



NORTH BAY
PROPERTY ADVISORS

PRICE:

\$650,000

BUILDING SIZE:

7,500+/- Sq. Ft.

LOT SIZE:

1.19 +/- acre

Lead Broker / Agent

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DRE No.: 01000344



For Sale

M-3 Zoned Industrial Building with Yard Use Permit for Auto Dismantling and Scrap



4298 Santa Rosa Ave Santa Rosa, CA 95407

Metal industrial building in Santa Rosa on 1.19+/- acres. Property is in the County of Sonoma. On well and septic system. Main warehouse is approximately 50' x 100' with an estimated 18' clear height at the peak. Main building has a clean office with one restroom, and one large roll up door (16'x12' est). Addition of approximately 2,500 sq.ft to the north operates as a separate unit, could also be combined to work as one large warehouse of approximately 7,500 sq.ft. Smaller add-on has 2 roll up doors. A small restroom is used by the entire property. The yard has a concrete pad of approximately 2,500 sq.ft with drain adjacent to the add on building. The yard and property have a Use Permit on file with the County for Auto Dismantling and Scrap Yard.

The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. An interested party should verify the status of the property and the information herein.



Property Overview

Pricing

Asking Price: \$650,000

Building

Year Built: 1970

Construction: Metal

Size: 6,500+/- Sq. Ft.

Tenants: Curtis Auto Recycling and Scrap (C.A.R.S)

All About Classics

Mustangs, Fords and More

Use Permit: Conditional Use permit for auto recycling and restoration. Buyer to confirm with county all permitted uses.

Site

APN: 045-041-028

Acres: 1.19+/-

Zoning: M-3

City / County: Santa Rosa/Sonoma

Water & Sewer: Private Well and Septic/ Fire suppression water in the street

Gas & Electric: Pacific Gas & Electric

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Resolution Number 95-039

Sonoma County Administration Building
Santa Rosa, California

July 13, 1995
UP 95-145 Angus Latta

RESOLUTION OF THE BOARD OF ZONING ADJUSTMENTS, COUNTY OF SONOMA,
STATE OF CALIFORNIA, ADOPTING A NEGATIVE DECLARATION AND GRANTING A
USE PERMIT TO MIKE CURTIS.

WHEREAS, the applicant, Mike Curtis, filed a use permit application with the Sonoma County Permit and Resource Management Department for a request for a use permit for an automotive dismantler and scrap yard on a 1.19 acre parcel located at 4300 Santa Rosa Avenue, Santa Rosa; APN 045-041-028; Zoned M3 (Limited Rural Industrial); Supervisorial District No 3; and

WHEREAS, a Negative Declaration was prepared and posted for the proposed project in accordance with the appropriate law and guidelines; and

WHEREAS, in accordance with the provisions of law, the Board of Zoning Adjustments held a public hearing on July 13, 1995, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, based upon the information contained in the Initial Study included in the project file, it has been determined that there will be no significant environmental effect resulting from this project, provided that mitigation measures are incorporated into the project. The Negative Declaration has been completed in compliance with CEQA State and County guidelines and the information contained therein has been reviewed and considered; and

WHEREAS, the establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. The particular circumstances in this case are:

- a. Conditions of the Health Department are sufficient to assure that the automotive dismantling and scrap yard does not create a health hazard.
- b. There is sufficient separation from the adjacent to residence so as not result in an adverse noise impact.
- c. The potential adverse visual impacts will be resolved by requiring perimeter screening and landscaping.
- d. The proposed automotive dismantling and scrap yard will meet a community need.

NOW THEREFORE BE IT RESOLVED that the Sonoma County Board of Zoning Adjustments hereby adopts the Negative Declaration as being complete in compliance with CEQA State and County Guidelines and certifies that it has reviewed and considered the information contained therein, and hereby grants the use permit requested subject to the attached conditions in Exhibit "A".

BE IT FURTHER RESOLVED that the Sonoma County Board of Zoning Adjustments' action shall be final on the 13th day after the date of the resolution unless an appeal is taken.

