



PROPERTY REPORT

ADDRESS: 27222 Skyway Drive, Ranchita, CA 92066

DESCRIPTION: 10 acre equestrian ranch with a 3 bedroom & 2.5 bathroom single level home with 1,820 sq ft of open living space. The ranch's landscape is flat and all usable. Shown by appointment only.

PRICE: **\$239,000**

APN: 196-110-03-00

MLS: 100042459

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

RANCHITA HORSE PROPERTY

27222 Skyway Dr, Ranchita, CA 92066



10.00 ACRE Equestrian Ranch near Warner Springs. This scenic & usable property is located approx 15 miles southeast of the Hwy 79 and S2 junction on the east side of San Felipe Road (S2) in the San Diego backcountry community of Ranchita. The single level main home features 3 bedrooms & 2.5 bathrooms in 1,820 sq ft of open living space. The home was built in 1984. In addition to the detached 2-car garage, there is a 2 car garage with an attached horse stall with two turnouts. The entire property is fenced & cross fenced, yielding 6 pastures. A large round pen is located in one pasture. There are two cinder block stalls with hay racks, salt licks, & water. One building has a tack room, and the other an office. All structures on the facility show deferred maintenance. However, because of the solid building structures, the repairs should be minimal.

FOR SALE
\$239,000

- 10 Acres
- 1,820 sq ft house
- 3 bed/2.5 baths
- Detached garage
- All flat/usable land
- Round Pen
- 2 Stall & 4 Stall buildings w/ water
- Fenced & Cross Fenced
- Beautiful property



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CREB# 01109566

DONN BREE



RANCHES • HOMES
LAND • LOANS

800-371-6669

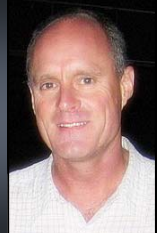
RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

Donn@Donn.com

www.DONN.com

We Know The Back Country!



ASSESSORS PARCEL NUMBER 196-110-03-00



Topographically, the ranch landscape is flat & all usable. A couple of large, mature Coast Live Oaks dominate the indigenous landscape.

Ranchita is situated between Julian & Borrego Springs. There are many recreational activities available in the area: the California Riding & Hiking Trail & the Pacific Crest Trail for riding, golfing at Warner's Ranch & Borrego Springs, hunting & 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.

Shown by appointment only.





Media: 25
 Lot Size: 4+ to 10 AC
 Acres: 10.00

Detached

MLS #: 100042459
 APN: 196-110-03-00
 Address: [27222 Skyway Dr](#)
 City: **Ranchita, CA**
 Bedrooms: 3
 Optional BR:
 Total BR: 3
 Est.SqFt: 1,820
 Year Built: 1984
 Age Restrictions: N/K
 Sign on Property: Y

Status: **Active**
 Sales
 Price:
 Ownership: **Fee Simple**
 Full Baths: 2
 Half Baths: 1
 Total Baths: 3
 Zoning:
 Pets:

LP: **\$239,000**
 Orig.Price: **\$239,000**
 List Date: **07/15/2010** MT: 1
 OMD: AMT: 1
 COE:
 Possession:
 Unit#/Space#:
 Zip: **92066** MapCode: **0410A8**
 Community: **Ranchita**
 Neighborhood: **Ranchita**
 Complex/Park:
 Cross Streets: **Montezuma Valley**
 Jurisdiction:
 Water District:
 School District:

REMARKS AND SHOWING INFO

10 Acre property featuring a 3 bed/2.5 bath home with 1,820 sq ft of open living space. The home was built in 1984. In addition to the detached 2 car garage, there's another 2 car garage w/ an attached horse stall w/ 2 turnouts. The entire property is fenced & cross fenced, yielding 6 pastures. A large round pen is located in one pasture. There are 2 cinder block stalls w/ hay racks, salt licks, & water. One building has a tack room, & the other an office. All structures show deferred maintenance.

