

DONN BREE



**RANCHES ▪ HOMES
LOTS ▪ LOANS**

800-371-6669

PROPERTY REPORT

ADDRESS: 00 Manzanita Drive, Julian, CA 92036

DESCRIPTION: 1.21 acre home site located in Julian's Kentwood in the Pines subdivision. Rare large lot located near the end of Manzanita Drive with breath-taking views overlooking the Great Sonoran Desert to the east.

PRICE: \$69,000.00

APN: 291-257-76-00

MLS: 100016913

CONTACT: Donn Bree; Bree@Donn.com; 888-366-6273 cell; 800-371-6669 office.

JULIAN PARCEL

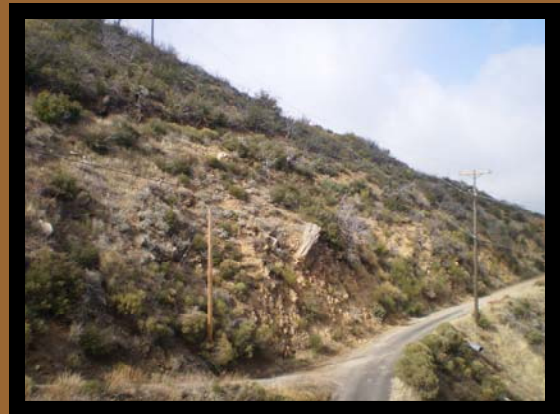
Manzanita Drive, Julian, CA 92036



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Perfect lot to have for the weekend get-a-way cabin or a full-time residence.

\$69,000



CREB# 01109566

Donn Bree, Ph. D., G.R.I.

POB 188
Santa Ysabel, Ca. 92070
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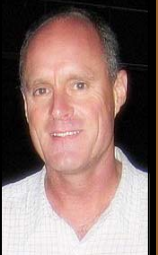
CREB # 01109566

RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

Donn@Donn.com
Www.DONN.com

We Know The Back Country!



Assessors Parcel Number (APN) 291-257-76-00





Media: 7

Lot/Land

MLS #: **100016913**
 APN: **291-257-76-00**
 Listing Type: **Exclusive Right (R)**
 Ownership:

Status: **Active**

SP:

LP: **\$69,000**Orig.Price: **\$69,000**List Date: **03/19/2010** MT: **4**
AMT: **4**Address: **00 Manzanita Dr**City: **Julian**Parcel Map #: **291**

Tentative Parcel Map #:

APN #2:

APN #3:

APN #4:

Water District: **MPI**School District: **JULIANUNION**Age Restrictions: **N/K**

Sign on Property:

Lot Size: **1+ to 2 AC**Zip: **92036** MapCode: **1156E1**Community: **JULIAN**Neighborhood: **Kentwood in the Pines**

Complex/Park:

Jurisdiction:

Cross Streets: **Hwy 78**Zoning: **R1**Acres: **1.21**

REMARKS AND SHOWING INFO

1.21 acre home site located in Julian's Kentwood in the Pines subdivision. Rare large lot located near the end of Manzanita Drive with breathtaking views overlooking the Great Sonoran Desert to the east. Property is remote, yet only a few minutes from Julian town site. Parcel has entitlement to water meter. Perfect lot to have for the weekend get-a-way cabin or a full-time residence.

Directions to Property: **Hwy 78- Rt on Manzanita**Mandatory Remarks: **None Known**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$0**Other Fees: **\$0**CFD/Mello Roos: **\$0**

Paid:

Paid:

Paid:**N/K**

HO Fees Include:

Other Fees Type:

Total Monthly Fees: **\$0**

Assessments:

Terms: **Cash**

SUPPLEMENTAL REMARKS

MLS#: 100016913	00 Manzanita Dr	LP: \$69,000
SITE FEATURES		

Approx # of Acres: **1.21** Water: **Available** Approved Plan:
 Approx Lot SqFt: Highest Best Use:
 Approx Lot Dim:
 Lot Size: **1+ to 2 AC** Sewer/Septic **Septic Installed** Current Use:
 Land Use Code: **RR2** Additional Land Use: **N/K**
 Animal Designator Code: **J**
 Frontage Length: **108**
 Fencing: **N/K** Boat Facilities:
 Lot Size Source: **Title Company**
 Irrigation: **N/K** Pool:
 Pool Heat:
 View:
 Topography: **Slope Gentle**
 Prop Restrictions Known:
 Structures:
 Site:
 Complex Features:

 Miscellaneous:
 Utilities Available: **Electric**
 Utilities to Site: **Electric**



