



# **PROPERTY REPORT**

**ADDRESS:** Iron Springs Rd., Julian, CA 92036

**DESCRIPTION:** Beautiful sloping view parcel with the lot stretching north towards Iron Springs Place and slopes down to creek bed at bottom. Paved road access with power close by.

**PRICE:** \$25,000

**APN:** 293-142-01, 293-112-12 and 293-142-25

**MLS:** 110018216

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

# JULIAN PARCEL



## Beautiful Buildable Lot

Beautiful sloping view parcel with the lot stretching north towards Iron Springs Place and slopes down to creek bed at bottom. Paved road access with power very close. Graded pad and driveway. Great for a weekend getaway or a full time residence.

# \$25,000



## 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

*We Know The Back Country!*



CREB# 01109566

# Assessor's Parcel Numbers 293-142-01-00, 293-112-12-00, 293-142-25-00





Media: 7

**Lot/Land**  
 MLS #: **110018216** Status: **Active**  
 APN: **293-142-01-00** SP:  
 Listing Type: **Exclusive Right (R)**  
 Ownership:

LP: **\$25,000**  
 Orig.Price: **\$25,000**  
 List Date: **03/28/2011** MT: **0**  
 AMT: **0**

Address: **0 Iron Springs Wy**  
 City: **Julian**  
 Parcel Map #: **293**  
 Tentative Parcel Map #:  
 APN #2: **293-112-12-00**  
 APN #3: **293-142-25-00**  
 APN #4:  
 Water District: **OUT**  
 School District:  
 Age Restrictions: **N/K**  
 Sign on Property: **Y**  
 Lot Size: **.5 to 1 AC**

Zip: **92036** MapCode: **1156E7**  
 Community: **JULIAN**  
 Neighborhood: **Harrison Park**  
 Complex/Park:  
 Jurisdiction:  
 Cross Streets: **Iron Springs PI**  
 Zoning: **A70**

Acres: **0.83**

#### REMARKS AND SHOWING INFO

Beautiful sloping view parcel with the lot stretching north towards Iron Springs PI and slopes down to creekbed at bottom. Paved road access with power very close. APNs include 293-142-01-00, 293-112-12-00, 293-142-25-00. Graded pad and driveway. Great for a weekend getaway or full time residence.

Directions to Property: **Hwy 79 to Harrison Park Rd to Iron Springs Rd to Iron Springs Way to sign.**

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**

#### SUPPLEMENTAL REMARKS

Go mountain biking, hiking and fishing in the summer, then take a horse carriage ride down Julian Main Street in the snow of winter and go sledding. Since 2003, there have been many new homes built in this area bringing the neighborhood property values up. Drive to town in 6 minutes, Elevation @ 4300 ft, property does get snow in the winter. Has paved road right to property, dirt driveway to pad. Has a few pine trees and cottonwood trees along the driveway. Has seasonal stream on the northwest edge of property, view of the valley and surrounding homes on the hills around this lot, and a large pad that could be expanded for more room. Property is surrounded by power poles, will need perk test and septic layout along with a well to build. Neighbors well hit water at 240ft, so water is not too deep. Lot is zoned A-70, county states, could build 1 single level or two story house with basement, not to exceed 35 ft in height, and property could be used for horse stables, chickens, bee raising, specialty animals, racing pigeons, 25 specialty birds. Also could put in an apple orchard below the pad on the lower part of the property, potential for at least 40 trees on lower portion of piece.

MLS#: 110018216	0 Iron Springs Wy	LP: \$25,000
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<b>SITE FEATURES</b>		
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Approx # of Acres: <b>0.83</b>	Water: <b>N/K</b>	Approved Plan:
Approx Lot SqFt:		Highest Best Use:
Approx Lot Dim:		
Lot Size: <b>.5 to 1 AC</b>	Sewer/Septic <b>Other/Remarks</b>	Current Use:
Land Use Code:		
Animal Designator Code:		Additional Land Use: <b>N/K</b>
Frontage Length: <b>0</b>		
Fencing: <b>N/K</b>		Boat Facilities:
		Lot Size Source: <b>Assessor Record</b>
		Pool:
		Pool Heat:
Irrigation: <b>N/K</b>		
View:		
Topography: <b>Slope Gentle, Slope Steep, Other/Remarks</b>		
Prop Restrictions Known:		
Structures:		
Site:		
Complex Features:		
Miscellaneous:		
Utilities Available: <b>Telephone</b>		
Utilities to Site: <b>Other/Remarks</b>		

Iron Springs Pl

Iron-Springs-Way

2931121200

2931422500

2931420100

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## Parcel Profile Results

APN 293-141-06-00 Profile:

### ZONING

Use Reg	A70
Animal Reg	L
Density	1
Lot Size	1AC
Bldg Type	C
Max Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Set Backs	C
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	RAMONA
Tax Rate Area	TAX RATE AREA 81027
Watershed	Inaja Hydrologic Sub Area

## **AGRICULTURAL USE REGULATIONS**

### **A70 LIMITED AGRICULTURAL USE REGULATIONS**

#### **2700 INTENT.**

The provisions of Section 2700 through Section 2709 inclusive, shall be known as the A70 Limited Agricultural Use Regulations. The A70 Use Regulations are Intended to create and preserve areas intended primarily for agricultural crop production. Additionally, a limited number of small farm animals may be kept and agricultural products raised on the premises may be processed. Typically, the A70 Use Regulations would be applied to areas throughout the County to protect moderate to high quality agricultural land.

#### **2702 PERMITTED USES.**

The following use types are permitted by the A70 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
  - 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. 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. 9422 (N.S.) adopted 1-9-02)

#### **2703 PERMITTED USES SUBJECT TO LIMITATIONS.**

The following use types are permitted by the A70 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)

**2704 USES SUBJECT TO A MINOR USE PERMIT.**

The following use types are permitted by the A70 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.
  - Law Enforcement Services
  - 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)

**2705 USES SUBJECT TO A MAJOR USE PERMIT.**

The following use types are permitted by the A70 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 Civic Assembly
  - Major Impact Services and Utilities
  - Partying Services
  - Postal Services
  - Religious Assembly
- c. Commercial Use Types.
  - Agricultural and Horticultural Sales (all types)
  - Explosive Storage (see Section 6904)
  - Participant Sports and Recreation: Outdoor
  - Transient Habitation: Campground (see Section 6450)
  - Transient Habitation: Resort (see Section 6400)
- d. Agricultural Use Types.
  - Agricultural Equipment Storage

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. 6134 (N.S.) adopted 7-22-81)  
(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)