Directions to Property:

Mandatory Remarks: **None Known**

Sales Restrictions: **Other/Remarks**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$0.00** Paid:
 HO Fees Include:

Other Fees: **\$0.00** Paid: Other Fees Type:
 CFD/Mello Roos: **\$0.00** Paid: Est % of Owner Occupancy:
 Total Monthly Fees: **\$0.00** Terms: **Conventional, Cash**
 Assessments:

SITE FEATURES

Approx # of Acres: 10.00	View:	Parking Garage: Detached
Approx Lot Sq Ft:	Topography: Level, Other/Remarks	Parking Garage Spaces: 2
Approx Lot Dim:	Boat Facilities:	Parking Non-Garage:
Lot Size: 4+ to 10 AC	Frontage Length:	Parking Non-Garaged Spaces:
Lot Size Source: Assessor Record	Frontage:	Total Parking Spaces:
Water: Well on Property	Land Use Code:	Parking for RV:
Sewer/Septic: Septic Installed	Add'l Land Use: Ranch/Farm	Fencing: Cross Fencing, Full
Irrigation:	Site:	
Telecom:	Prop Restrictions: None Known	
Residential Unit Loc: Detached	Structures: Barn Stables, Corral/Arena, Other/Remarks,	
Units In Complex:	Complex Features:	
Animal Designator Code: O		
Miscellaneous:		

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

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Friday, July 16, 2010
 08:57 AM

MLS#: 100042459

27222 Skyway Dr

LP: \$239,000

APPROX ROOM DIMENSIONS

Living Room: **20x12**
 Dining Room: **10x10**
 Family Room: **10x10**
 Kitchen: **12x10**
 Breakfast Area:
 Master BR: **12x12**
 Bedroom 2: **10x12**
 Bedroom 3: **10x12**
 Bedroom 4:
 Bedroom 5:
 Extra Room 1:
 Extra Room 2:
 Extra Room 3:

INTERIOR FEATURES

Stories	Sub-Flooring	Searchable Rooms
1 Story		Bedroom(s) Entry Level
Approx Living Space	Floor Coverings	MBR Entry Level
		Family Room
Source of Square Feet		
Assessor Record		
Interior Walls	Fireplaces	
	1	
	Fireplace Location	
	FP in Living Room	

BUILDING, COMPLEX AND EXTERIOR FEATURES

Architectural Style	Elevator	Spa	Water Heater Type
Condo Flat Style	Bldg Entry Level	Spa Heat	Laundry Utilities
	Stories in Bldg		Electric
Construction	Units in Bldg	Security	Laundry Location
Built on Site	Exclusive Use Yard	Cooling	Laundry Room
Exterior		N/K	Equipment:
Wood	Patio		Range/Oven, Refrigerator,
Roof			Washer, Dryer
Composition	Pool	Heat Source	
Guest House	N/K	Electric	
Entry Level Unit	Pool Heat	Heat Equipment	
3 Stairs/Steps to Entry		Fireplace	

MANUFACTURED/MOBILE HOME OPTIONS

Length x Width:	Make:	Configuration:	Space#:
Number of Sections:	Model:	Real Estate Incl:	Space Rent:
Axles:	Skirting:		HCD433 Rec:
License #1:	Lic #2:	Lic #3:	Lic #4:
Serial #1:	Ser #2:	Ser #3:	Ser #4:
Dept.of Housing #1:	DOH #2:	DOH #3:	DOH #4:
			DOH #5:

