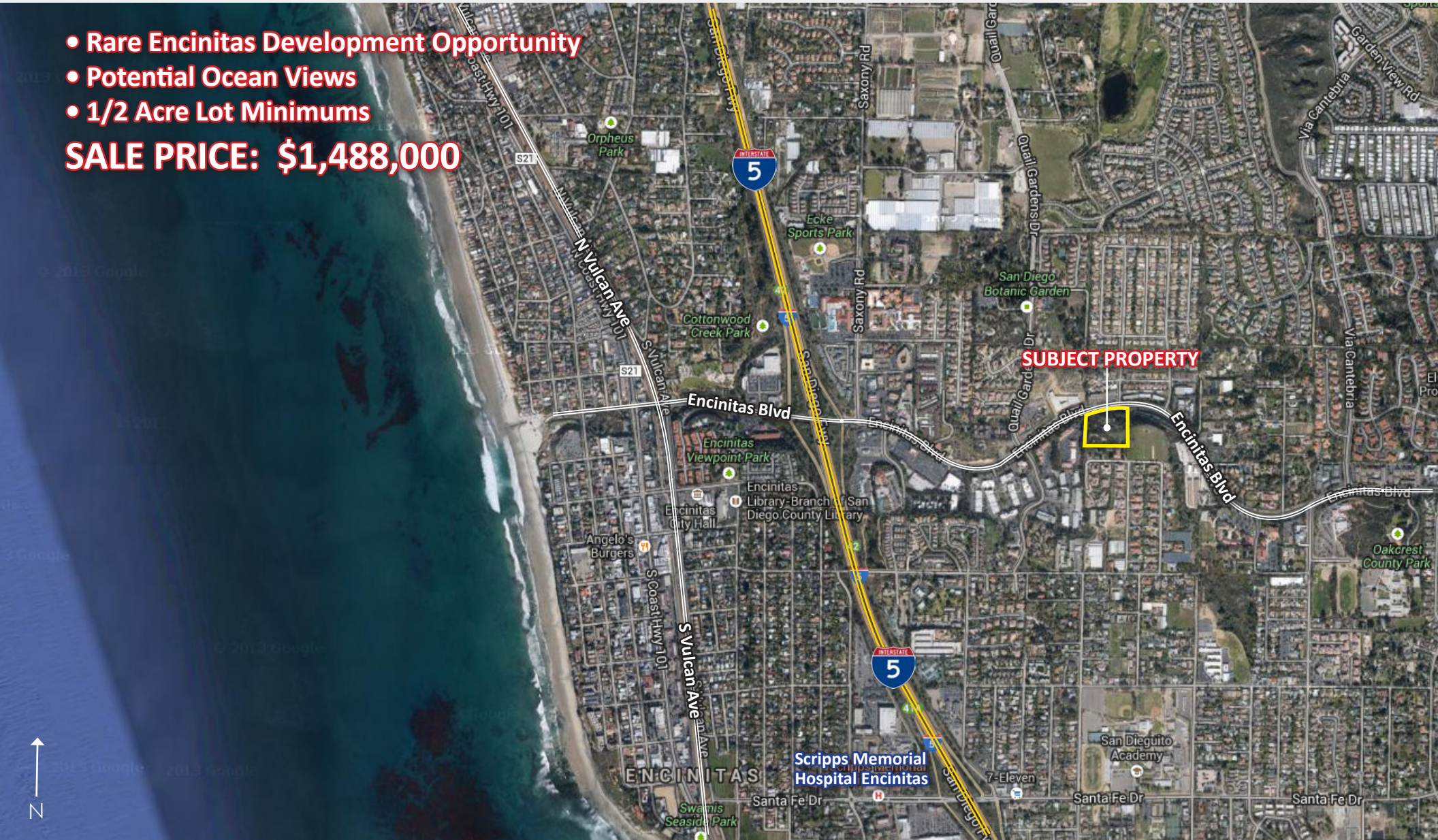


# SWC ENCINITAS BLVD & DELPHINIUM ST - ENCINITAS, CA

## 3.29 ACRES FOR SALE

- Rare Encinitas Development Opportunity
  - Potential Ocean Views
  - 1/2 Acre Lot Minimums
- SALE PRICE: \$1,488,000**



FOR ADDITIONAL INFORMATION:



**MATT WEAVER**  
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# SWC ENCINITAS BLVD & DELPHINIUM ST - ENCINITAS, CA

## 3.29 ACRES FOR SALE

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*No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice.*

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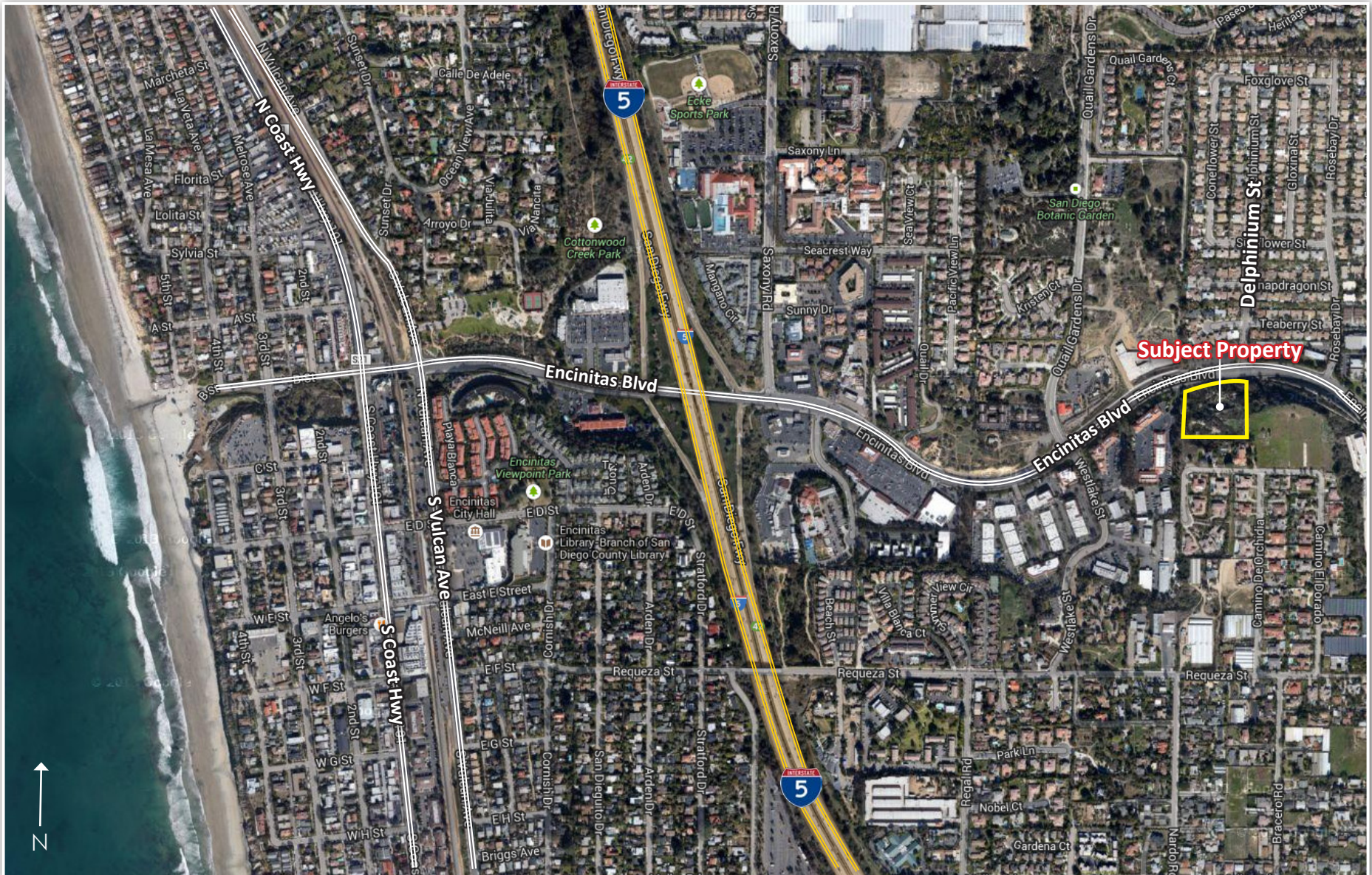
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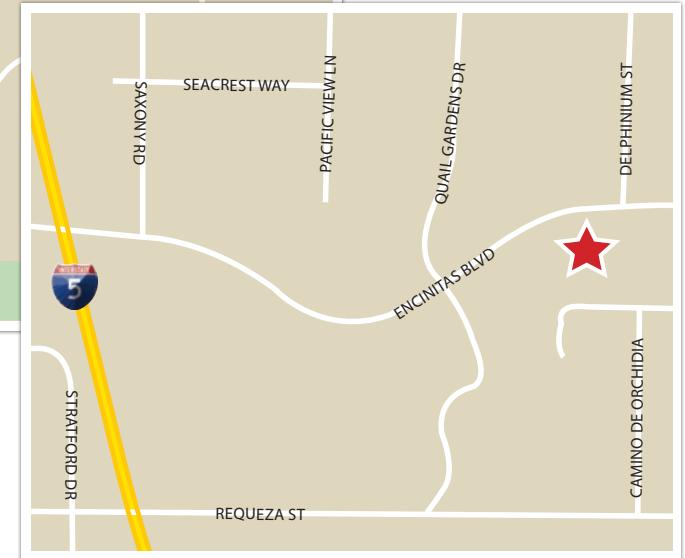
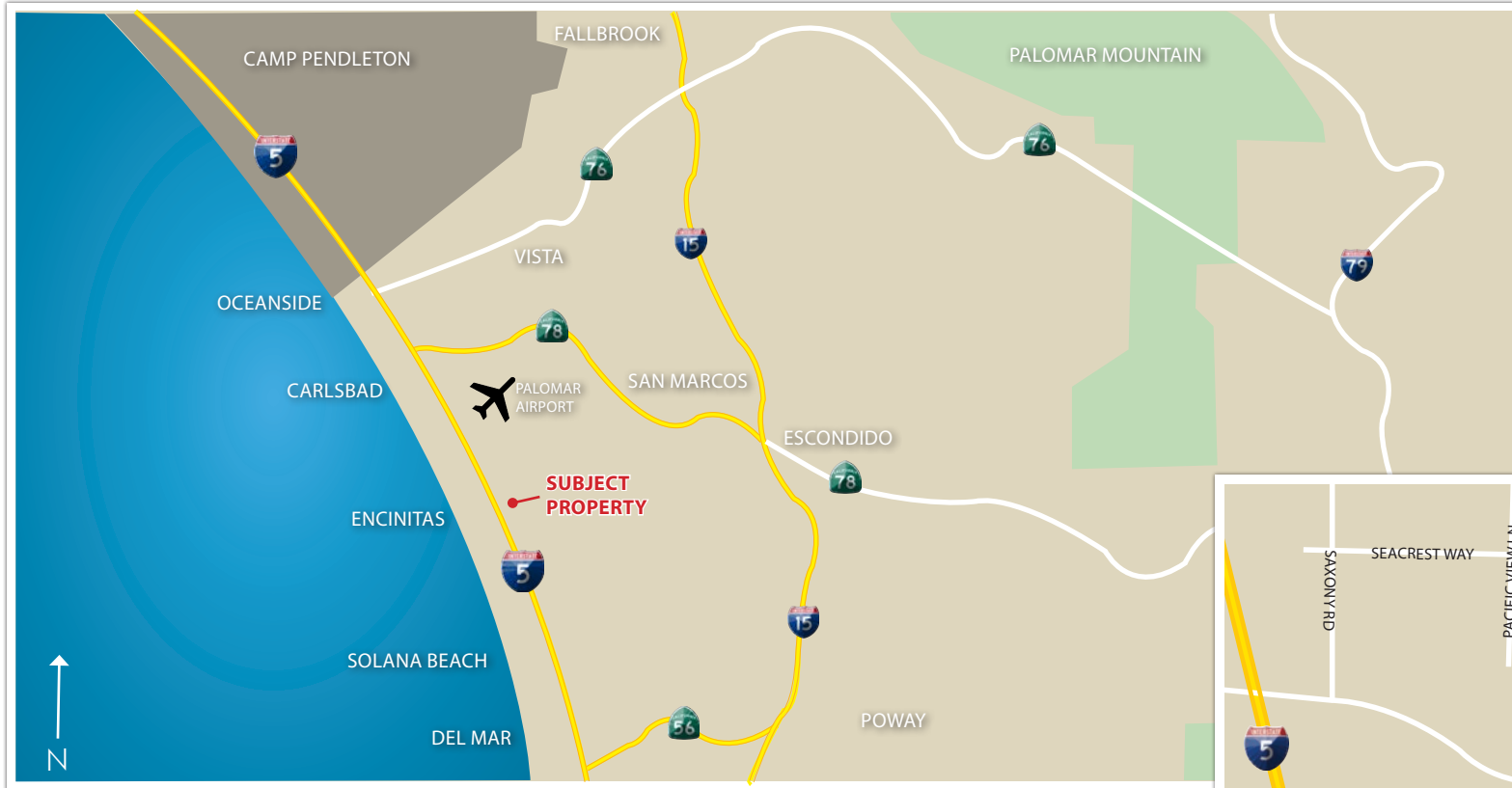
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## 3.29 ACRES FOR SALE

