



PROPERTY REPORT

ADDRESS: 39.46 acres on Daley Tuck Trail, Jamul, CA 91935

DESCRIPTION: 39.46 ACRE mountainside view parcel. Unobstructed views to the west, south, and east from this potential home site. This rare property is located a relatively moderate commute along Highway 94 directly into the heart of downtown San Diego. This potential home site is contiguous to the posh Rancho Jamul Estates, a gated community of high-end ranchettes. The sites requires a water well, septic system, and perfected access. This scenic and very desirable area has a country feel, yet is located in close proximity to the conveniences of the city. Close to public recreational lands. A great fit for the outdoorsman.

PRICE: \$160,000.00

APN: 597-100-0500

MLS:

CONTACT: *Donn Bree* Bree@Donn.com 760-518-6669 cell 800-371-6669 office

Panoramic Views

39+ acres Daley Truck Trail, Jamul, CA 91935

\$160,000



MOUNTAINSIDE VIEW HOME SITE

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CREB# 01109566

NMLS# 243741



RED HAWK REALTY

Junction Hwy 78 & Hwy 79

Santa Ysabel, CA 92070

Donn@Donn.com

Www.DONN.com

We Know The Back Country!



APN 597-100-0500



Natural Setting

The topography features a rolling slope to the south with **spectacular** views. The parcel supports a wide range of chaparral plants. Wildlife is abundant in the area.

Area Information

The Jamul area is a well-known for decades of cattle ranching. There are many fine restaurants and lodging accommodations in the general area of this centrally, yet privately located property. Major shopping and resources are no more than 35 minutes away.

Recreation & Lifestyle

There are many recreational activities available in the area: the Hollenbeck Canyon Wildlife Area, several Native American casinos, quality golf courses, riding and hiking trails, as well as all of the activities the City of San Diego has to offer—all are a short drive from this beautiful rural ranching community.

“We Know The Back Country!”

Lots/Land
MLS #: **150005773**

Address: **0 Daley Tuck Trail 0**
City,St: **Jamul, CA** Zip: **91935**

Parcel Map: Tentative Map:
APN#2:
APN#3:
APN#4:

Current Status: **ACTIVE**

Current Price: **\$160,000**

Original Price: **\$160,000**

Sold Price:

Community: **JAMUL**

Neighborhood: **Jamul**

Complex:

Restrictions: **Call Agent**

MandRem **None Known**

Client Preferred 1

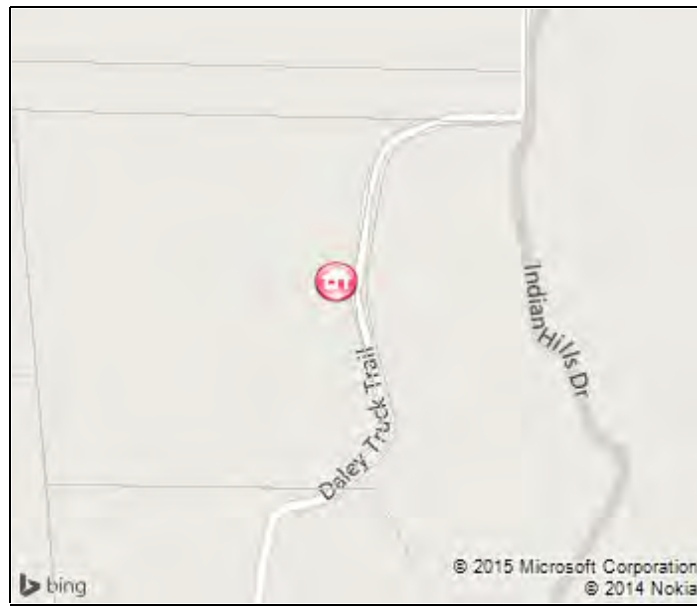
MT **2**

DOMLS **2**

List Date: **2/2/2015**

COE Date:

Short Sale: **No**



Directions:

Close to public recreational lands. Call Agent Donn Bree 1-800-371-6669. The sites requires a water well, septic system, and perfected access.

