



PROPERTY REPORT

ADDRESS: 2.5 ACRES off HWY 79, JULIAN, CA 92036

DESCRIPTION: BACK ON MARKET – REDUCED FROM \$34,900.

Incredible views from this 2.5 ACRE parcel located just three miles south from the popular destination community of Julian. Very private setting. Mature growth. If you are looking for an affordable spectacular view site in the San Diego backcountry, this is it. Walk off onto BLM land to the south and east. Cuyamaca Lake just minutes away.

PRICE: \$29,500

APN: 292-150-3500

MLS: 140048344

CONTACT: Donn Bree Donn@Donn.com www.DONN.com 800-371-6669



2.5 JULIAN ACRES

REDUCED TO \$ 29,500
~~\$49,000~~

VIEWS, VIEWS, VIEWS!!!

Beautiful ridge crest parcel with spectacular views to the east and west!

2.5 acres of usable, gently sloping land in the pines. Utilities nearby and several good wells in the immediate area.

3 miles to Julian.

Bounded by BLM land on two sides.

Many recreational opportunities.



CREB#01109566

NMLS#243741



RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

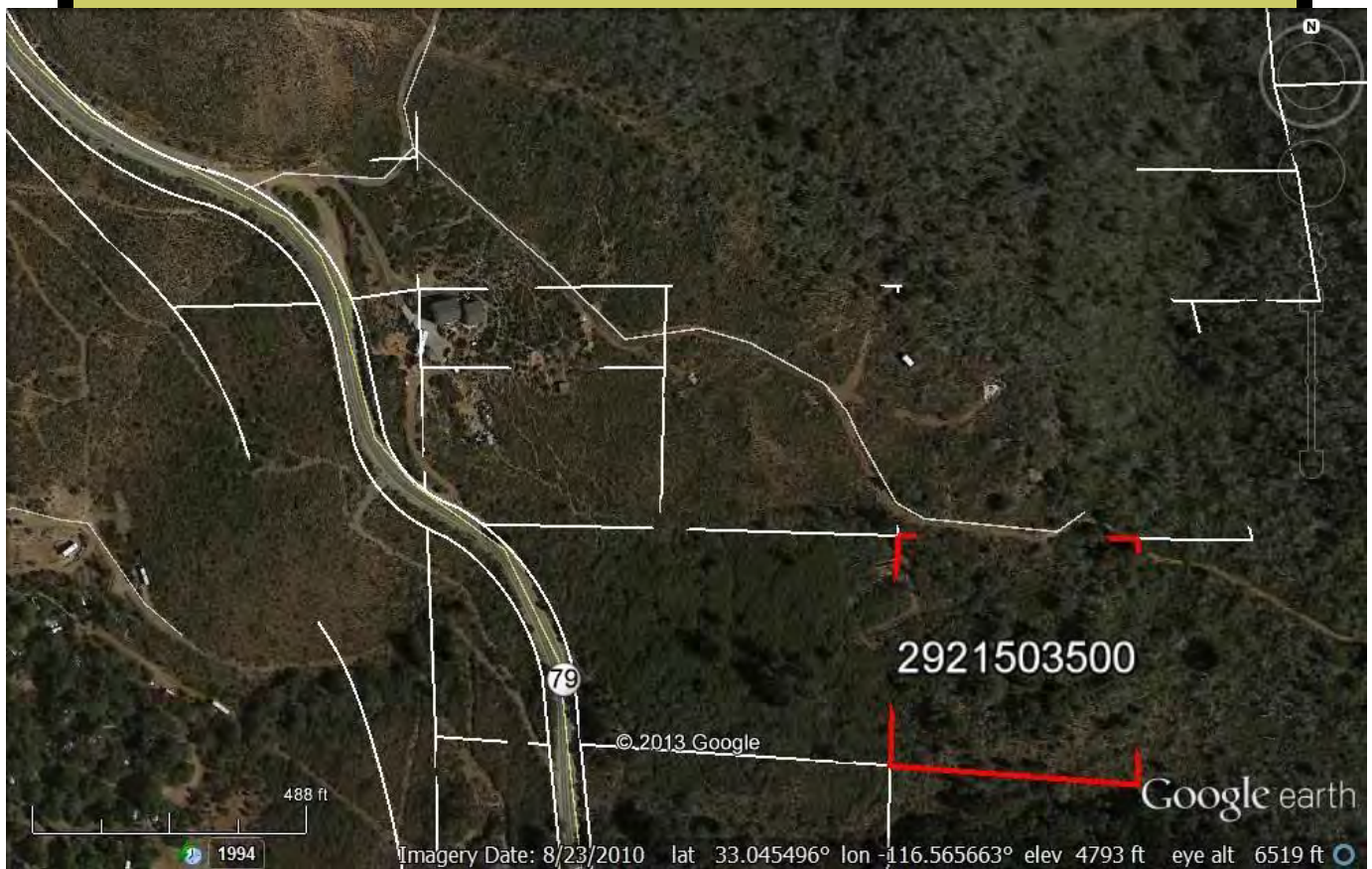
Bree@Donn.com
Www.DONN.com

We Know The Back Country!