SUPPLEMENTAL REMARKS

10.00 ACRE Equestrian Ranch near Warner Springs, CA. This scenic & usable property is located approx 15 miles southeast of the Hwy 79 & S2 junction on the east side of San Felipe Road (S2) in the San Diego backcountry community of Ranchita. Of great importance are the various directions from which the ranch can be accessed across lightly traveled state highways and picturesque county roads. The Los Angeles-Orange County metropolitan area, Temecula-Murrieta, the San Diego metropolitan area, and the southwest desert communities are all within a short and scenic drive to this undiscovered equestrian paradise. Topographically, the ranch landscape is flat and all usable. A couple of large, mature Coast Live Oaks dominate the indigenous landscape. Great consideration was given to the natural beauty of this property when incorporating the improvements found on this very functional ranch. The regional, an ancient basin, is known for good ground water. Wildlife is abundant on the ranch: deer and turkey roam freely, while raptors and other rare species of animals can be found on & around the site. Ranchita is situated between Julian & Borrego Springs. The Julian area is a well known get-a-way for city residents from all over Southern California. Tourism is now the primary draw, replacing the mining interests when Julian's population rivaled that of the City of San Diego. There are many fine restaurants & lodging accommodations in the immediate area of this centrally, yet privately located property. Borrego Springs is known for its desirable winter climate and spectacular spring wildflower display. There are many recreational activities available in the area: the California Riding and Hiking Trail & the Pacific Crest Trail for riding, golfing at Warner's Ranch & Borrego Springs, hunting & fishing, dining, and a variety of other activities for each family member.

