



PROPERTY REPORT

ADDRESS: 0 Emerald Drive, Julian, CA 92036

DESCRIPTION: Residential home site in Julian. Nearly one-half acre in a very private area on the east side of the Kentwood community.

PRICE: \$89,000

APN: 292-067-07-00

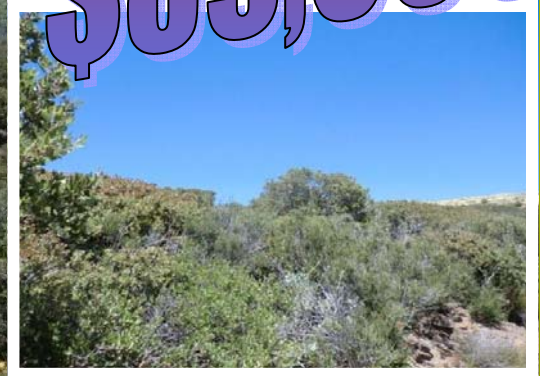
MLS: 110033219

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

Julian Parcel

Emerald Drive, Julian, CA 92036

\$89,000



Residential home site in Julian. Nearly one-half acre in a very private area on the east side of the Kentwood community. Great views in all directions. Approved septic layout and utilities available. This lot takes all of the guesswork out of acquiring a site for building an affordable get-a-way or full-time residence. Seller can finance purchase with an acceptable offer.

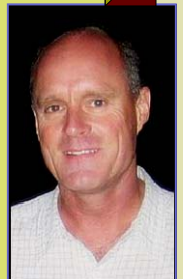


CREB# 01109566

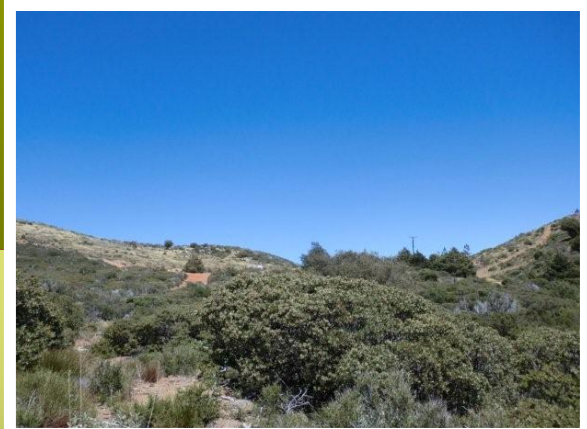


RED HAWK REALTY
Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070
Donn@Donn.com
Www.DONN.com

We Know The Back Country!



APN # 292-067-07-00



There are many recreational activities available in the area: the California Riding and Hiking Trail and the Pacific Crest Trail for riding, golfing at Warner's Ranch and Borrego Springs, hunting and fishing, dining, and a variety of other opportunities for each family member. The newly opened Santa Ysabel Open Space Preserve offers excellent riding trails connecting the Santa Ysabel, Wynola, and Julian communities. The famous Hale Observatory on Palomar Mountain is less than 30 minutes away.



Media: 16

Lot/Land

MLS #: **110033219**
 APN: **292-067-07-00**
 Listing Type: **Exclusive Right (R)**
 Ownership: **Fee Simple**

Status: **Active**

SP:

LP: **\$89,000**Orig.Price: **\$89,000**List Date: **06/07/2011**MT: **1**AMT: **1**Address: **0 Emerald Dr**City: **Julian**Parcel Map #: **1958**

Tentative Parcel Map #:

APN #2:

APN #3:

APN #4:

Water District: **MPI**

School District:

Age Restrictions: **N/K**Sign on Property: **Y**Lot Size: **.25 to .5 AC**Zip: **92036** MapCode: **1156E2**Community: **JULIAN**Neighborhood: **Kentwood I**

Complex/Park:

Jurisdiction:

Cross Streets: **Royal**Zoning: **R1**Acres: **0.51**

REMARKS AND SHOWING INFO

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Directions to Property: **Royal Rd to Vinewood Dr, Left on Hawthorne Dr, Right on Emerald.**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, Seller May Carry**

SUPPLEMENTAL REMARKS

Prepared by: Donn Bree, GRI
 DRE Lic.#: CA 01078868

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Wednesday, June 8, 2011
 10:35 AM

MLS#: 110033219	0 Emerald Dr	LP: \$89,000
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SITE FEATURES

Approx # of Acres: 0.51	Water: N/K	Approved Plan:
Approx Lot SqFt: 22216		Highest Best Use: Residential
Approx Lot Dim:	Sewer/Septic	Current Use: Unimproved
Lot Size: .25 to .5 AC	Perc Test Completed, Perc Update Needed	
Land Use Code:		Additional Land Use: With Structures
Animal Designator Code:		
Frontage Length: 100		
Fencing: N/K	Boat Facilities:	
	Lot Size Source: Assessor Record	
Irrigation: N/K	Pool:	
	Pool Heat:	
View: Greenbelt, Mountains/Hills, Panoramic, Parklike, Valley/Canyon		
Topography: Rolling, Slope Gentle		
Prop Restrictions Known:		
Structures: N/K		
Site: Irregular Lot, Public Street		
Complex Features:		
Miscellaneous: Value in Land		
Utilities Available: Electric, Propane, Telephone		
Utilities to Site: Other/Remarks		