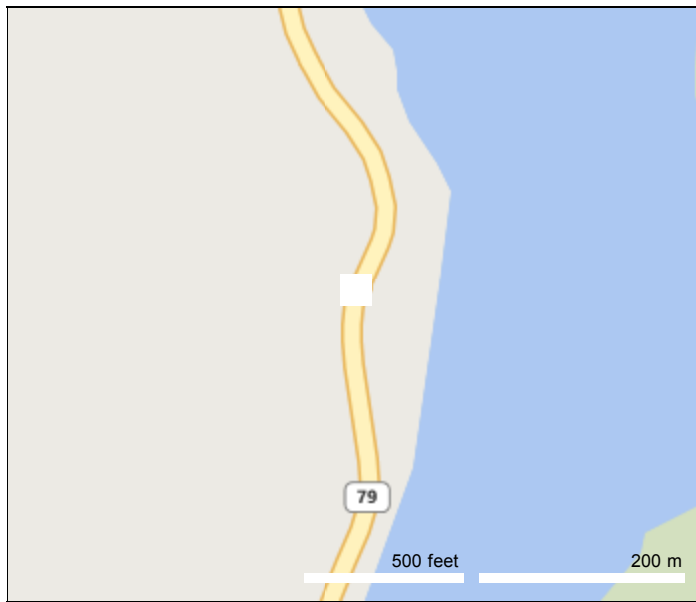
Assessors Parcel Number

292-150-35-00



Lots/ Land	Current Status: ACTIVE	Current Price: \$29,500	Client Preferred 1
MLS #: 140048344		Original Price: \$34,900,000	MT 101
Address: 0 Highway 79 0		Sold Price:	DOMLS 91
City,St: Julian, CA Zip: 92036	Community: JULIAN		List Date: 8/24/2014
Parcel Map: 292 Tentative Map:	Neighborhood: South Julian		COE Date:
APN#2:	Complex:		Short Sale: No
APN#3:	Restrictions: N/K		
APN#4:	MandRem None Known		

[Virtual Tour!](#)



Directions:

BACK ON MARKET – REDUCED AGAIN. Incredible views from this 2.5 ACRE parcel located just three miles south from the popular destination community of Julian. Very private setting. Mature growth. If you are looking for an affordable spectacular view site in the San Diego back country, this is it. Walk off onto BLM land to the south and east. Cuyamaca Lake just minutes away.

Home Owner Fees: 0.00	Approx # of Acres: 2.5000	Wtr Dist: OUT OF AREA
Other Fees: 0.00	Approx Lot SqFt:	School Dist:
Other Fee Type:	Lot Size: 2+ to 4 AC	/ Assessor Record
CFD/Mello-Roos: 0.00	Assessors Parcel: 292-150-3500	Boat Facilities:
Total Monthly Fees: 0	Zoning: A70	Age Restrictions: N/K
Terms: Cash		
Assessments:		

Fencing N/K	Additional Property Use N/K
Frontage N/K	Terms Cash
Irrigation N/K	Topography Bluff/Canyon Rim, Level, Mountainous
	Utilities Available N/K
	Utilities to Site N/K
	Water N/K

FrntgDim	Animal Designation Code L
LotDimApx	Approved Plans
LndUse	Jurisdiction



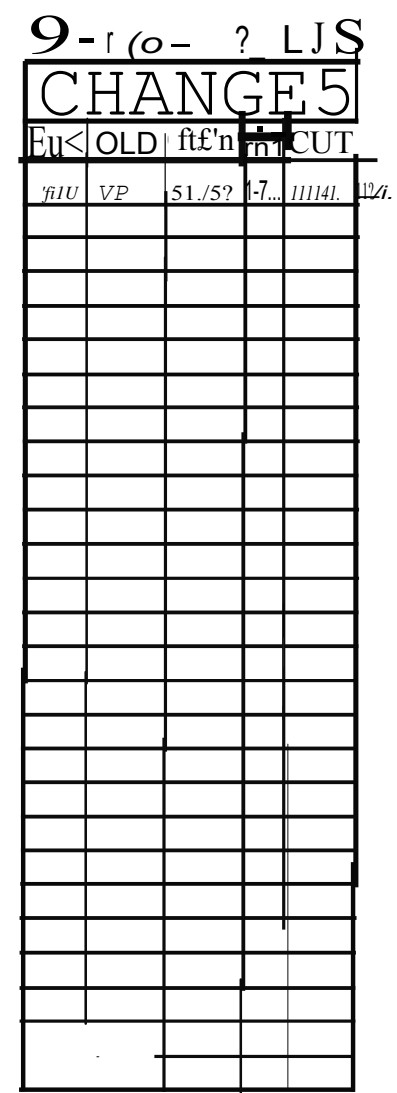
LandAmerica

38386319

APN 292-150-35

THIS MAP IS PROVIDED FOR INFORMATION ONLY; IT IS NOT A PLAT OR SURVEY OF THE LAND DEPICTED. THIS MAP IS FURNISHED AS A CONVENIENCE TO LOCATE THE LAND INDICATED HEREON WITH REFERENCE TO STREETS AND OTHER LAND. THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.

