



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **05-0235**

Applicant: Terri L.N. Fisher, Architect
Owners: Mr. & Mrs. Ronald & Mary Jordan
APN: 045-142-22

Date: May 19, 2005
Agenda Item #: 12
Time: 1:30 p.m.

Project Description: Proposal to recognize the demolition of an existing 2-bedroom, one-story single-family dwelling and garage and to construct a replacement two-story single-family dwelling with an attached garage.

Location: Property located on the west side of Altivo Avenue, about 400 feet east from San Andreas Road, at 29 Altivo Avenue in La Selva Beach. Building Permit 139115 in process.

Permits Required Agricultural ~~Buffer~~ Setback Determination, Coastal Development Permit, Variance.

Staff Recommendation:

- Approval of Application 05-0235, based on the attached findings and conditions

Exhibits

- | | |
|--|---------------------------------|
| A. Project plans | E. Zoning map, General Plan map |
| B. Findings | F. Comments & Correspondence |
| C. Conditions | |
| D. Assessor's parcel map, Location map | |

Parcel Information

Parcel Size:	5,009 square feet
Existing Land Use - Parcel:	Single-family dwelling
Existing Land Use - Surrounding:	Single-family dwellings, commercial agriculture, beach
Project Access:	San Andreas Road to Altivo Avenue
Planning Area:	San Andreas
Land Use Designation:	R-UL (Urban Low Residential)
Zone District:	R-1-6 (Single-family Residential/6,000 sq ft min lot)
Supervisory District:	Second (District Supervisor: Pirie)
Within Coastal Zone:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

A reduced agricultural buffer is recommended due to the fact that the 56 foot wide by 90 feet deep lot dimensions would not allow sufficient building area if the required 200 foot setbacks were maintained from the adjacent Commercial Agriculture zoned property. The project site is separated from adjacent CA land by a row of existing single-family residences and the 40-foot wide Altivo Avenue right-of-way. A six-foot tall barrier in the front yard would not be consistent with the existing neighborhood so no additional barriers are recommended. The existing residential use on the parcel was established with the construction of the original house in 1976 and the existing barrier of the intervening houses and road right of way has protected the agricultural interests on the Commercial Agriculture zoned parcel. The applicant shall be required to record a Statement of Acknowledgement regarding the issuance of a county building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

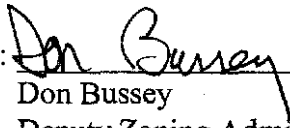
Recommendation

- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 60 feet to the single-family dwelling from the adjacent CA zoned property known as APN 046-021-05, proposed under Application # 05-0235, based on the attached findings and recommended conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: Joan **Van** der Hoeven, AICP
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-5174
E-mail: pln140@co.santa-cruz.ca.us

Report Reviewed By: 
Don Bussey
Deputy Zoning Administrator
Santa Cruz County Planning Department

