

# MAIN & MAIN PROPERTIES INC.

2550 Lakewest Drive • Suite 50 • Chico, California 95928  
(530) 899-9200 • FAX (530) 891-6238

June 18, 2008

Mrs. Holly Keeler  
CITY OF CHICO PLANNING SERVICES DIVISION  
411 Main Street, P.O. Box 3420  
Chico, CA 95927



RE: Land Use Request  
SWC Highway 99 / Garner Lane

Dear Holly:

This land use request form is a follow up to our last meeting regarding providing additional retail land in North Chico at the intersection of Highway 99 and Garner Lane.

1. My contact information:  
Jeff Farrar  
Main & Main Properties  
2550 Lakewest Drive, Ste 50  
Chico, CA 95928  
530-899-9200  
[jeff@main-main.com](mailto:jeff@main-main.com)
2. I will be acting as a representative of the owners, Jim and Nancy Dias.
3. Property description:  
Approximately 8 acres  
Zoned M-1 County  
AP #'s 006-400-063-000  
006-400-064-000  
006-400-065-000  
006-400-066-000

The property is undeveloped and bounded by Highway 99 to the east, industrial uses to the south and a 20 acre commercially zoned parcel in the covered zoned C-2.

4. Proposed land use designation = Community Commercial. This is a request to pre zone since the property is currently in the county.
5. Objectives of land use change:

- **Enhancement of Chico's character.** This site is located at Chico's north gateway. Existing land use along Highway 99 in North Chico is primarily industrial. By changing the land use of this property to commercial, development that is more attractive has the ability to occur.
- **Community oriented development** – Future commercial/retail at this location will serve existing and future N. Chico neighborhoods and N. Chico community retail needs. By pre-zoning this parcel to CC, there will be a total of 28 acres of land available for future retail development.
- **Minimize auto use** – There are no retail services available in N. Chico. North Chico residents will have the ability to shop in N. Chico and not be forced to drive long distances to shop in traffic-impacted areas.

Thank you for your consideration of this pre-zone request and please feel free to contact me if you have any questions.

Sincerely,  
MAIN & MAIN INVESTMENTS, L.L.C.



Jeff Farrar  
Member

Cc: Jim & Nancy Dias

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NORTH CHICO

1301 ft

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Google

Requesting CC

SECTION 5 T22" R1E

76-40



47-27

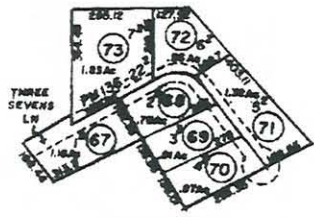
47-26

All Assessors' maps are prepared for local property assessment purposes ONLY and the parcels shown thereon may not comply with State and local subdivision ordinances. No liability is assumed for the use of the information shown on any Assessors' map.

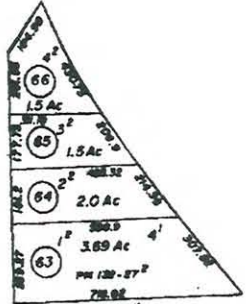
01

07-42  
(PM 99-18)

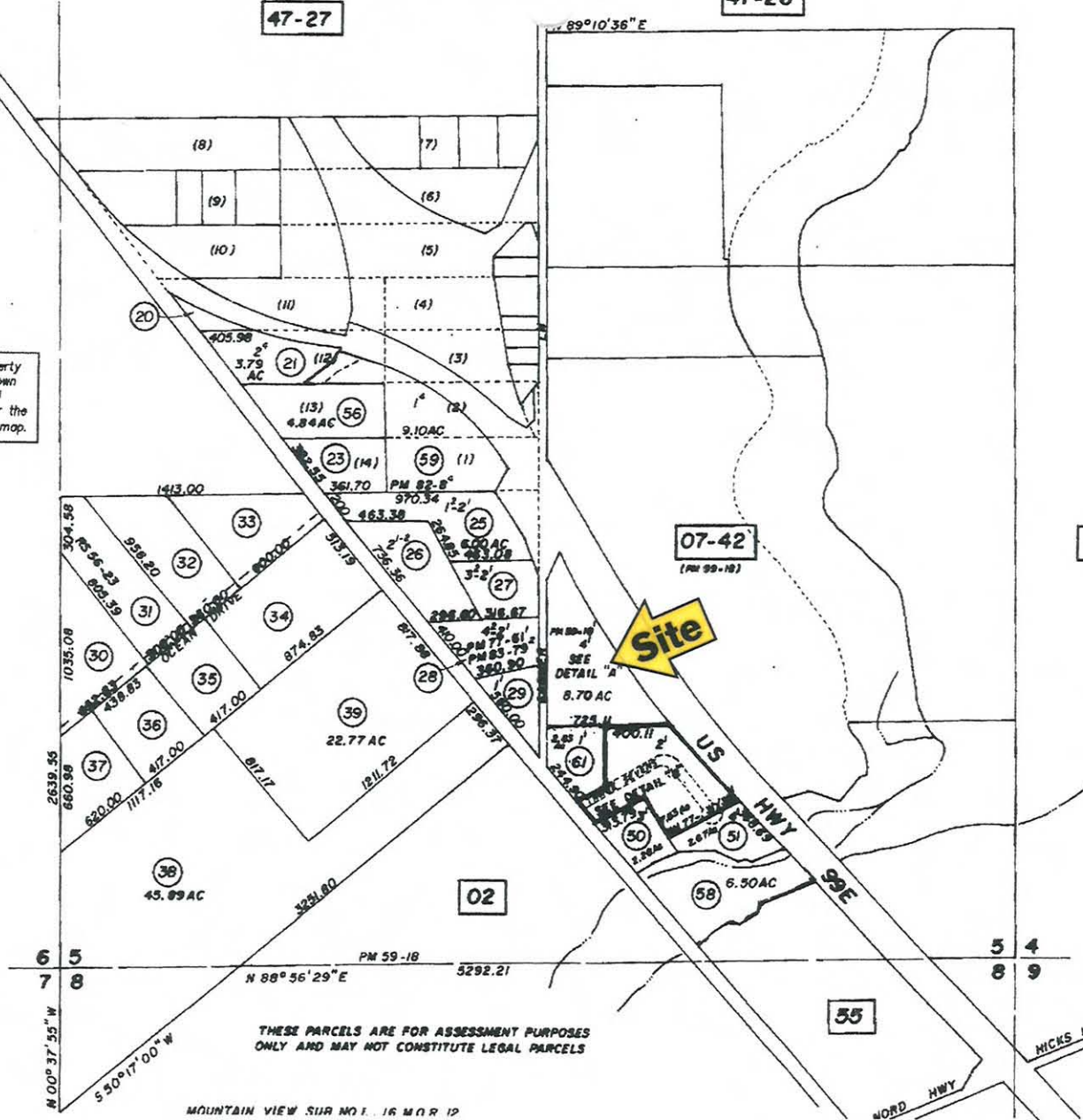
07-01



DETAIL "B"  
(1" = 400')



DETAIL "A"  
(1" = 400')



02

55

THESE PARCELS ARE FOR ASSESSMENT PURPOSES ONLY AND MAY NOT CONSTITUTE LEGAL PARCELS

MOUNTAIN VIEW SUR NO. 16 M O R 12

Assessor's Map No. 06-40  
County of Butte, CA.

REVISED: