



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 2/8/08

TO: _____

FROM: Airlin Singwald, Coastal Team

PROJECT DESCRIPTION: DRC2007-00120 MOROSIN/ MUP- Equestrian facility and garage addition. 82 acre site located off Clark Valley Road in Los Osos. APN: 067-171-084.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 2/25/08 please.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
 NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
 NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning a

DRC2007-00120

MOROSIN

MINOR USE PERMIT

EQUESTRIAN FACILITY AND GARAGE

APPLICATION TYPE CHECK ALL THAT APPLY

- | | | |
|---|---|---------------|
| <input type="checkbox"/> Emergency Permit | <input type="checkbox"/> Tree Permi | EST/ REST |
| <input type="checkbox"/> Zoning Clearance | <input type="checkbox"/> Site Plan | AG CAZ GS LCP |
| <input checked="" type="checkbox"/> Conditional Use Permit/Development Plan | | |
| <input type="checkbox"/> Surface Mining/Reclamation Plan | <input type="checkbox"/> Curb, Gutter & Sidewalk waiver | |
| <input type="checkbox"/> Other | <input type="checkbox"/> Modification to approved land use permit | |

APPLICANT INFORMATION Check box for contact person assigned to this project (ECS)

Landowner Name MICHAEL MOROSIN Daytime Phone _____
 Mailing Address 2300 CLARK VALLEY RD. Zip 93402
 Email Address: _____

Applicant Name MICHAEL MOROSIN Daytime Phone (805) _____
 Mailing Address 2300 CLARK VALLEY RD. Zip 93402
 Email Address: _____

Agent Name TRACY MCCANN Daytime Phone (805) _____
 Mailing Address P.O. BOX 681, OLYMPIA Zip 93430
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 22 ACRES Assessor Parcel Number(s): 067-171-084

Legal Description: _____

Address of the project (if known): 2300 CLARK VALLEY RD., LOS OSES

Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: LOS OSES VALLEY RD - TO - CLARK VALLEY RD.

Describe current uses, existing structures, and other improvements and vegetation on the property:

RESIDENCE, FARMING & HORSES. (PRIVATE)

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 24'x26' GARAGE ADDED

& HORSE STABLES

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature _____

Date Feb-5, 2008

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

Type of project: Commercial Industrial Residential
 Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): _____

Describe existing and future access to the proposed project site: MAIN DIRT & GRAVEL ROAD FROM CLARK VALLEY ROAD

Surrounding parcel ownership: Do you own adjacent property? Yes No
If yes, what is the acreage of all property you own that surrounds the project site?: _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: RESIDENCE & FARMING

South: RESIDENCE & FARMING

East: RESIDENCE & FARMING

West: RESIDENCE & FARMING

For all projects answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 3500 sq. feet _____ % Landscaping: 0 sq. feet _____ %

Paving: 0 sq. feet _____ % Other (specify) _____

Total area of all paving and structures: 3500 sq. feet acres

Total area of grading or removal of ground cover: 10+ sq. feet acres

Number of parking spaces proposed: 4 Height of tallest structure: 19'-0"

Number of trees to be removed: 0 NONE Type: N/A

Setbacks: Front 10+ ACRES Right 1 ACRES Left 10 ACRES Back 10+ ACRES

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: _____

Do you have a valid will-serve letter? Yes If yes, please submit copy No

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? Yes If yes, please submit copy No

Fire Agency: - List the agency responsible for fire protection: CDF FIRE DEPT.

For commercial/industrial projects answer the following:

Total outdoor use area: N/A sq. feet acres

Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

Number of residential units: 2 (two) Number of bedrooms per unit: 3 BEDROOMS

Total floor area of all structures including upper stories, but not garages and carports: 1600

Total of area of the lot(s) minus building footprint and parking spaces: 1

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

Answer ALL of the questions as accurately and completely as possible.

Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.

If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.

Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 40 acres
Moderate slopes of 10-30%: 40+ acres
Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area Yes No
If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
6. Has a grading plan been prepared? Yes No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: _____

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural: explain _____
 Commercial/Office: explain _____
 Industrial: explain _____
3. What is the expected daily water demand associated with the project? 50 GAL.
4. How many service connections will be required? NONE
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes please attach 60 GAL./MIN.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No Chemical? Yes No
Physical? Yes No Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ GPM
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? 1000 feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed? Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No

(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line?
 Yes No Distance to nearest sewer line: _____
Location of connection: _____
2. What is the amount of proposed flow? _____ g.p.d.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

