having an evaluation performed within three months before this date in order to have this operating permit renewed.

Date: 3/11/2013

Signature: _____

[Handwritten Signature]

**TOWN OF PARADISE
ONSITE WASTEWATER MANAGEMENT ZONE
5555 SKYWAY PARADISE CA**

Date of Issue: 3/11/2013

FILE COPY

ONSITE WASTEWATER DISPOSAL SYSTEM OPERATING PERMIT

Owner: Harmon Steven C
902 Pomona Ave
Chico, CA 95928

Permit Number: OS13-00499
AP Number: 051-153-005-000
Property Address: 8030 SKYWAY
Expiration Date: 02/22/2020

Structure(s) served by this onsite wastewater disposal system: One (1) Bedroom - Residential
Onsite wastewater disposal system daily design flow: 150 gallons per day.
Evaluation/Construction inspection was performed on: 02/22/2013

EXISTING SYSTEM COMPONENTS

Standard - - Residential

Tank Details

Installation Date	Material	Liquid Capacity	Type
02/14/2005	Concrete	1500 Gallons	Septic

Absorption Field

Installation Date	Total Length	Trench Width	Total Rock
01/15/2010	75 Feet	24 Inches	24 Inches

Operating Permit Notes: A - GUEST HOUSE

Evaluator/Inspector:
ERIC HEGENBART
JERRY HEGENBART SEPTIC
530 877 8261

Certificate/License Number:
S-109

Additional onsite wastewater disposal system evaluations are required if there are any changes in the onsite system operating parameters.

This permit is valid until 02/22/2020.

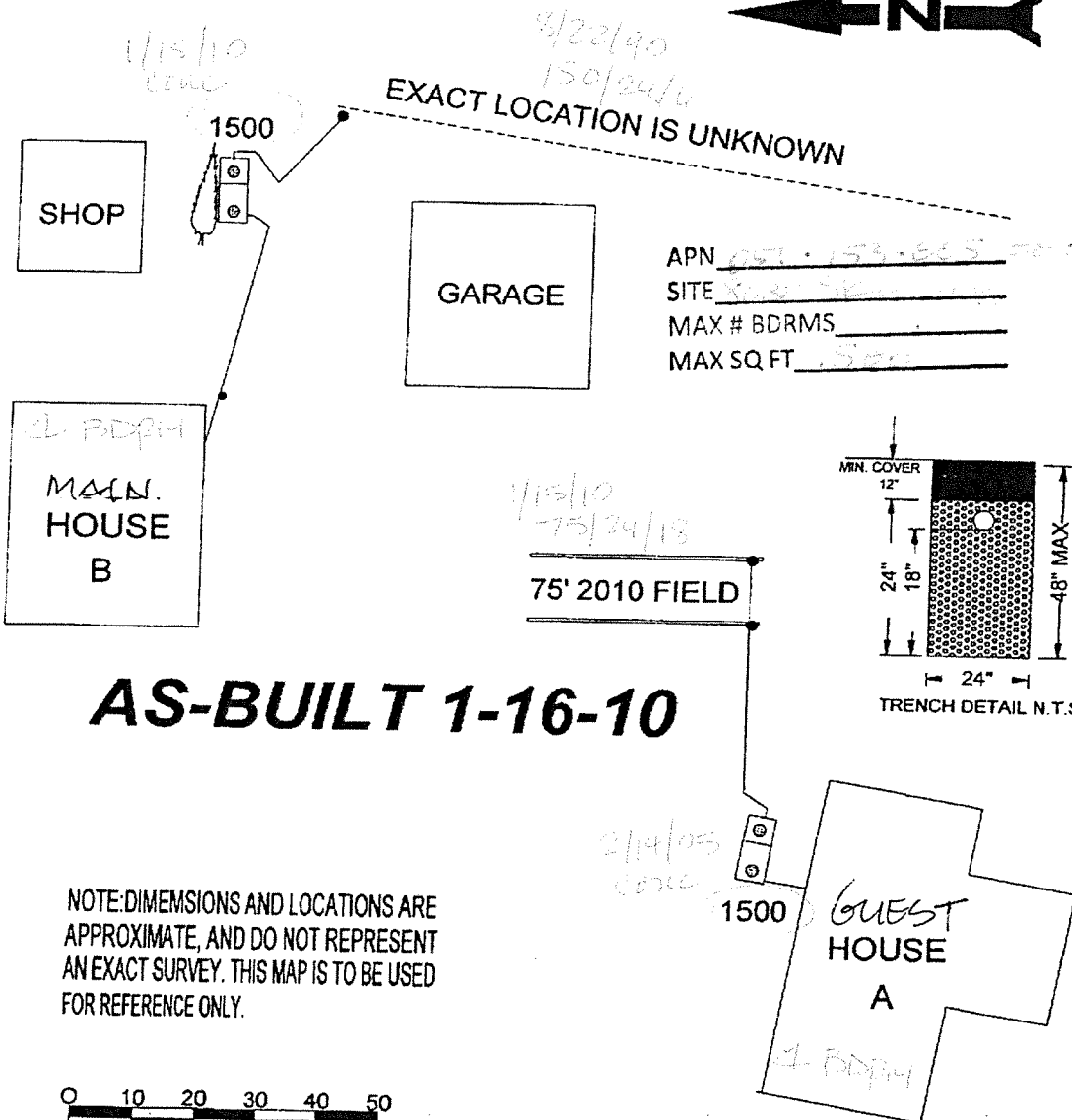
The owner is responsible for having an evaluation performed within three months before this date in order to have this operating permit renewed.

Date: 3/11/2013

Signature: 

REFERENCE MAP

210.75
8030 SKYWAY
AP# 051-153-005



NOTE: DIMENSIONS AND LOCATIONS ARE APPROXIMATE, AND DO NOT REPRESENT AN EXACT SURVEY. THIS MAP IS TO BE USED FOR REFERENCE ONLY.

0 10 20 30 40 50
SCALE 1"=30'

← **SKYWAY** →