Prepared by: Donn Bree, GRI
 DRE Lic.#: 01078866

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 08:57 AM

Gibbs Ranch Rd

1961100300

Skyway Dr

Image © 2010 DigitalGlobe

160 m

© 2010 Google

33°12'54.39" N 116°31'22.00" W elev 1244 m

©2009 Goo

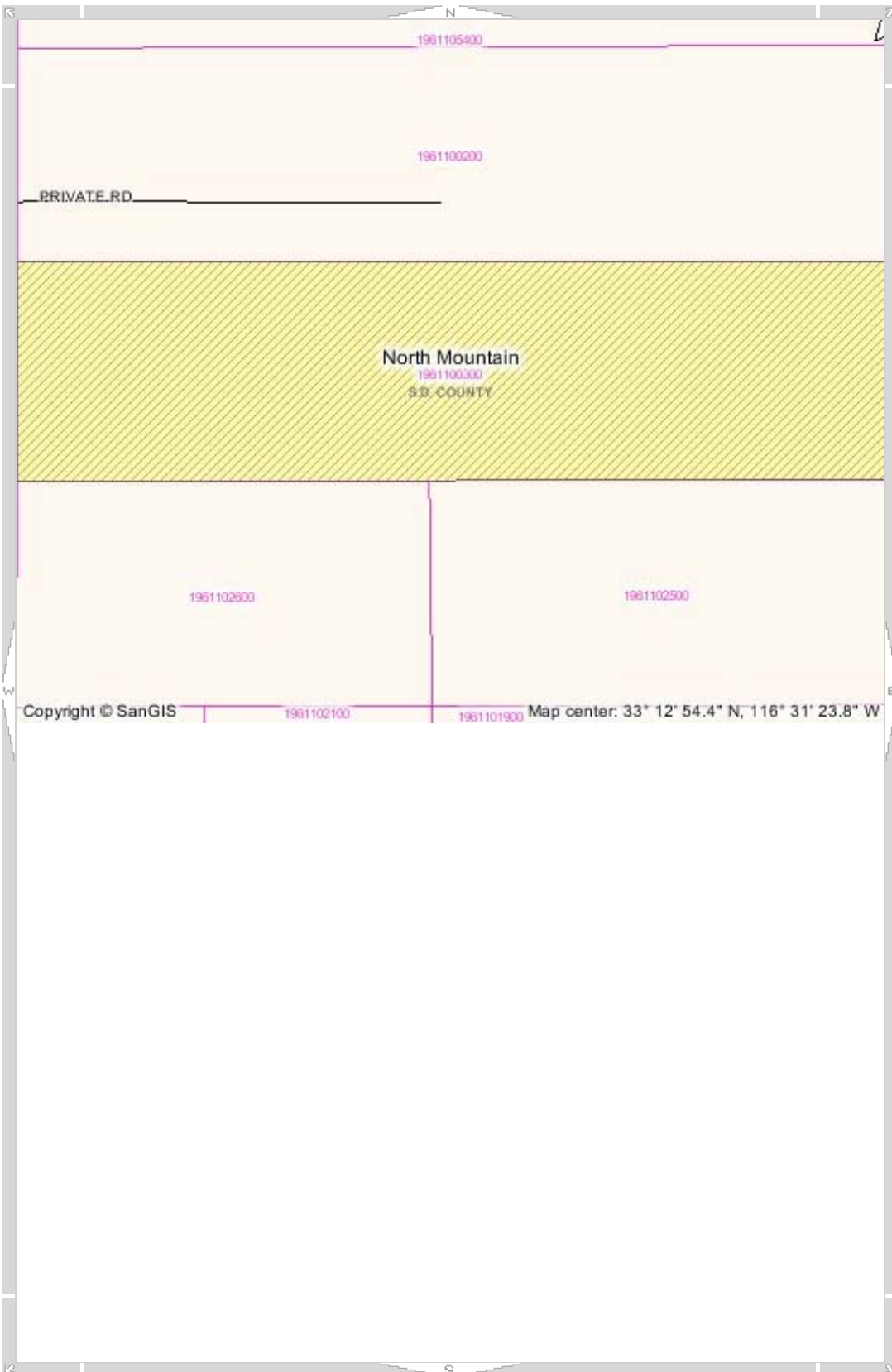
Eye alt 1.7

Date: Nov 30, 2005



Property Profile Map

Layers Legend Locate **Property Profile** Help



Parcel Profile Results

APN 196-110-03-00 Profile:

ZONING

Use Reg	A70
Animal Reg	O
Density	.125
Lot Size	8AC
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	NORTH MOUNTAIN
Plan Group	-

GEOCODES

Local Park	PALOMAR-JULIAN
Planning Area	TAX RATE AREA
Tax Rate Area	98000
Unified School District	WARNER
Watershed	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)


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Permit Summary

Permit:	C 94036991		
Description:	BUILD COMBINATION		
Project:			
Status:	OPEN	Entered:	01-Jan-1994
Issued:		Completed:	
Decision:			
Expiration:		Next Renewal:	
Location Desc.:			

Permit Manager

Permit Name:			
Lead Person:			
Default Inspector:			
Issued Date:		Expiration Date:	
Renew Eff. Date:		CEQA Status:	
Difficulty:		Renewable:	

Parcel Information

Address	APN	
27772 SKYWAY DR	196-110-03-00	GIS Parcel

Scope of Work

CROSS STREET: SKYWAY DR DESCRIPTION OF WORK: RE ROOF HORSE STALLS WITH FIBERGLASS SHINGLES

Applicant Information

There is currently no applicant.

Contact Information

Company:	
Name:	
Representative:	
Title:	
Address:	

City / State / ZIP:			
Work Phone:		Extension:	
Home Phone:		FAX:	
E-Mail:			

Permit Owner

There is no permit owner.

Professionals / Contractors

Phone:

, -
NONE - NONE
License: Expires:

Structure Classification

Initial Value:	\$1,920.00	Calculated Value:	\$1,920.00
Standard Plan:		Public Project:	NO
# of Structures:		# of Res. Units:	
Total Floor Area:	0		
Model:			

Occupancy Group	Construction Type	Structure Class
None attached.	None attached.	None attached.

Fees

Fee Code	Description	Fee Amount	Amount Due
OPV07	PLANNER INSP FEE	\$4.87	\$4.87
ORE01	AGENCY REFERRAL FEE	\$14.00	\$14.00
OPA01	PERMIT APPLICATION	\$60.00	\$60.00
OFIBL	FICO BLDG	\$65.00	\$65.00
OST01	STATE FEE(RES)	\$0.35	\$0.35
OST03	SEISMIC FEE (RES)	\$0.15	\$0.15
OB001	BUILDING PERMIT	\$65.00	\$65.00
Total:		\$209.37	\$209.37

Conditions of Approval

Seq.	Condition	Description	Status
There are no conditions for this application.			

