

DONN BREE



**RANCHES ▪ HOMES
LOTS ▪ LOANS**

800-371-6669

PROPERTY REPORT

ADDRESS: 6071 Mountain Meadow Road, Julian, CA 92036

DESCRIPTION: Enjoy beautiful sunsets from this gently sloped property in the quiet area of off the grid Cuyamaca Woods. Plenty of trees and many possible building sites. Drill a well or possibility of water meter. Partially paved. Come to Julian where one can take in the four seasons while still in San Diego County.

PRICE: \$79,000

APN: 290-220-08-00

MLS: Exclusive

CONTACT: Donn Bree

Donn@Donn.com

800-371-6669 office.

JULIAN PARCEL



\$79,000

Enjoy beautiful sunsets from this gently sloped property in the quiet area of Cuyamaca Woods. Plenty of trees and many areas for building sites. Drill a well or look into the possibility of a water meter. Partially paved. Come to Julian where one can take in the four seasons while still in San Diego County.



Assessor Parcel Number 290-220-08-00





Media: 7

Lot/LandMLS #: **071065170**APN: **290-220-08-00**Listing Type: **Exclusive Right (R)**Ownership: **Fee Simple**Status: **Active**

SP:

LP: **\$79,000**Orig. Price: **\$150,000**CBB\$: CBB%: **4.00%** CVR: **Y**Address: **6071 Mountain Meadow Rd**City: **Julian**Parcel Map #: **29022**Tentative Parcel Map #: **290**

APN #2:

APN #3:

APN #4:

Water District: **CYW**School District: **Julian Unified S**Age Restrictions: **N/K**Sign on Property: **Y**Court/Lndr Apprvl Needed: **N**Possession: **Close of Escrc**Lot Size: **2+ to 4 AC**Acres: **3.15**Zip: **92036** MapCode: **1175J2**Community: **JULIAN**Neighborhood: **Cuyamaca Woods**

Complex/Park:

Jurisdiction: **Unincorporated**Cross Streets: **Engineers Rd**Zoning: **SD1**

Prop.Mgmt.Co:

Prop.Mgmt.Phn:

REMARKS AND SHOWING INFO

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Confidential Remarks: **OMC. Call List office for assistance with directions and maps.**Directions to Property: **Engineers Rd to Mountain Meadow**Showing Instructions: **Vacant**Occupied: **Vacant**Occupant: **Vacant Land**Occupant Phone: **760-315-2565**Mandatory Remarks: **, None Known****LISTING AGENT AND OFFICE INFORMATION**Listing Agent: **Donn Bree (150902)**Agent Phone: **800-371-6669**Add'l Phone: **(760) 518-6669**Listing Office: **Chameleon/Red Hawk**2nd Add'l Phone: **(760) 765-4666**Realty Email: donn@donn.comOffice Phone: **(760) 765-4666**
Fax: **(760) 765-0416**Broker Office ID: **15575**
Pager:**SOLD INFORMATION**

Off Market Date:

Close of Escrow:

Expiration Date:

Sale Price:

Selling Agent #:

Selling Agent Name:

SA Phone:

Financing:

Selling Office #:

Selling Agent Office:

SO Phone:

Concessions:

FEES, ASSESSMENTS AND TERMSH.O. Fees: **\$0.00**Paid: **N/K**HO Fees Include: **N/K**Other Fees: **\$0.00**Paid: **N/K**Other Fees Type: **N/K**CFD/Mello Roos: **\$0.00**Paid: **N/K**

Total Monthly Fees:

HOA:

HOA Phone:

Assessments: **N/K**

Terms:

Prepared by: **Emily Dreiling**Information is not guaranteed.
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06:09 AM

MLS#: 071065170		6071 Mountain Meadow Rd		↓ LP: \$99,000	
SITE FEATURES					
Approx # of Acres: 3.15		Water: Available, Other/Remarks		Approved Plan: N	
Approx Lot SqFt: 134,164				Highest Best Use: Recreational, 9)RSDNTL	
Approx Lot Dim: 0x0					
Lot Size: 2+ to 4 AC		Sewer/Septic: Other/Remarks		Current Use: Recreational, Unimproved, Other/Remarks	
Land Use Code:				Additional Land Use: Other/Remarks	
Animal Designator Code: Ag					
Frontage Length: 1000					
Frontage: Open Space, Other/Remarks		Boat Facilities: Other/Remarks			
Fencing: Other/Remarks		Lot Size Source: Assessor Record			
Irrigation: N/K		Pool:			
		Pool Heat:			
View: Mountains/Hills, Panoramic, Parklike, Other/Remarks		Development: Other/Remarks			
Topography: Slope Gentle, Rolling, Slope Steep					
Prop Restrictions Known:					
Structures: N/K					
Site: Irregular Lot					
Complex Features: N/K					
Miscellaneous: Horse Allowed, Other/Remarks					
Utilities Available: Propane, Deleted, Telephone, Other/Remarks					
Utilities to Site: N/K					
SUPPLEMENTAL REMARKS					

