

# DONN BREE



**RANCHES ▪ HOMES  
LOTS ▪ LOANS**

# 800-371-6669

## **PROPERTY REPORT**

**ADDRESS:** 00 Mountain View Dr/Country Club Dr, Julian, CA 92036

**DESCRIPTION:** Approximately one-half acre of gently sloping land located in the Kentwood in the Pines subdivision in Julian. Property features views of surrounding area and is covered in light chaparral with oaks coming back from fires. Property is easily accessed from Mountain View Drive or Country Club Drive.

**PRICE:** \$80,000.00

**APN:** 291-271-20/36/38-00

**MLS:** 100019270

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

# JULIAN PARCELS



**\$80,000**

Approximately one-half acre of gently sloping land located in the Kentwood in the Pines subdivision in Julian. Property features beautiful views of surrounding area. Property is covered in light chaparral with oaks coming back from fires. Easily accessed from Mountain View Drive or Country Club Drive.

There are many recreational activities available in the area: the California Riding and Hiking Trail and the Pacific Crest Trail for riding, hiking, and climbing; golfing at Warner's Ranch and Borrego Springs; hunting and fishing; dining; and a variety of other opportunities for each family member.



CREB# 01109566

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RANCHES • HOMES  
LAND • LOANS  
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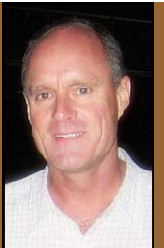
**RED HAWK REALTY**

Junction Hwy 78 & Hwy 79  
Santa Ysabel, CA 92070

**Donn@Donn.com**

Www.DONN.com

*We Know The Back Country!*



# Assessor Parcel Numbers 291-271-20 / 36 / 38-00





Media: 6

**Lot/Land**

MLS #: **100019270**  
 APN: **291-271-38-00**  
 Listing Type: **Exclusive Right (R)**  
 Ownership:

Status: **Active**

SP:

LP: **\$80,000**Orig.Price: **\$80,000**List Date: **03/30/2010** MT: **0**  
AMT: **1**Address: **00 Mountain View Dr**City: **Julian**Parcel Map #: **291**

Tentative Parcel Map #:

APN #2: **291-271-36-00**APN #3: **291-271-20-00**

APN #4:

Water District: **MPI**School District: **JULIANUNION**Age Restrictions: **N/K**Sign on Property: **Y**Lot Size: **.5 to 1 AC**Zip: **92036** MapCode: **1156E1**Community: **JULIAN**Neighborhood: **Kentwood in the Pines**

Complex/Park:

Jurisdiction:

Cross Streets: **Hacienda Drive**

Zoning:

Acres:

**REMARKS AND SHOWING INFO**

Approximately one-half acre of gently sloping land located in the Kentwood in the Pines subdivision in Julian. Water meter available per owner. Property is easily accessed from Mountain View Drive or Country Club Drive. Property features views of surrounding area. Property is covered in light chaparral with oaks coming back from fires. Utilities available, property will need to be perced.

Directions to Property: **Take Hwy79- L onto Royal, R onto Lakeview, L onto Hacienda- R onto Mountain View.**