1. What type of solid waste will be generated by the project? Domestic Industrial
 Agricultural Other, please explain? _____
2. Name of Solid Waste Disposal Company: AL'S SEPTIC
3. Where is the waste disposal storage in relation to buildings? 1020 ET.
4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

1. Name of School District: MANARUK GROVE
2. Location of nearest police station: LOS OSOS
3. Location of nearest fire station: LOS OSOS
4. Location of nearest public transit stop: LOS OSOS VALLEY
5. Are services (grocery / other shopping) within walking distance of the project? Yes No
If yes, what is the distance? _____ feet / miles

Historic and Archeological Information

1. Please describe the historic use of the property: FARMING & HORSES
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? Yes No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: _____ Hours of Operation: _____
2. How many people will this project employ? _____
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e. gasses, smoke, dust, odors, fumes, vapors,)?
 Yes No
If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output)
6. What type of industrial waste materials will result from the project? Explain in detail:

7. Will hazardous products be used or stored on-site? Yes No
 If yes, please describe in detail: _____
-
8. Has a traffic study been prepared? Yes No If yes, please attach a copy
9. Please estimate the number of employees, customer and other project-related traffic trips to or from the project.
 Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees?
 Yes No If yes, please specify what you are proposing _____
-
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No
 If yes, please describe _____

Agricultural Information

Only complete this section: 1) within the Agricultural land use category or 2) your site is currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e. poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____
-

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
-
2. Will the development occur in phases? Yes No
 If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No
 If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
 If yes, please describe: _____
-

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project*: _____

* The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project: _____

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): _____

(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)

SHEET INDEX

- T-1 TITLE SHEET / ARCHAEOLOGY REPORT
C-1 SITE DEVELOPMENT PLAN
A-1 FLOOR, FOUNDATION & FRAMING PLANS
A-2 ELEVATIONS & DETAILS

PROJECT DATA

DESCRIPTION: PROPOSED GARAGE ADDITION AND HORSE STABLES
OWNER: MICHAEL MOROSIN
STREET ADDRESS: 2300 CLARK VALLEY ROAD LOS OSOS, CA 95052
LEGAL DESCRIPTION: A.P.N. # 067-071-0284

MICHAEL & ROSE MOROSIN
2300 CLARK VALLEY ROAD
LOS OSOS, CA 95052

TITLE SHEET



C.A. SINGER & ASSOCIATES, INC.
1000 Highway 101, Suite 100
Los Osos, CA 95052

Project: 067-071-0284
Site: 2300 Clark Valley Road, Los Osos, CA 95052

Archaeological Survey Report
Prepared for: Michael Morosin
Date: April 21, 2003

This report was prepared in accordance with the California Historical Resources Act (CHRA) and the California Antiquities Act (CAA).

The purpose of this report is to identify and evaluate any archaeological resources that may be affected by the proposed project.

The survey was conducted on April 11, 2003. The site was found to contain several archaeological resources, including a prehistoric site and a historic site.

APR 21 2003

Page 1

1. ALL CONSTRUCTION TO CONFORM TO THE LATEST CODES (U.B.C., I.B.C., U.P.C.) AND ALL LOCAL CODES. IT IS THE INTENT OF THESE DRAWINGS TO MEET OR EXCEED ALL BUILDING CODES AFFECTING THIS PROJECT. HOWEVER, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL CODES AND LOCAL ORDINANCES AND REGULATIONS.

2. THE GENERAL CONTRACTOR SHALL REVIEW THESE PLANS AND VERIFY ALL MEASUREMENTS AND LISTING CONDITIONS AT THE PROJECT SITE PRIOR TO START OF CONSTRUCTION.

3. THESE DRAWINGS ARE INTENDED TO DESCRIBE AND PROVIDE FOR A FINISHED PIECE OF WORK. WHERE DETAILS ARE NOT PROVIDED WITHIN THESE PLANS, THE CONTRACTOR SHALL WORK TO ACCEPTED STANDARDS OF CONSTRUCTION PRACTICE TO PROVIDE A SOUND AND WEATHERPROOF STRUCTURE.

4. THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS. WHERE DIMENSIONS AND WRITTEN DIMENSIONS CONFLICT, THE WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE.

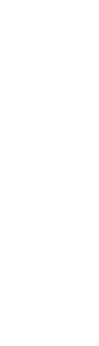
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6. APPLICANT SHALL CALL PUBLIC WORKS TO MARK UTILITY LINES FOR ADDITION.