2912577600

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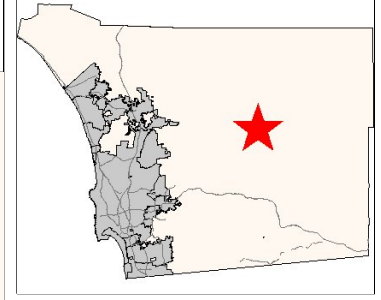
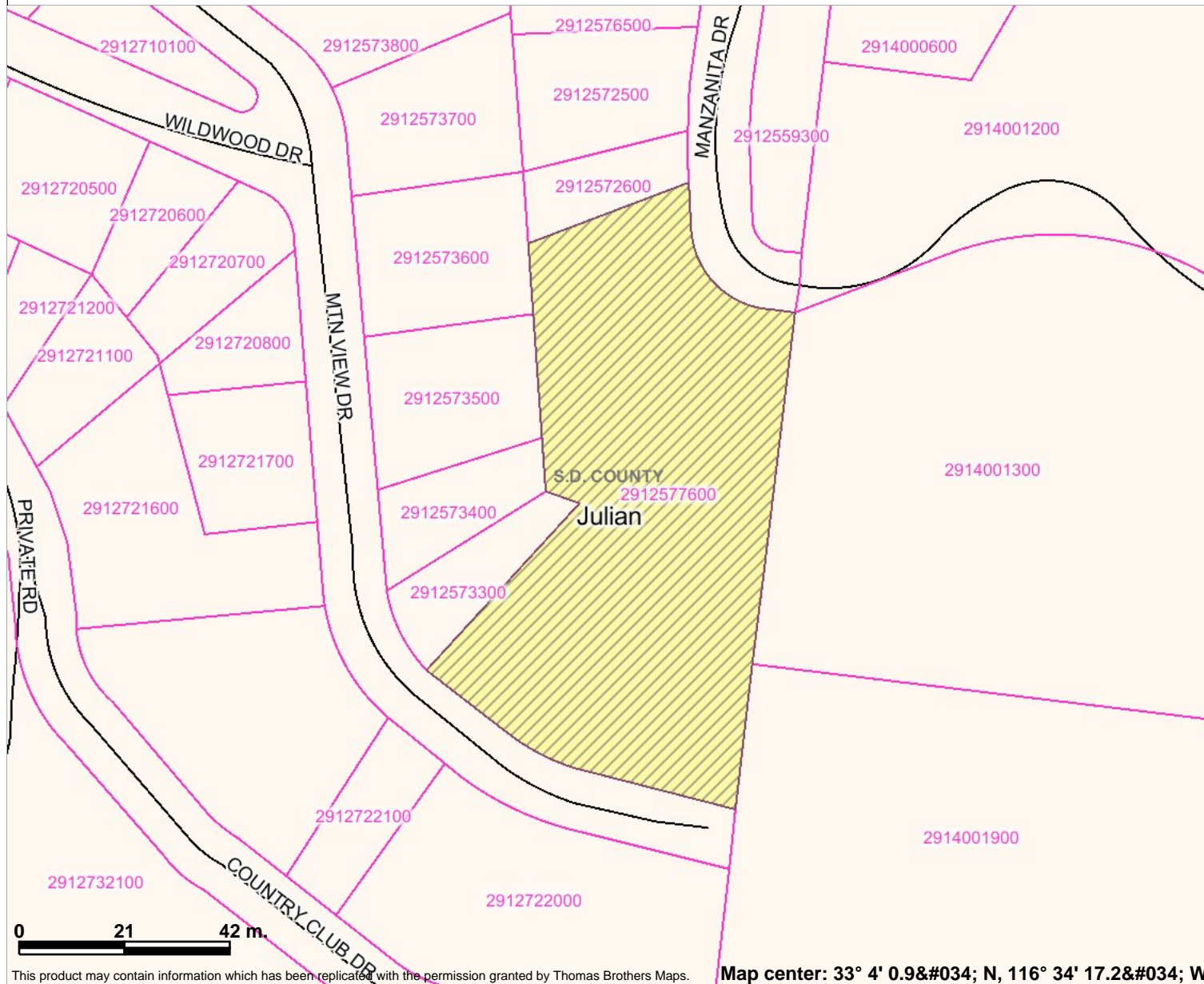
64 m

Dates: Nov 30, 2005 - Aug 16, 2006

33°04'00.32" N 116°34'16.78" W elev 1352 m

Eye alt 1.6

Vanderlee



Legend

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



Scale: 1:1,205

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Map center: 33° 4' 0.9" N, 116° 34' 17.2" W

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Parcel Profile Results

APN 291-257-76-00 Profile:

ZONING

Use Reg	RR2
Animal Reg	J
Density	2
Lot Size	.5AC
Bldg Type	C
Max Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Set Backs	H
Open Spaces	-
Special Regs	-
Regional Cat	RDA
General Plan	18
Plan Area	JULIAN
Plan Group	-

GEOCODES

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 81013
Watershed	San Felipe Sub Unit

RR RURAL RESIDENTIAL USE REGULATIONS

(# = Number which denotes approximate dwelling units per acre.)
(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2180 INTENT.

The provisions of Section 2180 through 2189, inclusive, shall be known as the RR Rural Residential Use Regulations. The RR Use Regulations are intended to create and enhance residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Typically, the RR Use Regulations would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired. Various applications of the RR Use Regulations with appropriate development designators can create buffers between residential and agricultural uses, family or small farm areas, or large lot rural residential developments.

2182 PERMITTED USES.

The following use types are permitted by the RR 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
(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)

2183 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RR 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.
 - Recycling Collection Facility, Small "2"
(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2184 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the RR 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
- c. Commercial Use Types.
 - Cottage Industries (see Section 6920)
 - (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. 7790 (N.S.) adopted 8-01-90)
 - (Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
 - (Amended by Ord. No. 8698 (N.S.) adopted 7-17-96)

2185 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the RR 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
 - Law Enforcement Services
 - Lodge, Fraternal and Civic Assembly
 - Major Impact Services and Utilities
 - Parking Services
 - Postal Services
 - Religious Assembly
- c. Commercial Use Types.
 - Participant Sports and Recreation: Outdoor
 - Transient Habitation: Campground (see Section 6450)
 - Transient Habitation: Resort (see Section 6400)
 - Wholesaling, Storage and Distribution: Mini-Warehouses
 - Warehouses (see Section 6300 and Section 6909)
- d. Agricultural Use Types.

Packing and Processing: Limited

Packing and Processing: Winery

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. 5612 (N.S.) adopted 10-10-79)

(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. 8175 (N.S.) adopted 11 -18-92)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)