1"=400
11J



SAN DIEGO COUNTY ASSESSORSIII292 FIG 15 SH T. 1 OF 2 MAPPED FOR ASSESSMENT PUP:ITD)C.S \."

SEC 15 - T13S-R4E - N 1/2

County of San Diego, Planning and Development Services: Zoning Ordinance Summary

PARCEL: 2921503500

Report generated 7/31/2013

12:38:00 PM Staff Person:

Zoning & General Plan Information

APN: 2921503500

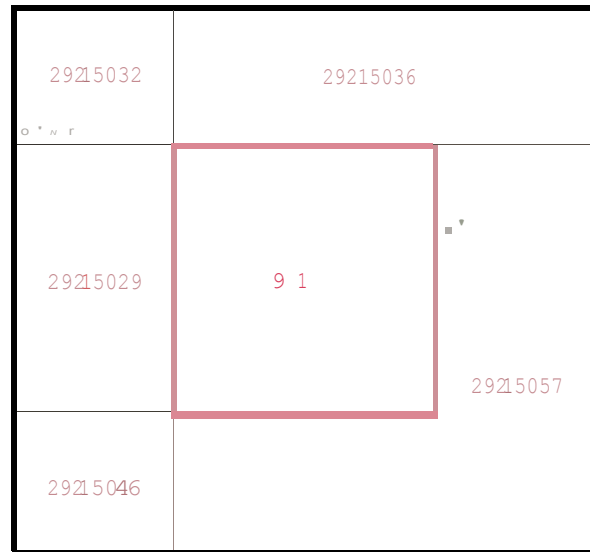
Legal Lot: -----

Community Plan: Julian

Planning Group:

Regional Category: Rural

General Plan Designation: RURAL LANDS (RL-40)
1 DU/40AC



Parcel highlighted in red

KEEP THIS FORM AND BRING IT WITH YOU EACH
TIME YOU VISIT THE ZONING COUNTER FOR

ZONE	
USE REGULATIONS	A70
ANIMAL REGULATIONS	L
Density	-
Lot Size	4AC
Building Type	C
Maximum Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Setback (Contact your Fire Protection District for additional setback requirements)	C
Open Space	-
SPECIAL AREA REGULATIONS	-

PURPOSE OF THIS BROCHURE

This brochure is intended to summarize the regulations of the Zoning Ordinance which are specified in the RZone Box." You should refer to the complete Zoning Ordinance text for further information. Additionally, please review the General Plan and appropriate Community Plan for additional information and/or requirements not included in this brochure for development projects.

WHERE TO GET MORE INFORMATION

Welcome to the Zoning Information Counter in Planning and Development Services, 5510 Overland Ave, Suite 110, San Diego (Kearny Mesa). or call (858) 565-5981 or Toll Free (888) 267-fJ770. You can also visit the County's website for more zoning information: <http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-444.pdf>

AGRICULTURAL USE REGULATIONS

A70 LIMITED AGRICULTURAL USE REGULATIONS

2700 INTENT.

The provisions of Section 2700 through Section 2709 inclusive, shall be known as the A70 Limited Agricultural Use Regulations. The A70 Use Regulations are intended to create and preserve areas intended primarily for agricultural crop production. Additionally, a limited number of small farm animals may be kept and agricultural products raised on the premises may be processed. Typically, the A70 Use Regulations would be applied to areas throughout the County to protect moderate to high quality agricultural land.

2702 PERMITTED USES.

The following use types are permitted by the A70 Use Regulations:

- a. Residential Use Types.
 - Family Residential
- b. Civic Use Types.
 - Essential Services
 - Fire Protection 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. 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. 9422 (N.S.) adopted 1-9-02)

2703 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A70 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)

2704 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the A70 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.
 - Law Enforcement Services
 - 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)

2705 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the A70 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 Civic Assembly
 - Major Impact Services and Utilities
 - Partying Services
 - Postal Services
 - Religious Assembly
- c. Commercial Use Types.
 - Agricultural and Horticultural Sales (all types)
 - Explosive Storage (see Section 6904)
 - Participant Sports and Recreation: Outdoor
 - Transient Habitation: Campground (see Section 6450)
 - Transient Habitation: Resort (see Section 6400)
- d. Agricultural Use Types.
 - Agricultural Equipment Storage

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. 6134 (N.S.) adopted 7-22-81)
(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)