DATE	10/1/84
BY	AV/104
REVISION	
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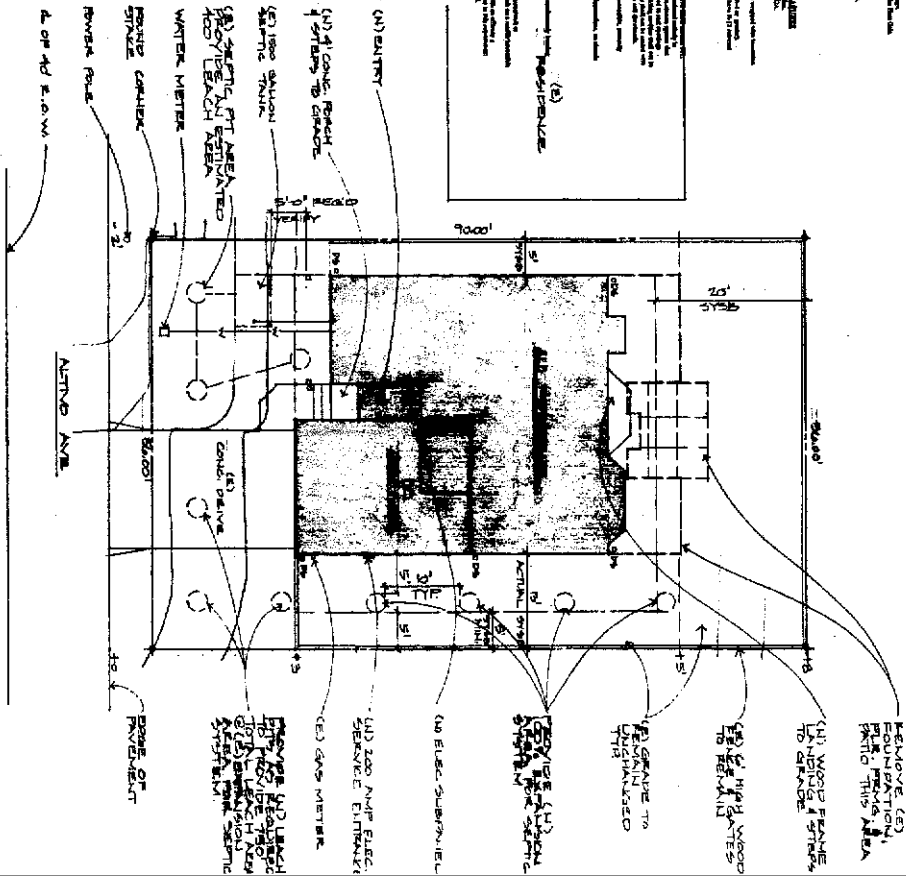
TERRI L.N. FISHER
ARCHITECT
2075 485-5108
LICENSE # C4008
800 MIRACLE LN. SANTA CRUZ, CA 95060

JORDAN RESIDENCE
Owner: Ronald and Mary Jordan
Project Address: 29 Mirasol Ave. San Jose, CA 95128
APN: 045-142-22

DATE	10/1/84
BY	AV/104
REVISION	
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SITE PLAN

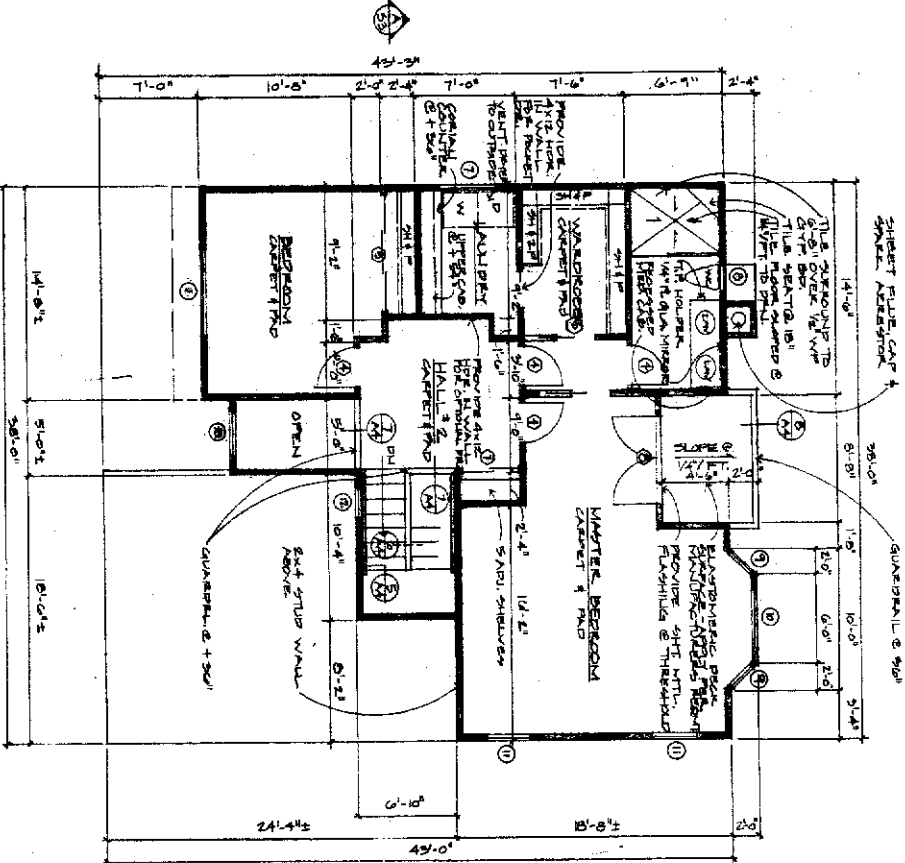
FIRE PROTECTION JURISDICTION SYSTEMS REQUIRED AND COUNTY OF SANTA CRUZ STANDARDS CONTRACTOR TO PROVIDE SHOT DRILLING TO FIRE DEPT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.



