

FOR SALE



▪ RANCHES ▪ HOMES ▪
▪ LOTS ▪ LOANS ▪

1-800-371-6669

PROPERTY REPORT

ADDRESS: 00 Crestline Rd. Palomar Mountain, Ca. 92060

DESCRIPTION: Beautiful .83 acres on Palomar Mountain. Property has power to site and a water share. Property is level to gentle slope topography.
Go see - priced for quick sale!

PRICE: \$ 37,500

APN: 135-410-14-00

MLS: 090000838

CONTACT: Emily Dreiling; edreiling@wildblue.net; 800-371-6669 office; 7604273928 cell.



Media: 12

Lot/Land Status: **Active**
MLS #: **090000838** SP:
APN: **135-410-14-00**
Listing Type: **Exclusive Right (R)**
Ownership:

LP: **\$37,500**
Orig.Price: **\$37,500**
List Date: **01/06/2009** MT: **24**
EO: **N** LS: **N** AMT: **23**

CBB\$: CBB%: **5.00%** CVR: **N**
Address: **0 Crestline Rd.**
City: **Palomar Mountain**
Parcel Map #: **135**
Tentative Parcel Map #:
APN #2:
APN #3:
APN #4:
Water District: **CRM**
School District:
Age Restrictions: **N/K**
Sign on Property:

Court/Lndr Apprvl Needed: **N**
Possession: **Close of Escr**
Lot Size: **.5 to 1 AC**
Acres: **0.83**
Zip: **92060** MapCode: **1052j4**
Community: **PALOMAR MTN**
Neighborhood: **Palomar**
Complex/Park:
Jurisdiction:
Cross Streets: **S7/East Grade**
Zoning:
Prop.Mgmt.Co:
Prop.Mgmt.Phn:

REMARKS AND SHOWING INFO

Beautiful .83 acres on Palomar Mountain. Property has power to site and a water share. Level to gentle sloping topography. Perfect for building your home or getaway! Go see-priced for quick sale!

Confidential Remarks: **Buyer to sitisfy self with perc and septic layout-Seller is looking for quick sale.**

Directions to Property: **Crestline to end of pavement, turn Rt. on dirt Rd. drive .2 miles. property straight ahead on left**

Showing Instructions: **Go show**

Occupied: **Vacant**

Occupant: **Flora and Fauna**

Occupant Phone: **760-427-3928**

Mandatory Remarks: **, None Known**

LISTING AGENT AND OFFICE INFORMATION

Listing Agent: **Donn Bree (150902)** Agent Phone: **(760) 765-4666** Add'l Phone: **(760) 518-6669**
2nd Agent: **Emily Dreiling (101274)** 2nd Agt Phone: **(760) 427-3928** 2nd Add'l Phone: **(760) 765-4666**
Listing Office: **Chameleon/Red Hawk Realty** Office Phone: **(760) 765-4666** Broker Office ID: **15575**
Email: **donn@donn.com** Fax: **(760) 765-0416** Pager:

SOLD INFORMATION

Off Market Date: Close of Escrow: Expiration Date: Sale Price:
Selling Agent #: Selling Agent Name: SA Phone: Financing:
Selling Office #: Selling Agent Office: SO Phone:
Concessions:

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$0.00** Paid: HO Fees Include:
Other Fees: **\$0.00** Paid: Other Fees Type:
CDF/Mello Roos: **\$0.00** Paid: **N/K**
Total Monthly Fees: **\$0** HOA: HOA Phone:
Assessments:

Terms:

MLS#: 09000838

0 Crestline Rd.

LP: \$37,500

SITE FEATURES

Approx # of Acres: **0.83**

Water: **Available**

Approved Plan:

Approx Lot SqFt:

Highest Best Use:

Approx Lot Dim:

Lot Size: **.5 to 1 AC**

Sewer/Septic: **Perc Test Required**

Current Use:

Land Use Code:

Additional Land Use: **N/K**

Animal Designator Code:

Frontage Length: **90**

Frontage: **Other/Remarks**

Boat Facilities:

Fencing: **N/K**

Lot Size Source: **City/County Records**

Irrigation: **N/K**

Pool:

Pool Heat:

View:

Development:

Topography: **Level, Rolling**

Prop Restrictions Known:

Structures:

Site:

Complex Features:

Miscellaneous:

Utilities Available: **Above Ground, Below Ground**

Utilities to Site: **Other/Remarks**

SUPPLEMENTAL REMARKS

Palomar Mountain Lot!