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**



Mountain View Dr

2912713800

2912712000

2912713600

County Club Dr

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Image © 2010 DigitalGlobe

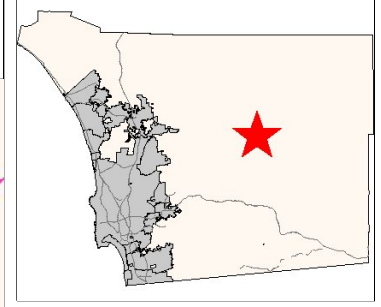
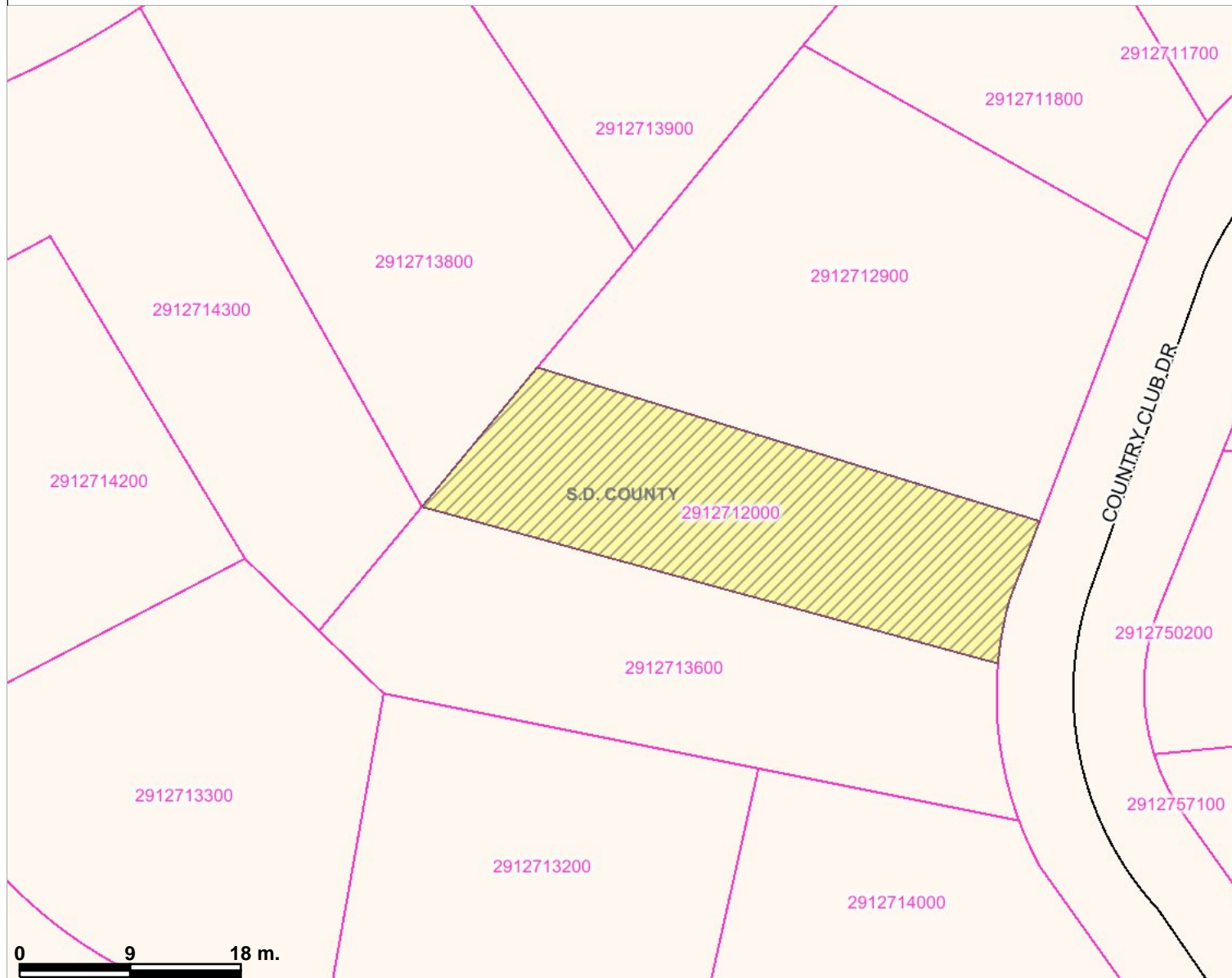
© 2009 Goo

Date: Aug 16, 2006

33°04'03.05" N 116°34'32.42" W elev 4527 ft

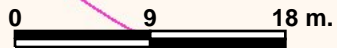
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291-271-20-00