PROJECT NORTH
11340' 30" FT. 11340' 30" FT.

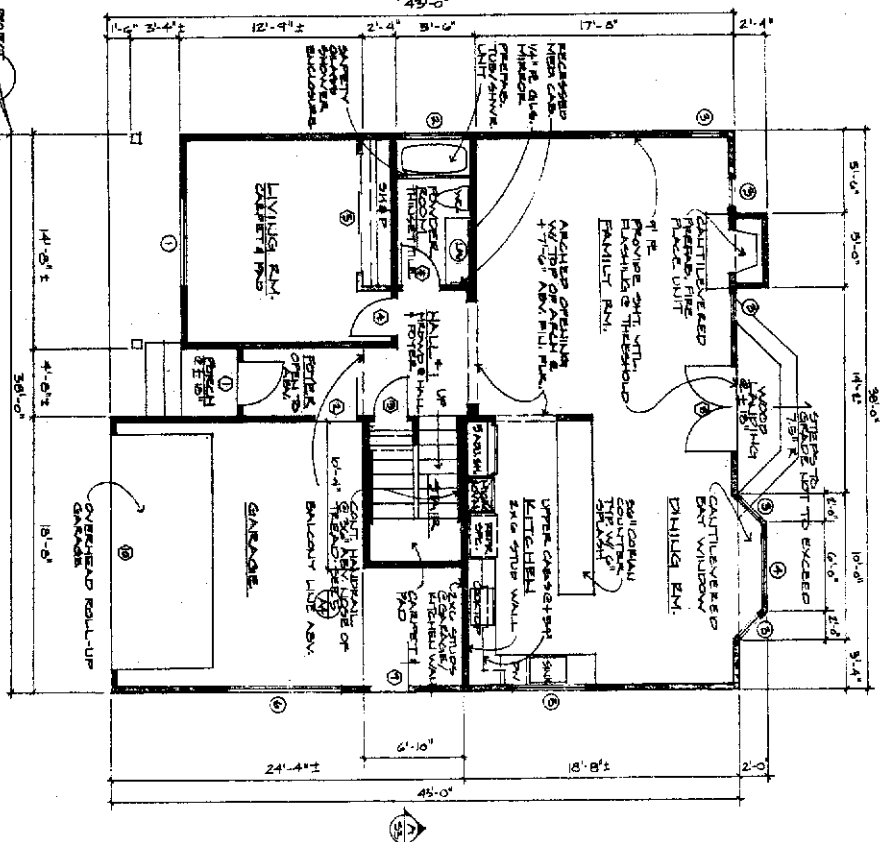
UPPER LEVEL PLAN

1/4" = 1'-0"



LOWER LEVEL PLAN

11340' 30" FT. HEATED / STLB GARAGE
1/4" = 1'-0"



- FLOOR PLAN NOTES**
1. DIMENSIONS ARE TO THE FACE OF STUDY UNLESS OTHERWISE NOTED.
 2. GLAZING IN AREAS OF STUDY SHALL CONFORM TO CBC 2001 EDITION, SECTION 2406.
 3. THE RESIDENTS ARE RESPONSIBLE FOR PROTECTION OF OPERINGS AND CONSTRUCTION OF WALLS AND ROOFS SHALL CONFORM TO CBC 2001 EDITION, SECTION 503 AND 710.
 4. THESE PLANS ARE PREPARED FOR THE PRESENTING OF RECONSTRUCTION ONLY. WATERPROOFING, WORKMANSHIP, AND MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AS-BUILT CONDITIONS.