Inspections

Inspection	Result	Completed Date	Completed By	Schedule	CORR		
					O	C	N
There is no Inspection information available for this application							


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Permit Summary

Permit:	C 9403699999		
Description:	BUILD COMBINATION		
Project:			
Status:	OPEN	Entered:	01-Jan-1994
Issued:		Completed:	
Decision:			
Expiration:		Next Renewal:	
Location Desc.:			

Permit Manager

Permit Name:			
Lead Person:			
Default Inspector:			
Issued Date:		Expiration Date:	
Renew Eff. Date:		CEQA Status:	
Difficulty:		Renewable:	

Parcel Information

Address	APN	
27772 SKYWAY DR	196-110-03-00	GIS Parcel

Scope of Work

CROSS STREET: SKYWAY DR DESCRIPTION OF WORK: RE ROOF HORSE STALLS WITH FIBERGLASS SHINGLES

Applicant Information

There is currently no applicant.

Contact Information

Company:	
Name:	
Representative:	
Title:	
Address:	

City / State / ZIP:			
Work Phone:		Extension:	
Home Phone:		FAX:	
E-Mail:			

Permit Owner

There is no permit owner.

Professionals / Contractors

Phone:

, -
NONE - NONE
License: Expires:

Structure Classification

Initial Value:	\$1,920.00	Calculated Value:	\$1,920.00
Standard Plan:		Public Project:	NO
# of Structures:		# of Res. Units:	
Total Floor Area:	0		
Model:			

Occupancy Group	Construction Type	Structure Class
None attached.	None attached.	None attached.

Fees

Fee Code	Description	Fee Amount	Amount Due
OPV01	PLANNER REVIEW	\$2.19	\$2.19
OPC04	PLAN CK REFUND	(\$31.44)	(\$31.44)
OPC01	PLAN CK FEES	\$29.25	\$29.25
Total:		\$0.00	\$0.00

Conditions of Approval

Seq.	Condition	Description	Status
There are no conditions for this application.			

Inspections

Inspection	Result	Completed Date	Completed By	Schedule	CORR		
					O	C	N
There is no Inspection information available for this application							

Activities

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Permit Summary

Permit:	LWEL 6506		
Description:	WATER WELL		
Project:			
Status:	OPEN	Entered:	06-Jan-1997
Issued:	06-Jan-1997	Completed:	
Decision:			
Expiration:		Next Renewal:	
Location Desc.:	27772 SKYWAY DR , RANCHITA 92066		

Permit Manager

Permit Name:	MOTT, RICHARD E.		
Lead Person:			
Default Inspector:			
Issued Date:	06-Jan-1997	Expiration Date:	
Renew Eff. Date:		CEQA Status:	
Difficulty:		Renewable:	

Parcel Information

Address	APN	
27772 SKYWAY DR	196-110-03-00	GIS Parcel

Scope of Work

Description of work: NEW WELL- OTHER WELL

Applicant Information

Company:			
Applicant:	RICHARD E. MOTT		
Representative:			
Title:			
Address:			
City / State / ZIP:			
Work Phone:		Extension:	
Home Phone:		FAX:	
E-Mail:			

Contact Information			
Company:	FAIN DRILLING & PUMP COMPANY,		
Name:	MATTHEWS, MIKE		
Representative:			
Title:			
Address:			
City / State / ZIP:	VALLEY CENTER, CA, 92082		
Work Phone:	760-749-0701	Extension:	
Home Phone:		FAX:	
E-Mail:			

Permit Owner			
Name:			
Address:			
City / State / ZIP:			
Country:			
Phone:		FAX:	
E-Mail:			