**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



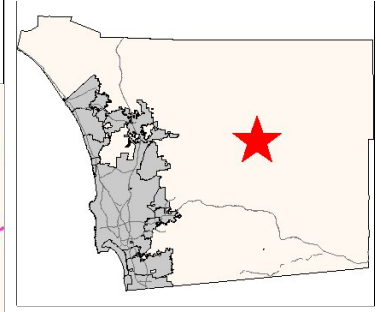
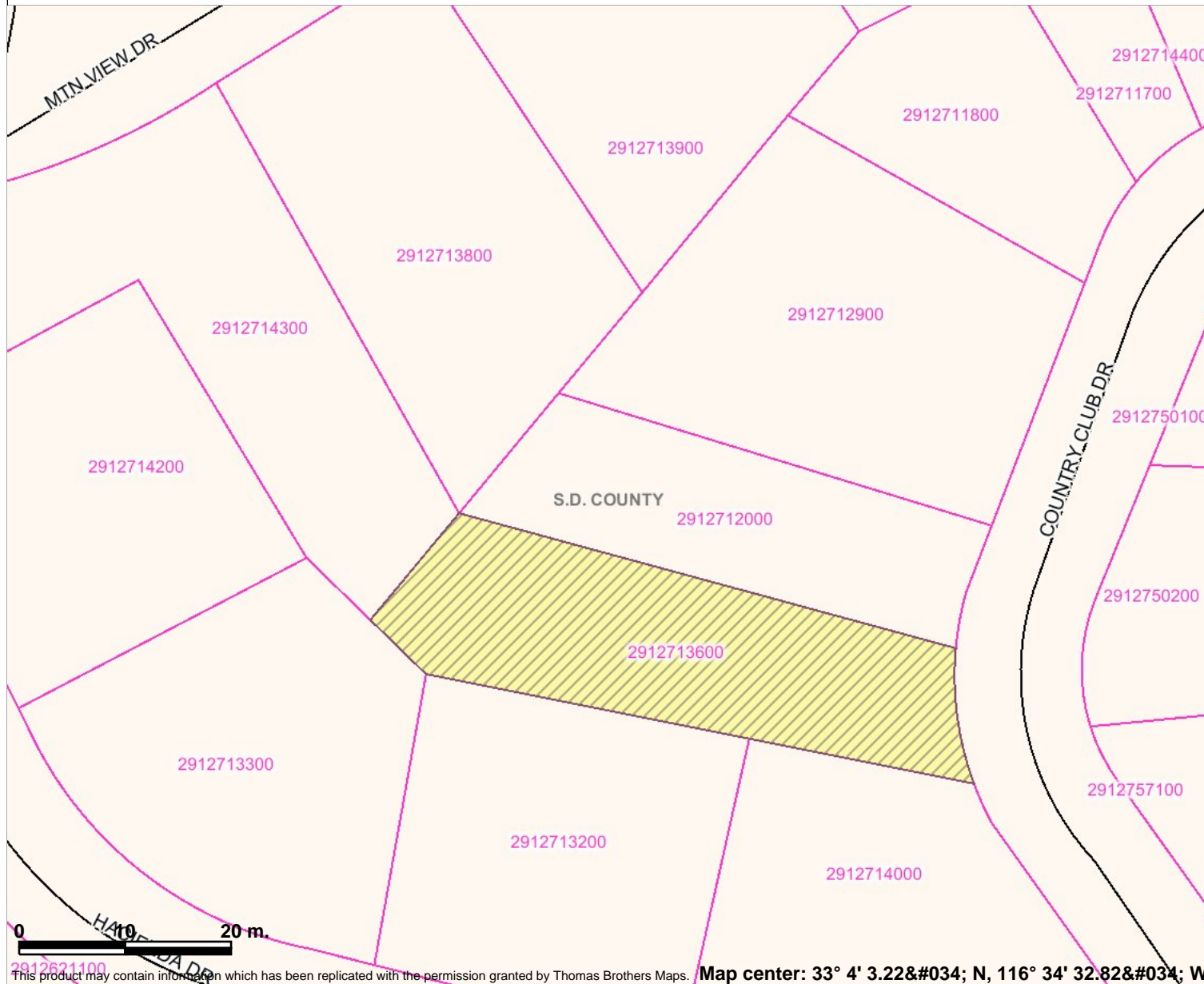
Scale: 1:503

Map center: 33° 4' 3.16"N, 116° 34' 32.74"W

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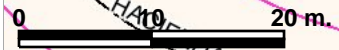
# 291-271-36-00