**CRESTLINE ROAD PARCEL
PRICED TO SELL \$37,500**

- .83 acres nestled in large evergreen trees
- Gently sloping topography
- Elevation over 5000 feet.
- Afternoon sun with sunsets galore.
- Perfect place to get out of the summer heat, or play in the winter snow.
- Come build your own private getaway.



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

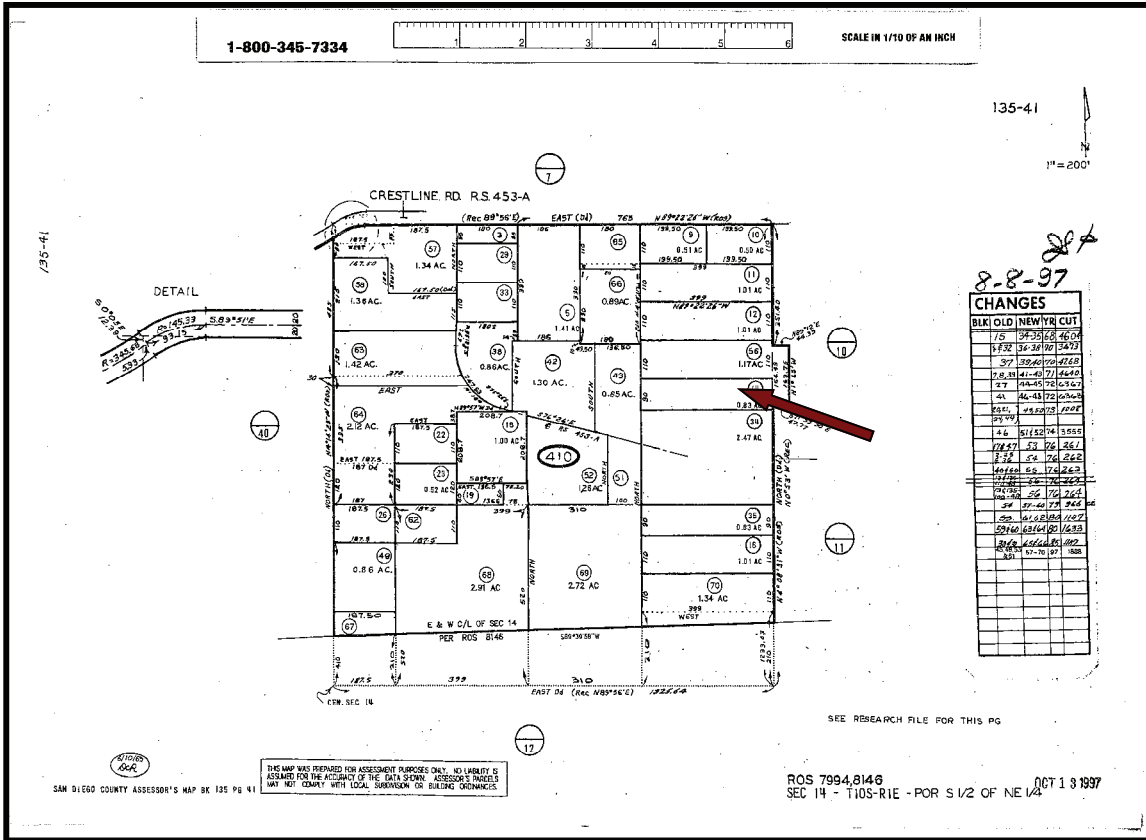
POB 188
Santa Ysabel, Ca. 92070
Donn@Donn.com