Home Owner Fees:

Other Fees: **0.00**

Other Fee Type: **N/K**

CFD/Mello-Roos: **0.00**

Total Monthly Fees: **0**

Terms: **Cash, Land Contract, Other/Remarks**

Assessments:

Approx # of Acres: **39.4600**

Approx Lot SqFt:

Lot Size: **20+ AC**

Assessors Parcel: **597-100-0500**

Zoning:

Wtr Dist: **OUT OF AREA**

School Dist: **Jamul-Dulzara Union**

/ Assessor Record

Boat Facilities:

Age Restrictions: **N/K**

Current Use Natural Vegetation

Development N/K

Fencing N/K

Frontage Open Space

Highest Best Use N/K

Irrigation N/K

Pool N/K

Possession Call Listing Agent

Sewer/Septic Other/Remarks

Site N/K

Structures N/K

Additional Property Use N/K

Prop. Restrictions Known None Known

Home Owners Fee Includes N/K

Terms Cash, Land Contract, Other/Remarks

Topography Canyon/Valley, Level, Rolling, Slope Gentle

Utilities Available N/K

Utilities to Site N/K

View Mountains/Hills, Panoramic, Valley/Canyon

Water N/K

FrntgDim
LotDimApx
LndUse

Animal Designation Code
Approved Plans
Jurisdiction

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Donn Bree, Ph.D., G.R.I.
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Santa Ysabel, CA 92070
800-371-6669
Donn@Donn.com
www.Donn.com

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ZONING:
A72
"O" Animal Key
8 Acre min lot

58710000

58710001

58710002

58710003

58710004

58710005

58710006

58710007

58710008

58710009

58710010

58710011

58710012

58710013

58710014

1: 8,193

1: 8,193

0.3 0 0.13 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
Planning and Development Services

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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A72 GENERAL AGRICULTURAL USE REGULATIONS

2720 INTENT.

The provisions of Section 2720 through Section 2729, inclusive, shall be known as the A72 General Agricultural Use Regulations. The A72 Use Regulations are intended to create and preserve areas for the raising of crops and animals. Processing of products produced or raised on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically, the A72 Use Regulations would be applied to areas distant from large urban centers where the dust, odor, and noise of agricultural operations would not interfere with urban uses, and where urban development would not encroach on agricultural uses.

2722 PERMITTED USES.

The following use types are permitted by the A72 Use Regulations:

- a. Residential Use Types.
 - Family Residential
- b. Civic Use Types.
 - Essential Services
 - Fire Protection Services (see Section 6905)
 - Law Enforcement Services (see Section 6905)
- c. Agricultural Use Types.
 - Horticulture (all types)
 - Tree Crops
 - Row and Field Crops
 - Packing and Processing: Limited
 - Packing and Processing: Wholesale Limited Winery

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)

2723 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A72 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

- a. Residential Use Types
 - Mobile home Residential "18"
- b. Commercial Use Types
 - Animal Sales and Services: Veterinary (Large Animals) "6"
 - Animal Sales and Services: Veterinary (Small Animals) "6"
 - Cottage Industries "17" (see Section 6920)
 - Recycling Collection Facility, Small "2"
 - Recycling Processing Facility, Wood and Green Materials "3"
- c. Agricultural Use Types
 - Packing and Processing: Boutique Winery "22" (see Section 6910)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)

2724 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the A72 Use Regulations upon issuance of a Minor Use Permit.

a. Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

b. Civic Use Types.

Minor Impact Utilities
Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)
(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

2725 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the A72 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use types.

Administrative Services
Ambulance Services
Child Care Center
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Group Care
Lodge, Fraternal and Library Services
Major Impact Services and Utilities
Parking Services
Postal Services
Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)
Animal Sales and Services: Auctioning
Explosive Storage (see Section 6904)
Gasoline Sales

Participant Sports and Recreation: Outdoor
Transient Habitation: Campground (see Section 6450)
Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage
Animal Waste Processing (see Section 6902)
Packing and Processing: Winery
Packing and Processing: General
Packing and Processing: Support

e. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)
(Amended by Ord. No. 9690 (N.S.) adopted 12-15-04)