### Legend

- Parcels
- Highways
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- Streets
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- Discretionary Applications
- ▲ Done
- Open
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- Community Planning Areas
- Incorporated Areas
- S.D. COUNTY
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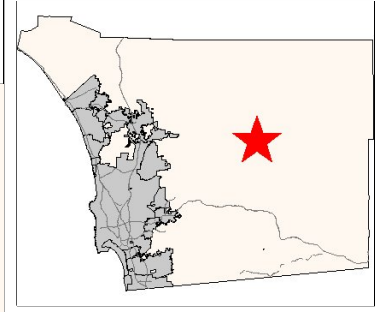
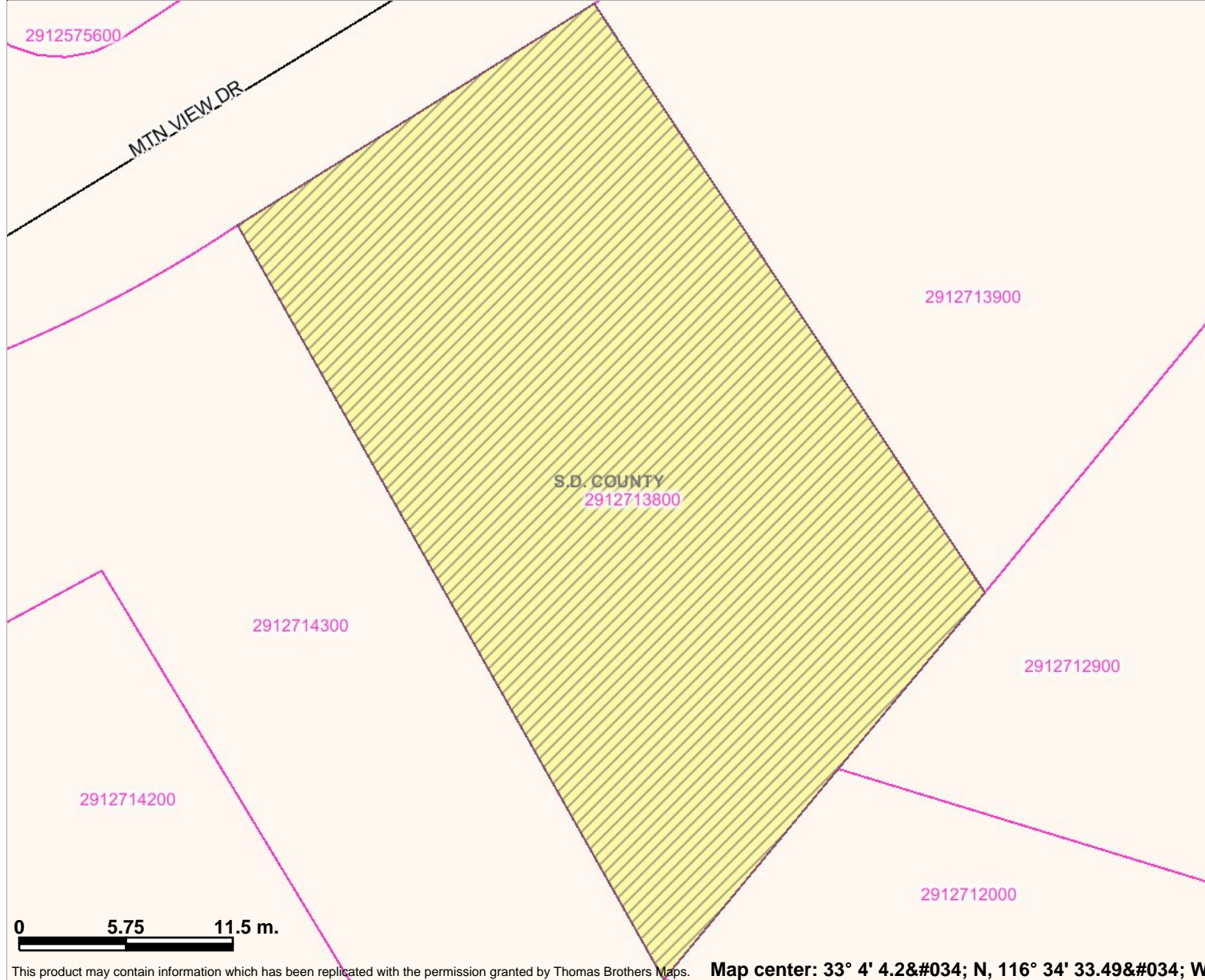
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291-271-38-00



**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: 1:326

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## Parcel Profile Results

APN 291-271-38-00 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**

<b>Elementary School District</b>	GEN ELEM JULIAN UNION
<b>Fire Protection District</b>	JULIAN-CUYAMACA FIRE PROTECTION DISTRICT
<b>High School District</b>	HIGH JULIAN UNION
<b>Local Park Planning Area</b>	PALOMAR-JULIAN
<b>Tax Rate Area</b>	TAX RATE AREA 81013
<b>Watershed</b>	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)