800-371-6669

CREB # 01109566



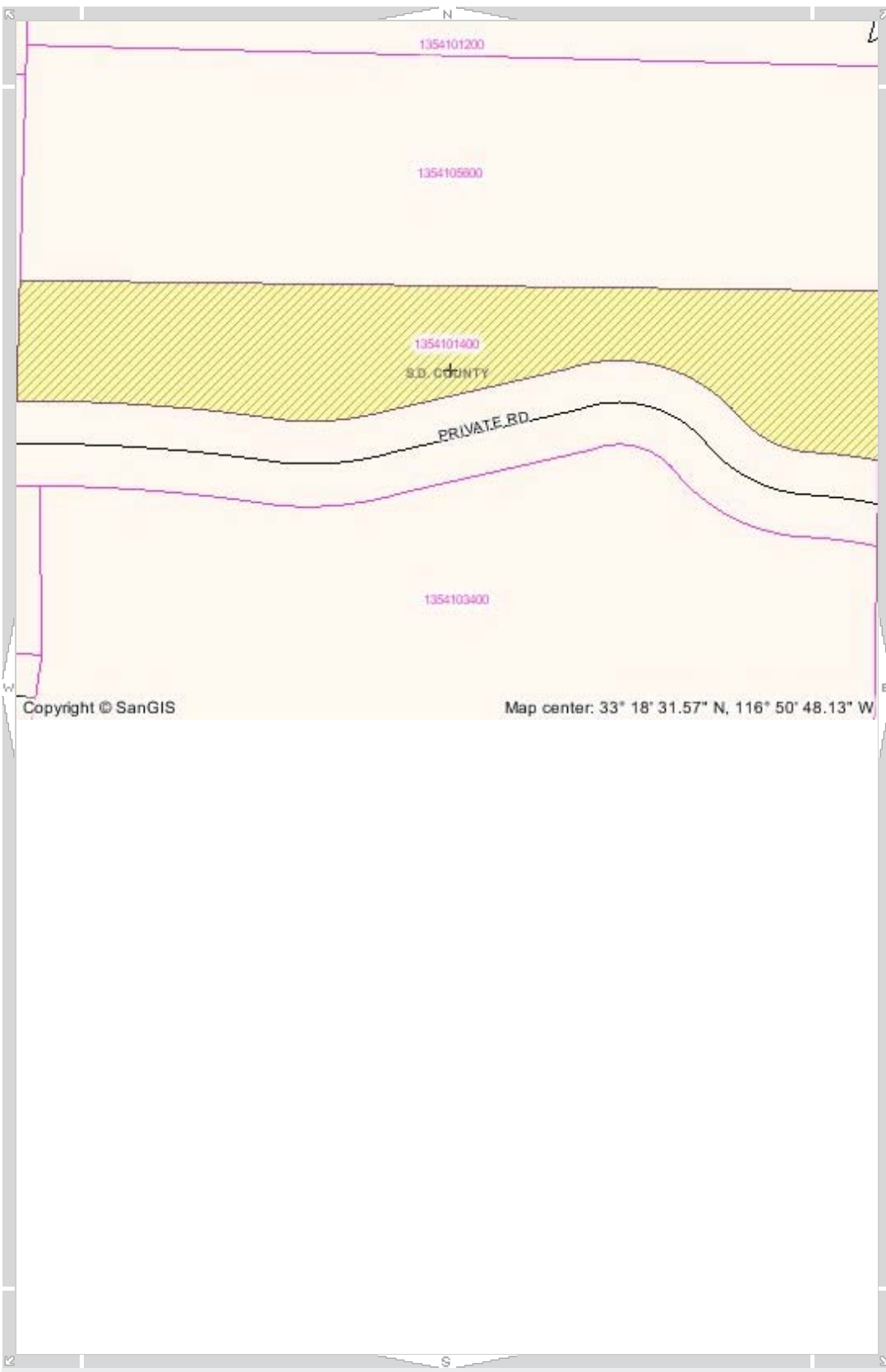
Assessors Parcel Number (APN) 135-410-14-00





Property Profile Map

Layers Legend Locate Property Profile Help



Parcel Profile Results

APN 135-410-14-00 Profile:

ZONING

Use Reg	RR.25
Animal Reg	Q
Density	.25
Lot Size	4AC
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	NORTH MOUNTAIN
Plan Group	PALOMAR MOUNTAIN

GEOCODES

Fire Protection District	CSA 110 (PALOMAR MTN.)
Local Park Planning Area	PAUMA
Tax Rate Area	TAX RATE AREA 94171
Unified School District	UNIFIED VALLEY CENTER-PAUMA
Watershed	La Jolla AmagoHydrologic Sub Area

Scale: 1:

Map Tool: **Select Property**



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)