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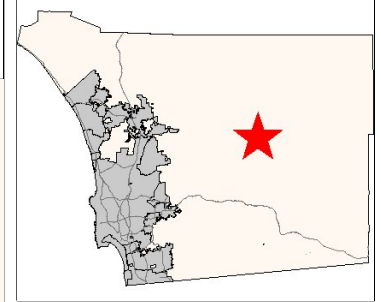
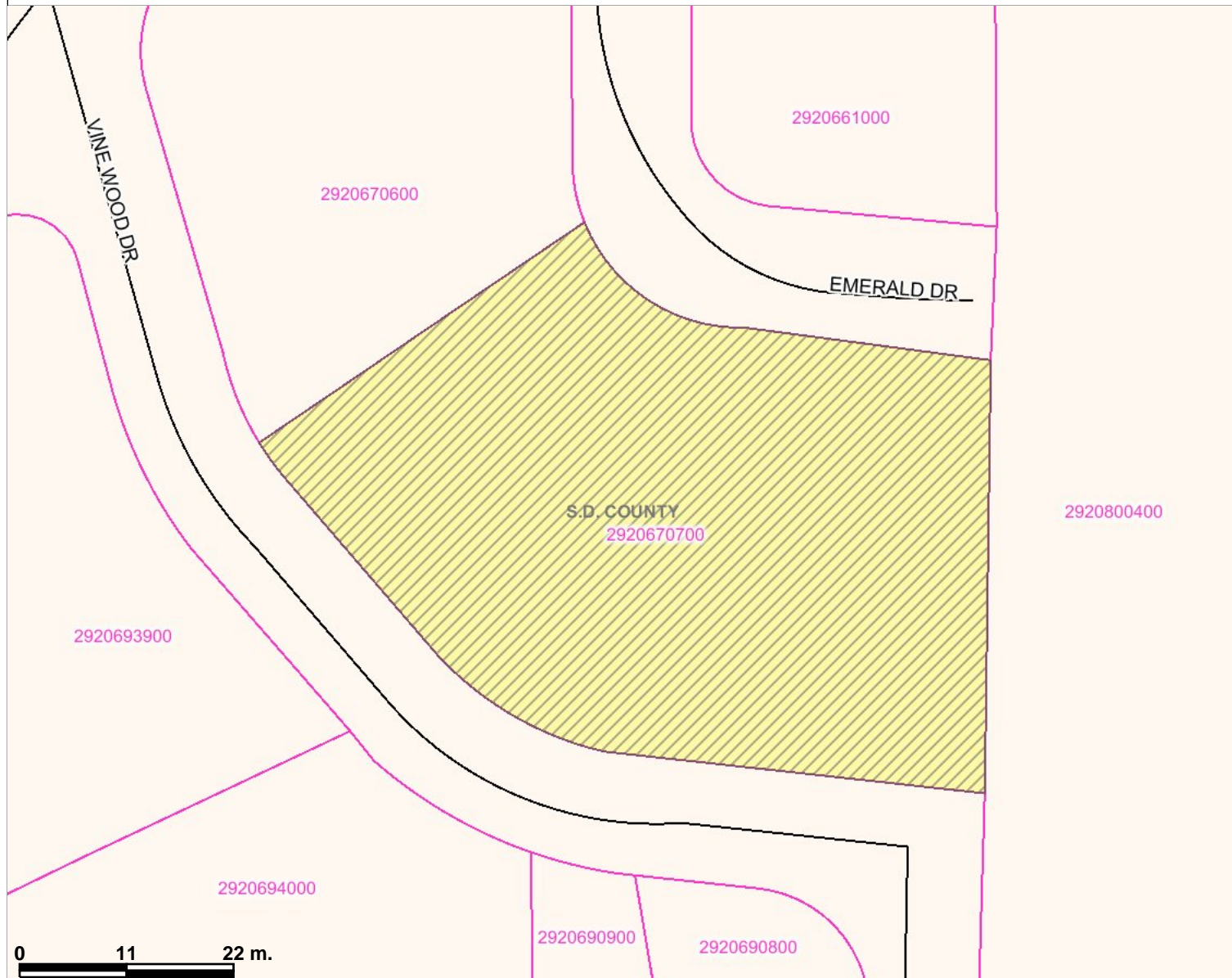
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010  1994

33°03'39.97" N 116°34'17.88" W elev 4409 ft

Champagne



Legend

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

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Scale: 1:636



Parcel Profile Results

APN 292-067-07-00 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)