7. DEFERRED SUBMITTAL ON TRUSS PLANS / CALCS. PLANS TO BE SUBMITTED PRIOR TO INSTALLATION.

All Drawings & Work to be Done Per 2007 CBC, 2000 UPC, IBC, & 1989 NEC. As Well As The LIO (Title 22), CZLLO (Title 23), Title 19, and Title 24 Energy & Accessibility Reqs.

Michael Morosin
2300 Clark Valley Road
Los Osos, CA 95052



Map 1. A portion of the 1950 Aerial Map for the Clark Valley Road project. The site is located on the east side of Clark Valley Road, approximately 1/4 mile north of the intersection with Highway 101.

Map 2. Aerial map of the surveyed property. The site is located on the east side of Clark Valley Road, approximately 1/4 mile north of the intersection with Highway 101.

Map 3. Aerial map of the surveyed property. The site is located on the east side of Clark Valley Road, approximately 1/4 mile north of the intersection with Highway 101.

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APR 21 2003

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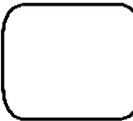
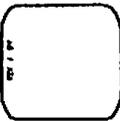
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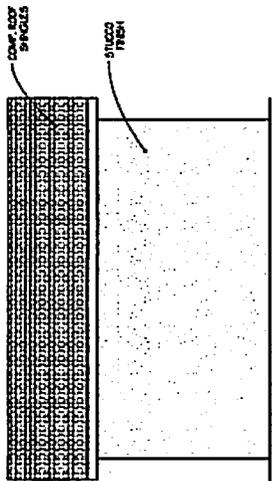


Work Performed
8 Days
Crew: 2

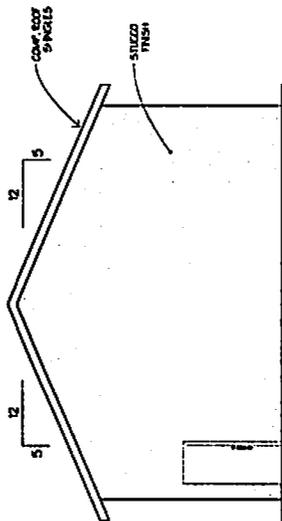
MICHAEL & ROSE KOROSIN
1000 Oak Valley Road
San Diego, CA 92108
ARCH # 007-07-004

ELEVATIONS / DETAILS

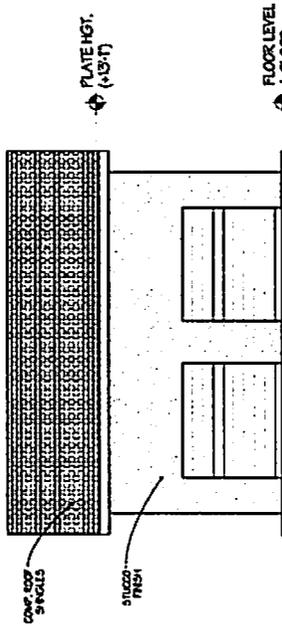
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BY	
APP'D	
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NO.	A-2



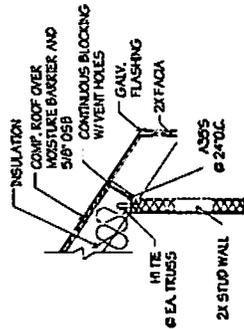
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



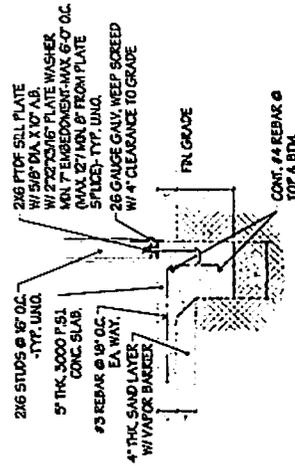
EAST ELEVATION
SCALE: 1/4" = 1'-0"



