



40 Landis Road, Shelter Cove, CA

Property Details

Assessor's Parcel Number:	111-112-023-000
Property Address:	40 Landis Road, Shelter Cove, CA
County, State:	Humboldt County CA
Short Legal Description:	Lot 24, Block 172
Parcel Size:	0.14
Terrain Type:	Wooded
Lot Dimensions:	115' X 50' (Approximate)
Flood Zone / Wetlands:	No

Property Location & Access

Interactive Map Link:	https://maps.app.goo.gl/nifYXLPzUKKWucZC8
GPS Coordinates (Center):	40.032000, -124.062400
GPS Coordinates (4 corners):	40.0321, -124.0627 NW 40.0321, -124.0622 NE 40.032, -124.0622 SE 40.0318, -124.0626 SW
School District:	Southern Humboldt Joint Unified School District
Road Type:	Paved
Who Maintains Roads:	County
Closest Highways:	Shelter Cove Rd
Closest Major City:	Eureka, California (1 hr 35 min, 87 miles)
Closest Small Town:	Shelter Cove, California 95589 (in town)
Closest Gas Station:	Shelter Cove General Store, 7272 Shelter Cove Rd, Shelter Cove
Nearby Attractions:	Shrine Drive Thru Tree, 13078 Avenue of the Giants, Myers Flat, CA 95554 (59 min, 37.4 miles) Confusion Hill, 75001 US-101, Leggett, CA 95585 (1 hr 3 min, 42.5 mileS) Avenue of the Giants North Entrance, Jordan Rd, Scotia, CA 95565 (1 hr 16 min, 54.9 miles)

Property Tax Information

Back Taxes Owed?	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$443.80

Zoning & Restriction Information

Zoning / Property Use Code:	RS: Residential Single Family (RS-5-S1-Q/G,D)
What can be built on the property?	See the details attached - For additional details, also see: https://humboldt.county.codes/Code/31
Time limit to build?	Permit will be good for 180 days
Is camping allowed?	No
Camping restrictions if any:	N/A
Are RV's allowed?	No
RV restrictions if any:	N/A
Are mobile homes allowed?	A conditional use permit would be required
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	Yes. 800SF minimum
Is property part of an HOA / POA?	No - (https://www.propertyownerssheltercove.com/) - Per the director, they are not an HOA, but an optional non-profit organization. Their membership fee is \$35.
HOA / POA dues, if any:	N/A

Utility Information

Water?	City Water is available. Contact Shelter Cove Resort Improvement District 707-986-7447
Sewer / Septic?	City Sewer is available. Contact Shelter Cove Resort Improvement District 707-986-7447
Electric?	Electric is Contact Shelter Cove Resort Improvement District 707-986-7447
Gas?	Would have to contact Blue Star Gas- Garberville Co. (+17079237827) or Ferrellgas (+17077224281)
Waste?	Would have to contact Recology Eel River (+17077255156)

County Contact Information

County Website:	https://humboldt.gov/2537/County-Homepage
Assessor Website:	https://humboldt.gov/220/Assessor
Treasurer Website:	https://humboldt.gov/260/Treasurer---Tax-Collector
Recorder Website:	https://humboldt.gov/244/Clerk-Recorder
GIS Website:	https://webgis.co.humboldt.ca.us/HCEGIS2.0/
Zoning Link:	https://humboldt.gov/2546/Planning-Building
Phone number for Planning Dept:	(707) 445-7541
Phone number for Recorder:	(707) 445-7593
Phone number for Treasurer:	(707) 476-2450 / (877) 448-6829
Phone number for Assessor:	(707) 445-7663 / (866) 240-0485