

## Airport & Rancho Lots

Things to know about these lots:

- The final map has been recorded but APN numbers will not be available until August or September 2025.
- Lots 8 – 14 fall within the 'Airport Clear Zone' and have some special building requirements (I can send a copy of the requirements upon request).
- The Zoning is General Industry per City of Redding
- All lots have REU power, City water, sewer, PG&E, Spectrum & AT&T at the lotline
- Special Assessments (levied on Shasta County Tax bill) - \$3071.90 per lot. Assessment is for landscape maintenance along Airport & Rancho and Storm drain maintenance / 25 year replacement cost. I have a copy of the LMD Engineer's report. Lots 10 & 21 will have portions of storm drain maintained as part of the LMD.
- Sewer lift station is not complete; we estimate completion to be end of August 2025. The lots can be sold & improved but no 'occupancy' permit until it is finalized by the City.
- The property owner is willing to carry papers on a case by case basis. Minimum requirements are 25% down, 3 year term with balloon, no pre-payment penalty. Interest rate shall be negotiated at time of offer.