LOCATION MAP



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# SWC ENCINITAS BLVD & DELPHINIUM ST - ENCINITAS, CA

## 3.29 ACRES FOR SALE

PROJECT INFO

### PROPERTY FEATURES

**LOCATION:** The property is located in the City of Encinitas, California at the southwest corner of Encinitas Blvd & Delphinium Street. Located approximately 1 mile east of the Pacific ocean and 1/2 mile east of Interstate 5, the site is well positioned for a residential development in a well established, highly desirable neighborhood in coastal north San Diego county.

**JURISDICTION:** City of Encinitas

|                           |               |                   |
|---------------------------|---------------|-------------------|
| <b>APN &amp; ACREAGE:</b> | 258-141-27-00 | 2.29 Acres        |
|                           | 258-141-28-00 | 1.00 Acres        |
|                           | <b>TOTAL</b>  | <b>3.29 Acres</b> |

**ZONING:** RR-2 (Residential) - 2DU's/Acre

|                  |                         |                          |
|------------------|-------------------------|--------------------------|
| <b>SERVICES:</b> | Water/Sewer             | Olivenhain Water         |
|                  | Electricity/Natural Gas | San Diego Gas & Electric |
|                  | Fire                    | Encinitas Fire Dept.     |
|                  | Police                  | Encinitas Police Dept.   |

**CURRENT USE:** Vacant Land

**SALE PRICE:** \$1,488,000

[CLICK HERE TO VIEW ZONING INFORMATION](#)



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# SWC ENCINITAS BLVD & DELPHINIUM ST - ENCINITAS, CA

## 3.29 ACRES FOR SALE

ALLOWABLE USES

### ALLOWABLE USES

#### Permitted Use

Animal Grazing  
Bird Raising  
Educational Institution (Public)  
Family Day Care (12 or less)  
Horse Raising  
Mobile Home  
Residential Care (6 or less)  
Single Family Dwelling  
Stable (Private)

#### Minor Use Permit

Agricultural Production  
Agricultural Roadside Stand  
Day Care  
Fire Station  
Horticulture  
Nursery

#### Major Use Permit

Agricultural Packing  
Athletic Field  
Cellular Facility  
Cemetery  
Church  
Educational Institution (Private)  
Electrical Distribution  
Equestrian Establishment  
Library  
Parks & Recreation Area  
Recreational Facility  
Residential Care (7+)  
Stable (Commercial)  
Self Storage, Boat, RV

FOR ADDITIONAL INFORMATION:



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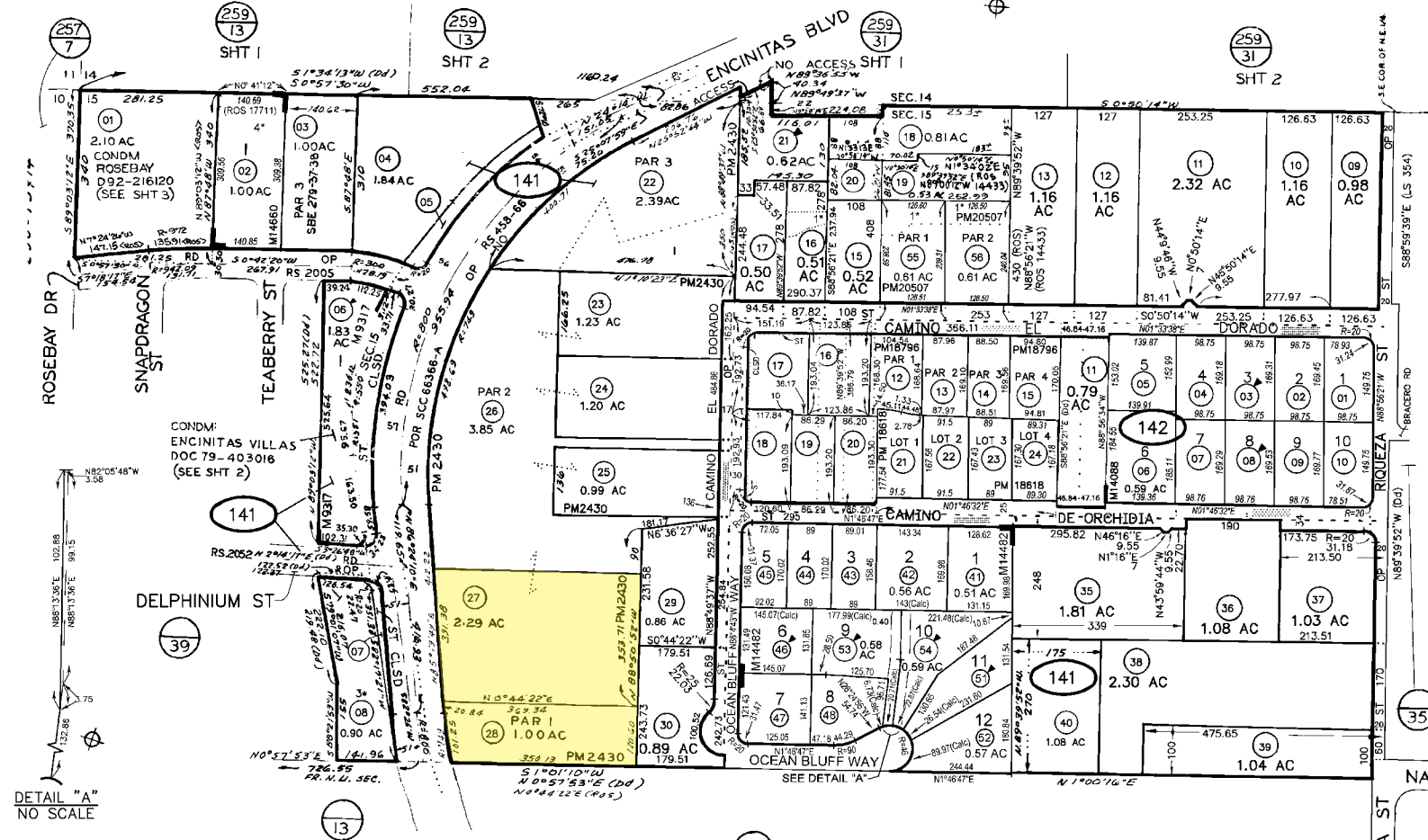
## 3.29 ACRES FOR SALE

PLAT MAP

19

258-14  
SHT 1 OF 3  
1"=200'

| CHANGE |            |            |    |
|--------|------------|------------|----|
| BLK    | OLD        | NEW        | YR |
| 140    | 7          | SAME       | 08 |
| 140    | 1-4        | SAME       | 08 |
| 140    | 7          | 80&81      | 99 |
| 140    | 79         | 92-95      | 01 |
| 141    | VARIOUS    | 1-40       | 02 |
| 142    | VARIOUS    | 1-11&12    | 02 |
| 142    | 140-142    | 12-15      | 02 |
| 141    | 51 THRU 54 | 41 THRU 52 | 03 |
| 141    | 49&50      | 53&54      | 07 |
| 141    | 14         | AS 4 90    | 09 |
| 141    | 16         | SAME       | 13 |



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

- 1\* OPEN SPACE ESMT
- 2\* CTRL #6255  
TPM 99-244
- 3\* HIGH SCHOOL DISTRICT  
ADMINISTRATION OFFICES
- 4\* CONDO(PEND)  
PARADISE ENCINITAS  
DOC05-603895

MAP 14660-ENCINITAS TCT 01-272  
MAP 14482-ENCINITAS TM 99-088  
MAP 14088 - ENCINITAS TM 98-261  
MAP 9317- CO. OF S.D. TCT 3782 (CONDM)  
SEC 14 - T13S-R4W - POR NW 1/4 OF NW 1/4  
SEC 15 - T13S-R4W - POR E 1/2 OF NE 1/4  
LS 298,354, ROS 2254,2385,11782,12244,13042,14433,15593,17122,17711

SAN DIEGO COUNTY ASSESSOR'S MAP BK 258 PG 14 SHT 1 OF 3

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