THE FOREGOING RESOLUTION was introduced by Commissioner Sponamore, who moved its adoption, seconded by Commissioner Stephens, and adopted on roll call by the following vote:

Commissioner Kaiser	Aye
Commissioner Stephens	Aye
Commissioner Stewart	Aye



Aerial Map

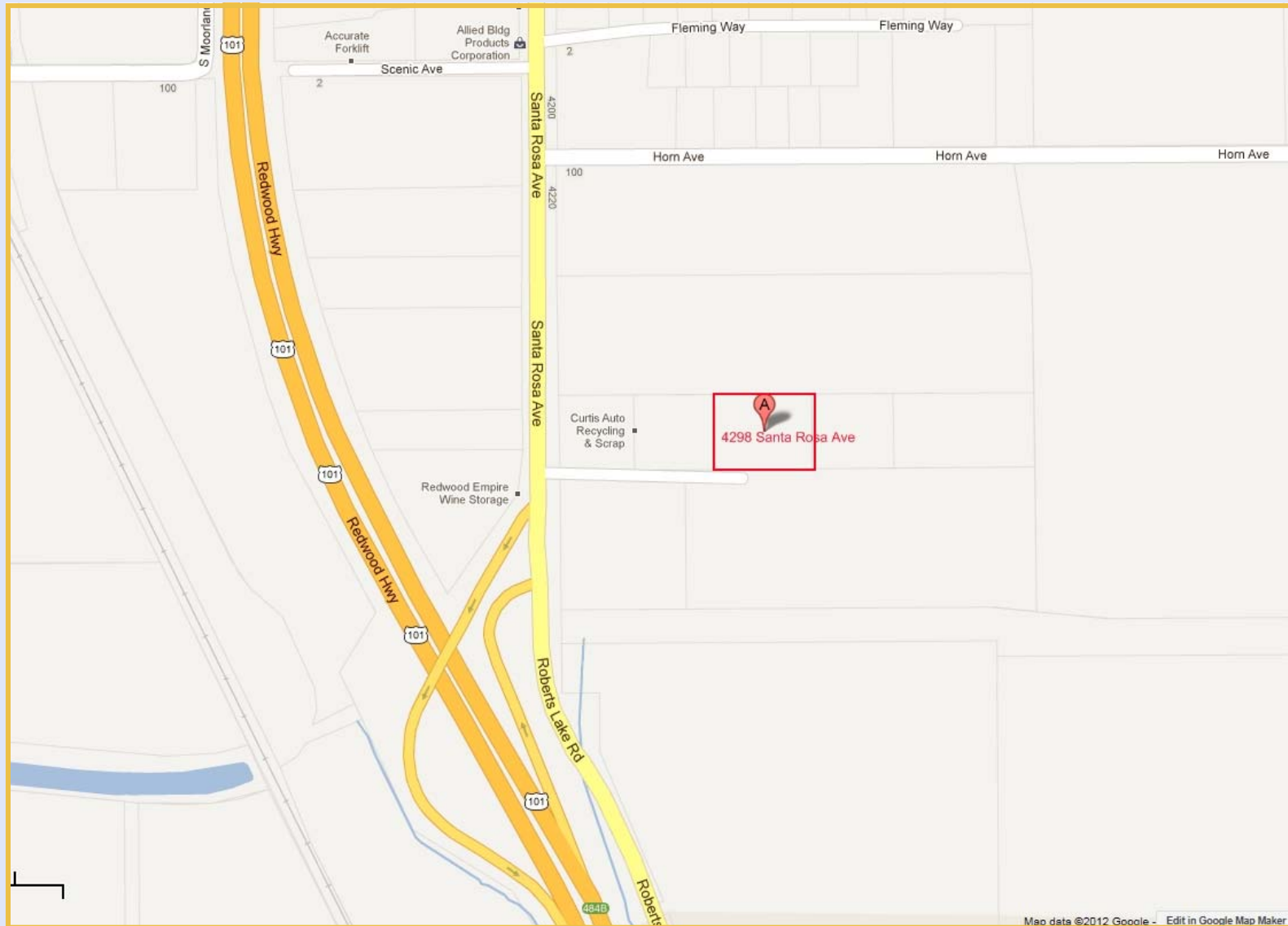


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Location Map



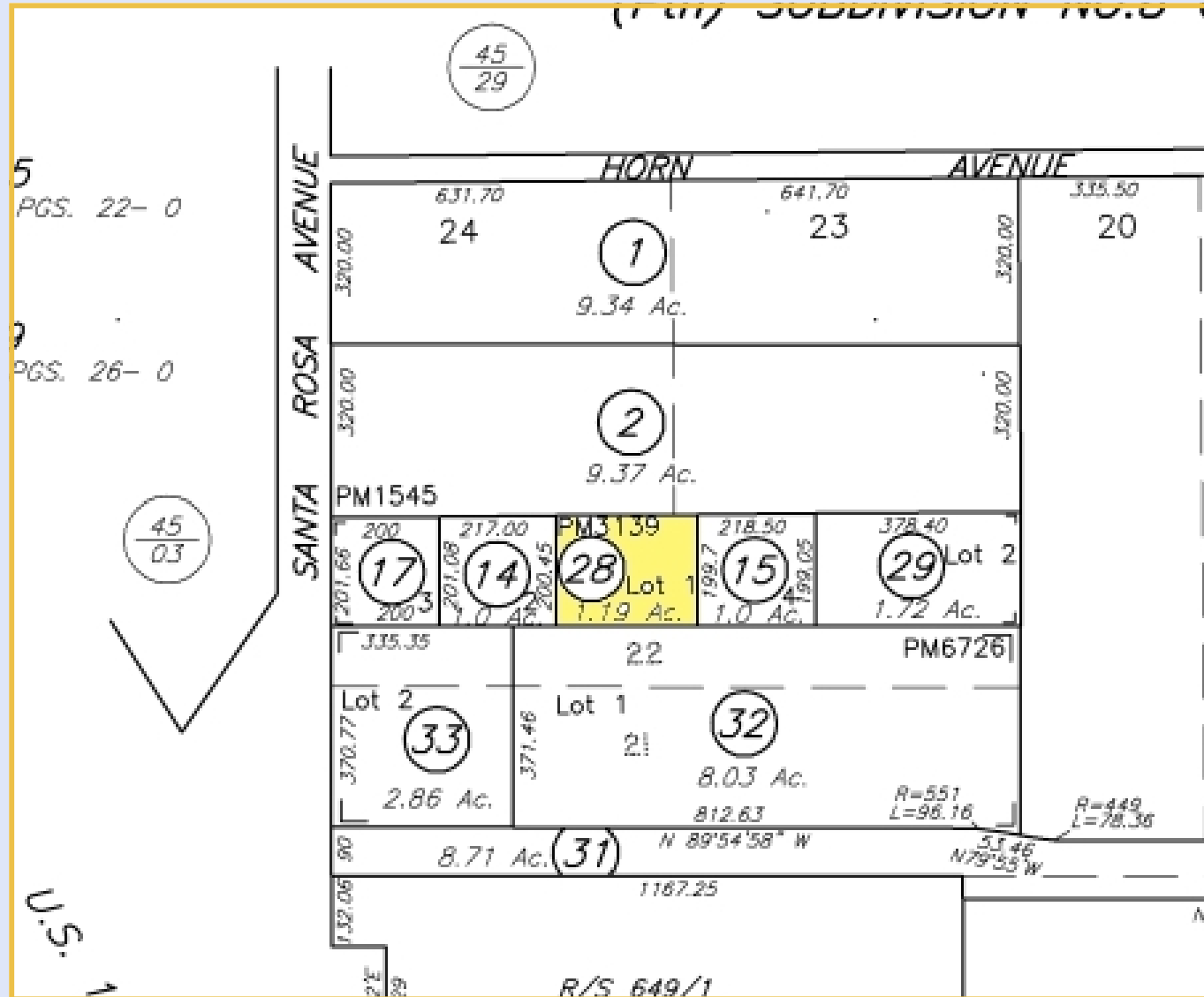
Map data ©2012 Google - Edit in Google Map Maker

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Parcel Map



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SALVAGE YARD AREA

RECEPTION/OFFICE



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WAREHOUSE



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Broker Team

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