



# ***PROPERTY REPORT***

**ADDRESS:** 0 Deerhorn Valley Road, Jamul, CA 91935

**DESCRIPTION:** .85 acre BEAUTIFUL LOT surrounded by Oak Trees & Cotton Woods. Great lot to get away, but only a short drive to the city.

**PRICE:** \$49,900

**APN:** 602-181-22-00

**MLS:** 100048441

**CONTACT:** Donn Bree; [Bree@Donn.com](mailto:Bree@Donn.com); 888-366-6273 cell; 800-371-6669 office.

# JAMUL PARCEL



This **.85 acre** BEAUTIFUL LOT has around 15 oak trees & a few cotton woods. Water meter is in and one water share is paid for. Part of the Sunrise Private Water District & is transferable from owner to owner. Great lot to get away from the city, but only takes approximately 20 minutes to get to Rancho San Diego where you will find movie theaters, restaurants, grocery stores and shopping. This is a great price for this parcel!



**\$ 49,900**



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CREB# 01109566

**DONN BREE**



RANCHES • HOMES  
LAND • LOANS

**800-371-6669**

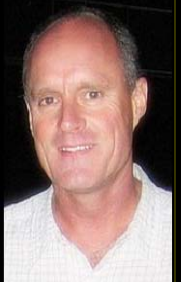
**RED HAWK REALTY**

Junction Hwy 78 & Hwy 79  
Santa Ysabel, CA 92070

**Donn@Donn.com**

[www.DONN.com](http://www.DONN.com)

*We Know The Back Country!*



# ASSESSOR'S PARCEL NUMBER 602-181-22-00





Media: 21

**Lot/Land**  
 MLS #: **100048441**  
 APN: **602-181-22-00**  
 Listing Type: **Exclusive Right (R)**  
 Ownership:

Status: **Active**  
 SP:

LP: **↓ \$49,900**  
 Orig.Price: **\$58,000**  
 List Date: **08/09/2010** MT: **31**  
 AMT: **28**

Address: **0 Deerhorn Valley Rd**  
 City: **Jamul**  
 Parcel Map #: **602**  
 Tentative Parcel Map #:  
 APN #2:  
 APN #3:  
 APN #4:  
 Water District: **OUT**  
 School District:  
 Age Restrictions: **N/K**  
 Sign on Property:  
 Lot Size: **.5 to 1 AC**

Zip: **91935** MapCode: **1315A3**  
 Community: **JAMUL**  
 Neighborhood: **JAMUL**  
 Complex/Park:  
 Jurisdiction:  
 Cross Streets: **HONEY SPRINGS ROAD**  
 Zoning:

Acres: **0.85**

**REMARKS AND SHOWING INFO**

This .85 acre BEAUTIFUL LOT has around 15 oak trees & a few cotton woods, water meter in and one water share is paid for(\$5,999). Part of the sunrise private water district & is transferable from owner to owner. Great lot to get away from the city, but only takes approximately 20 minutes to get to Rancho San Diego where you will find movie theaters, many restaurants, grocery stores and shopping.

Directions to Property: **Hwy94 drive N on Honey Springs Rd, Rt @Deerhorn Valley Rd, follow road until it turns to dirt, then drive 500 ft, propert on Rt.**

Mandatory Remarks: **None Known**

**FEES, ASSESSMENTS AND TERMS**

H.O. Fees: <b>\$0</b>	Paid:	HO Fees Include:
Other Fees: <b>\$0</b>	Paid:	Other Fees Type:
CFD/Mello Roos: <b>\$0</b>	Paid: <b>N/K</b>	

Total Monthly Fees: **\$0**  
 Assessments:

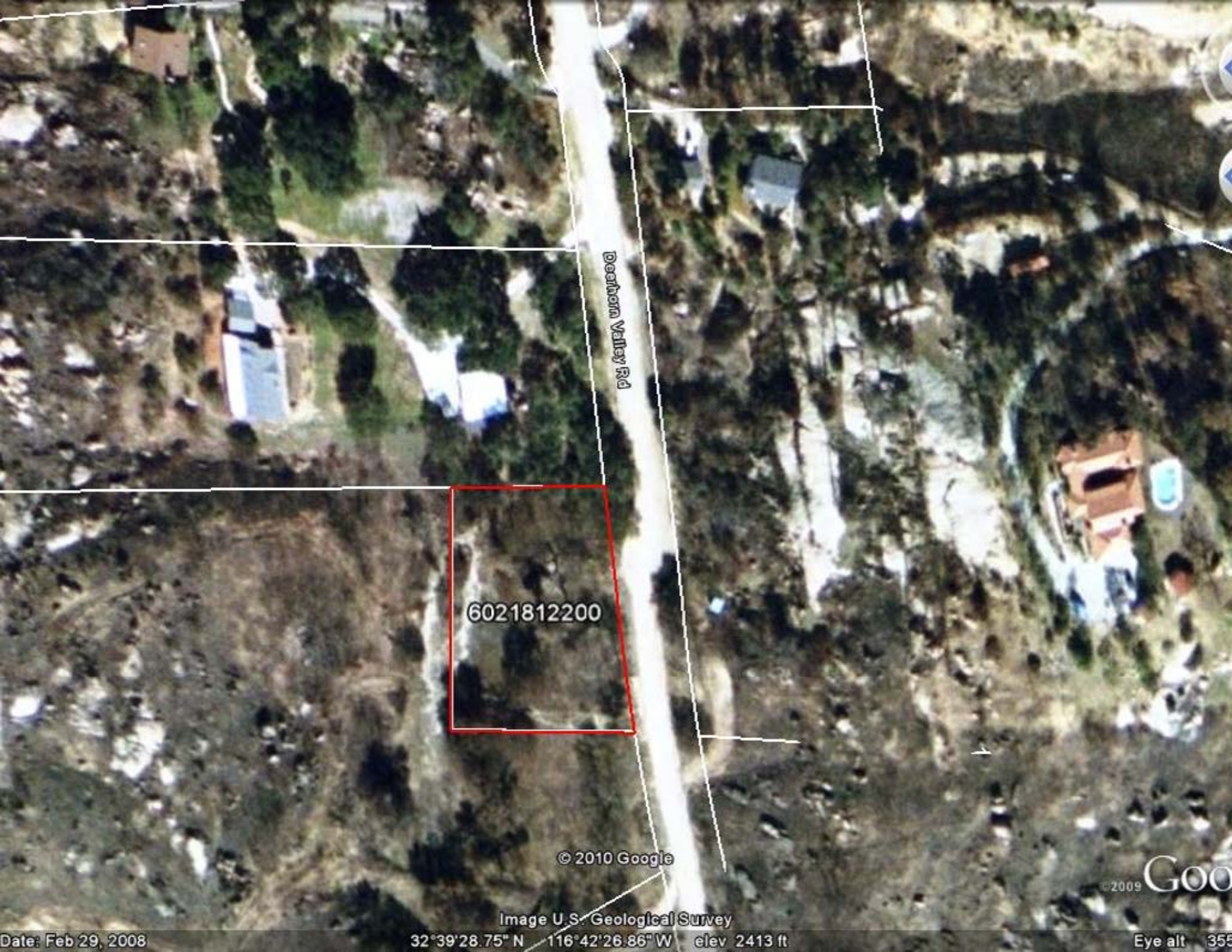
Terms: **Cash, Seller May Carry, Other/Remarks**

**SUPPLEMENTAL REMARKS**

MLS#: 100048441	0 Deerhorn Valley Rd	↓ LP: \$49,900
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<b>SITE FEATURES</b>		
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Approx # of Acres: <b>0.85</b>	Water: <b>Meter on Property</b>	Approved Plan:
Approx Lot SqFt:		Highest Best Use:
Approx Lot Dim:	Sewer/Septic <b>Other/Remarks</b>	Current Use:
Lot Size: <b>.5 to 1 AC</b>		Additional Land Use: <b>Res/Business Use OK</b>
Land Use Code:		
Animal Designator Code:		
Frontage Length: <b>0</b>		
Fencing: <b>N/K</b>	Boat Facilities:	
	Lot Size Source: <b>Assessor Record</b>	
Irrigation: <b>N/K</b>	Pool:	
	Pool Heat:	
View:		
Topography: <b>Level, Slope Gentle</b>		
Prop Restrictions Known:		
Structures:		
Site:		
Complex Features:		
Miscellaneous:		
Utilities Available: <b>Electric, Telephone, Other/Remarks</b>		
Utilities to Site: <b>Electric, Telephone, Other/Remarks</b>		



Deerhorn Valley Rd

6021812200

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Image U.S. Geological Survey

Date: Feb 29, 2008

32°39'28.75" N 116°42'26.86" W elev 2413 ft

Eye alt 355

## Parcel Profile Results

APN 602-181-22-00 Profile:

### ZONING

Use Reg	A72
Animal Reg	O
Density	.125
Lot Size	8AC
Bldg Type	C
Max Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Set Backs	D
Open Spaces	-
Special Regs	-
Regional Cat	RDA
General Plan	18
Plan Area	JAMUL-DULZURA
Plan Group	-

### **GEOCODES**

Elementary School District	GEN ELEM JAMUL-DULZURA UNION
Fire Protection District	RURAL FIRE PROTECTION DISTRICT
High School District	HIGH GROSSMONT UNION
Local Park Planning Area	JAMUL
Mscp	INSIDE MSCP
Tax Rate Area	TAX RATE AREA 79002
Watershed	Barrett Hydrologic Sub Area

# McKee

6020623200

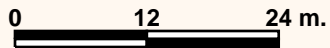
DEERHORN VALLEY RD

6021812100

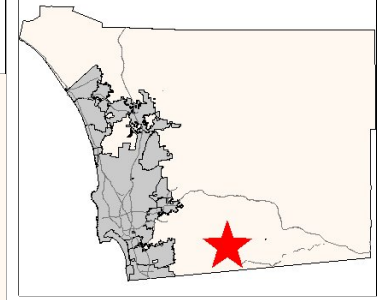
6021812200  
S.D. COUNTY

6020610600

6021900400



Map center: 32° 39' 27.48" N, 116° 42' 27.68" W



## Legend

- Parcels
- Highways
- Freeways
- Streets
- Water Bodies**
- Water Bodies
- Discretionary Permit Labels**
- Discretionary Applications**
- Done
- Open
- Cancelled/Expired/Void
- Unknown
- Other
- Sponsor Groups**
- Sponsor Groups
- Other
- Community Planning Area**
- Community Planning Areas
- Incorporated Areas**
- S.D. COUNTY
- Other



Scale: 1:688

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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)