Professionals / Contractors	
FAIN DRILLING & PUMP COMPANY, INC as DRILLER 12029 OLD CASTLE RD VALLEY CENTER, CA 92082 2TRANSPORT - MOVING PERMIT TRANSPORTER License: CA0266553 Expires: 01-Oct-2010	Phone: 760-749-0701

Structure Classification			
Initial Value:	\$0.00	Calculated Value:	\$0.00
Standard Plan:		Public Project:	NO
# of Structures:		# of Res. Units:	
Total Floor Area:	0		
Model:			

Occupancy Group	Construction Type	Structure Class
None attached.	None attached.	None attached.

Fees			
Fee Code	Description	Fee Amount	Amount Due
There is no fee information available for this application.			

Conditions of Approval			
Seq.	Condition	Description	Status
There are no conditions for this application.			

Inspections						
Inspection	Result	Completed Date	Completed By	Schedule	CORR	
					O	C
There is no Inspection information available for this application						

Activities						
Description	Assigned	Est. Completion	Target End	Decision	Decision Date	
PROJECT DESIGN REVIEW	JTYLEREH			6LAPPROVED	06-Jan-1997	
WELL LOG RECEIVED	LEGACY			LEGACY		
WELL LOG REVIEWED	LEGACY			LEGACY		

Comments
Entered By: LEGACY - INFO LEGACY Date: 01-Jan-2005 PRE KIVA ASSESSOR NUMBERS: 196-110-03
Entered By: LEGACY - INFO LEGACY Date: 01-Jan-2005 APN AND ADDRESS USED IN DATA CONVERSION: -- APN: 196-110-03-00 -- ADDRESS: 27772 SKYWAY DR, RANCHITA 92066
Entered By: LEGACY - INFO LEGACY Date: 01-Jan-2005 OLD RECORD NUMBER: 6506 --- OLD PERMIT: W05530a

Utility Clearances
There is no Utility Clearance information available for this application.


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Permit Summary

Permit:	E 97001971		
Description:	ELECTRICAL		
Project:			
Status:	OPEN	Entered:	29-Jun-1998
Issued:		Completed:	
Decision:			
Expiration:		Next Renewal:	
Location Desc.:			

Permit Manager

Permit Name:			
Lead Person:			
Default Inspector:			
Issued Date:		Expiration Date:	
Renew Eff. Date:		CEQA Status:	
Difficulty:		Renewable:	

Parcel Information

Address	APN	
27772 SKYWAY DR	196-110-03-00	GIS Parcel

Scope of Work

CROSS STREET: MONTEZUMA VALLEY DESCRIPTION OF WORK: 100 AMP SERVICE FOR WELL PUMP ONLY

Applicant Information

Company:			
Applicant:			
Representative:			
Title:			
Address:			
City / State / ZIP:	, -		
Work Phone:		Extension:	
Home Phone:		FAX:	
E-Mail:			

Contact Information			
Company:			
Name:			
Representative:			
Title:			
Address:			
City / State / ZIP:			
Work Phone:		Extension:	
Home Phone:		FAX:	
E-Mail:			

Permit Owner
There is no permit owner.

Professionals / Contractors	
MILLER CONSTRUCTION - NONE - NONE License: Expires:	Phone: 760-735-9294

Structure Classification			
Initial Value:	\$0.00	Calculated Value:	\$0.00
Standard Plan:		Public Project:	NO
# of Structures:		# of Res. Units:	
Total Floor Area:	0		
Model:			

Occupancy Group	Construction Type	Structure Class
None attached.	None attached.	None attached.

Fees			
Fee Code	Description	Fee Amount	Amount Due
0E005	71 - 100 AMPS	\$33.30	\$33.30
0E001	ELEC ISSUANCE	\$12.00	\$12.00
Total:		\$45.30	\$45.30

Conditions of Approval			
Seq.	Condition	Description	Status
There are no conditions for this application.			

Required Inspections			