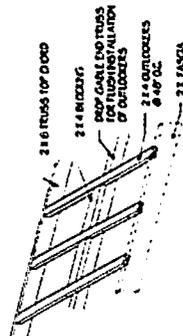
NORTH ELEVATION
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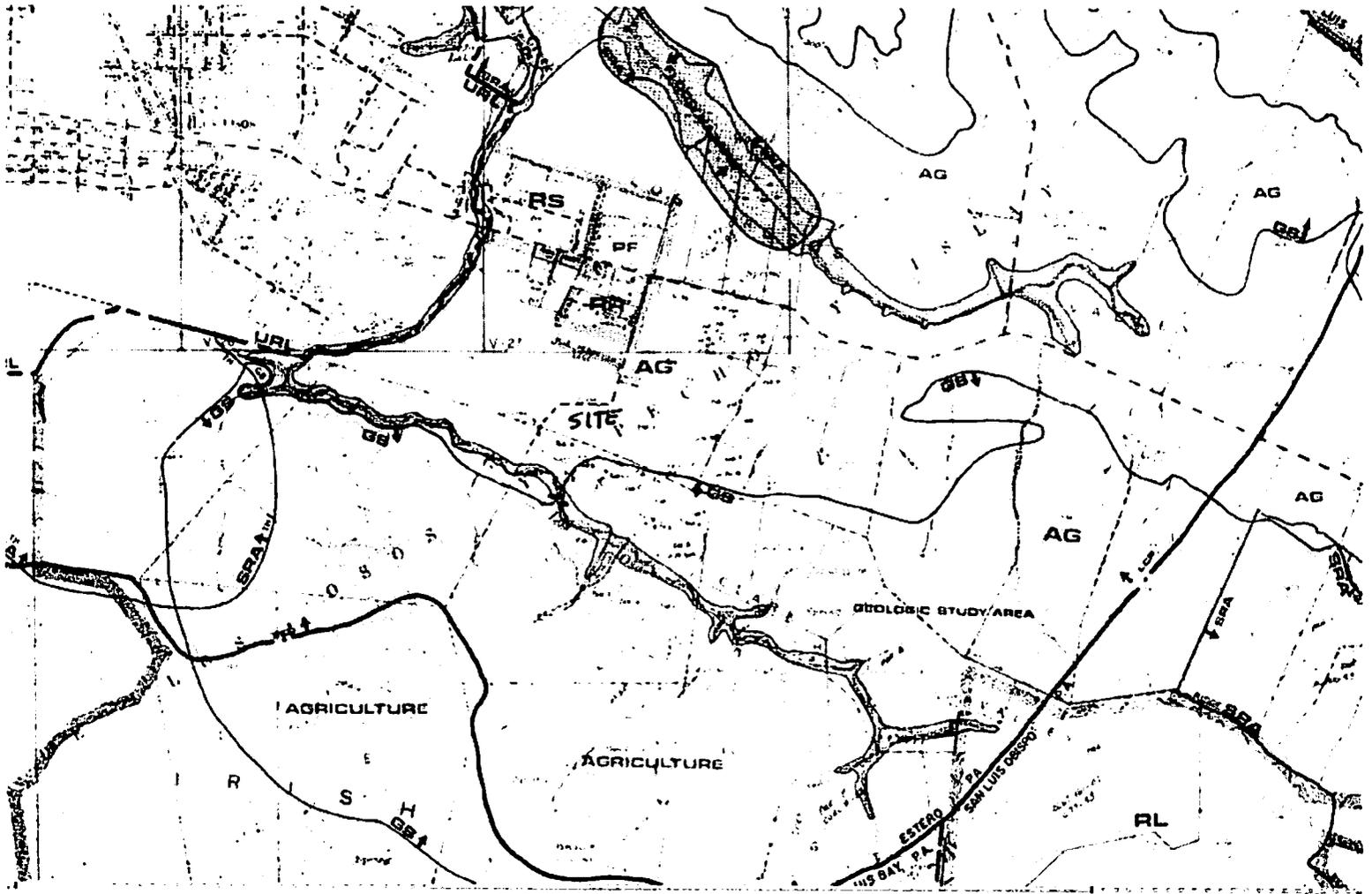
① EXT. WALL TO LEAVE DETAIL W/ VENT HOLES & BLOCKING



② 1/2\"/>



③ OUTLOOKER FRAMING







Parcel Summary Report For Parcel # 067-171-084

2/8/2008
2:12:37PM

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

Address Information

<u>Status</u>	<u>Address</u>
P	02330 CLARK VALLEY RD REST
P	02340 CLARK VALLEY RD REST

Lot Information:

Community: REST
 Planning Area: EST

<u>Lot Type</u>	<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Lot</u>	<u>Land Use Elements</u>	<u>Lot Flags</u>	<u>Misc</u>
P	067171	084	0001	N	GS		
T	COAL00	203	0002	Y	AG / LCP / CAZ		

People Information

<u>Role</u>	<u>Name and Address</u>	<u>Phone Numbers and Contact info</u>	<u>Notes</u>
OWN	MOROSIN MICHAEL K		
OWN	MOROSIN MICHAEL K & ROSE C REVOCABL		
OWN	MOROSIN ROSE C		

Parcel Information

<u>Status</u>	<u>Description</u>	<u>Notes</u>
Active	RHO LS OSOS & LL PTN LT 3 4	