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Parcel Profile Results

APN 290-220-08-00 Profile:

ZONING

Use Reg	RS4
Animal Reg	V
Density	.25
Lot Size	2.5AC
Bldg Type	C
Max Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Set Backs	C
Open Spaces	-
Special Regs	S
Regional Cat	ECA
General Plan	23
Plan Area	CENTRAL MOUNTAIN
Plan Group	CUYAMACA

GEOCODES

Circulation Element	ABUTS CIRCULATION ELEMENT
Elementary School District	GEN ELEM JULIAN UNION
Fire Protection District	JULIAN-CUYAMACA FIRE PROTECTION DISTRICT
High School District	HIGH JULIAN UNION
Local Park Planning Area	PALOMAR-JULIAN
Tax Rate Area	TAX RATE AREA 81064
Watershed	Inaja Hydrologic Sub Area

RESIDENTIAL USE REGULATIONS

RS# SINGLE FAMILY RESIDENTIAL USE REGULATIONS
 RD# DUPLEX/TWO FAMILY RESIDENTIAL USE REGULATIONS
 RM# MULTI-FAMILY RESIDENTIAL USE REGULATIONS
 RV# VARIABLE FAMILY RESIDENTIAL USE REGULATIONS
 (# = Number which denotes approximate dwelling units per acre.)

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

2100 INTENT.

The provisions of Section 2100 through Section 2109, inclusive, shall be known as the RS Single Family Residential Use Regulations, the RD Duplex/ Two Family Residential Use Regulations, the RM Multi-Family Residential Use Regulations, or the RV Variable Family Residential Use Regulations, depending on the building type specified in the title. These Use Regulations are intended to create and enhance areas where family residential uses are the principal and dominant use and where certain civic uses are conditionally permitted when they serve the needs of residents. Typically, these Use Regulations would be applied to rural, suburban, and urban areas where adequate levels of public service are available and where there is a desire to create residential neighborhoods and to maintain such neighborhoods once developed. Application of the appropriate Use Regulations with appropriate development designators can create a traditional, exclusively single-family residential area, a duplex or two- family residential area, a multi-family residential area, or an area with a combination of single family, duplex, two-family or multi-family dwellings.

2102 PERMITTED USES.

The following use types are permitted by the RS, RD, RM, and RV Use Regulations:

- a. Residential Use Types.
 - Family Residential
- b. Civic Use Types.
 - Essential Services
 - Fire Protection Services (see Section 6905)

2102

c. Agricultural Use Types.

Horticulture: Cultivation
Tree Crops
Row and Field Crops

(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)

2103 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RS, RD, RM and RV 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.

Mobilehome Residential "18"

b. Commercial Use Types.

Recycling Collection Facility, Small "2"

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2104 USES SUBJECT TO MINOR USE PERMIT.

The following use types are permitted by the RS, RD, RM, and RV Use Regulations, upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

2105 USES SUBJECT TO MAJOR USE PERMIT.

The following use types are permitted by the RS, RD, RM, and RV Use Regulations, upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative 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
 Parking Services
 Postal Services
 Religious Assembly

b. Commercial Use Types.

Wholesaling, Storage and Distribution: Mini-Warehouses, RM and RV only (See Section 6300 and Section 6909)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
 (Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
 (Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2106 USES SUBJECT TO MAJOR USE PERMIT IN CERTAIN PLANNED DEVELOPMENTS. The following use types are permitted by the RS, RD, RM, and RV Use Regulations if approved by a major use permit as part of a Planned Development which has the minimum site area required by Section 6610 and which is developed pursuant to the Planned Development Standards commencing at Section 6600.

a. Commercial Use Types.

Administrative and Professional Services
 Agricultural and Horticultural Sales (all types)
 Automotive and Equipment: Parking
 Business Support Services
 Convenience Sales and Personal Services
 Eating and Drinking Establishments
 Financial, Insurance and Real Estate Services
 Food and Beverage Retail Sales
 Medical Services
 Participant Sports and Recreation (all types)
 Personal Services, General
 Retail Sales: General
 Retail Sales: Specialty
 Spectator Sports and Entertainment: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 5878 (N.S.) adopted 6-4-80)
 (Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

- ① **ROAD ESMT #1**
611-401 O.R.
- ② **ROAD / P.U. ESMT #2**
1969-133068
- ③ **ROAD ESMT #3**
ROS 7437

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.