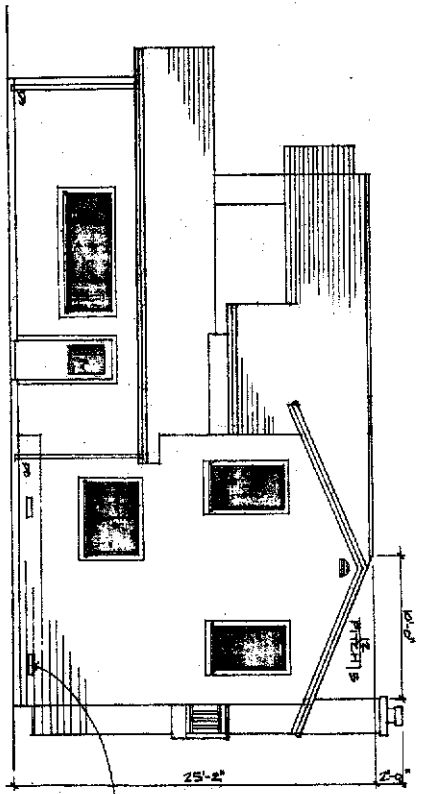
JORDAN RESIDENCE
Owner: Ronald and Mary Jordan
Project Address: 29 Alhambra Ave, La Selva Beach, CA 95025
APN: 045-142-22

TERRI L.N. FISHER
ARCHITECT
505-425-5108
LICENSE # C14008
2008 MIRACLE LN. SANTA CRUZ, CA 95060

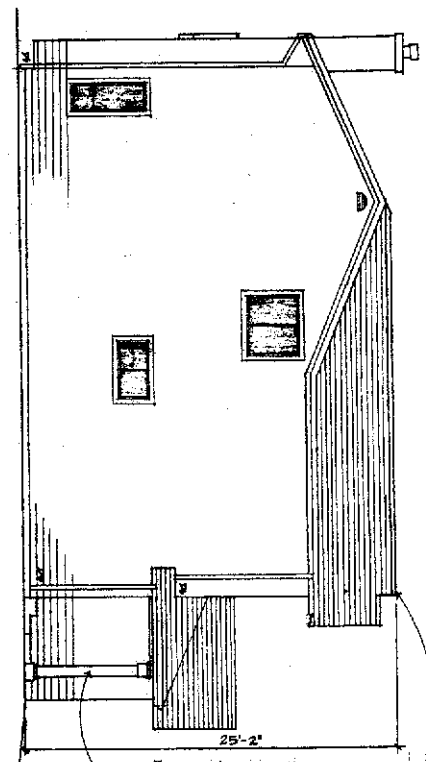
EXHIBIT A

A2

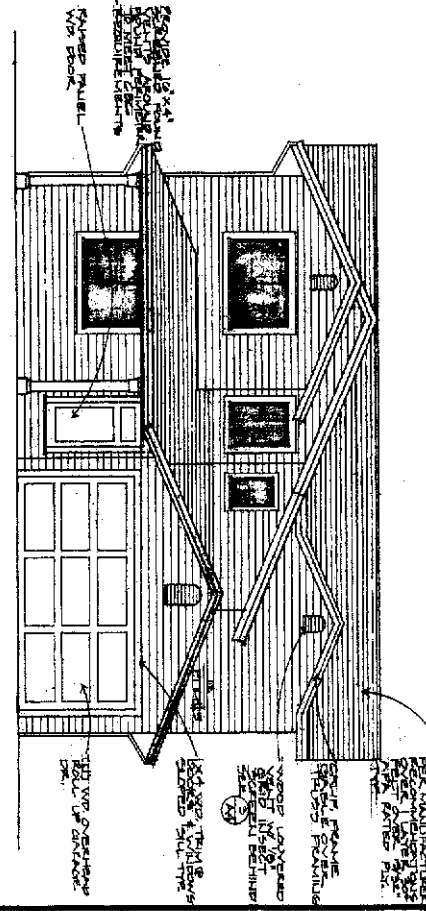
NORTH ELEVATION



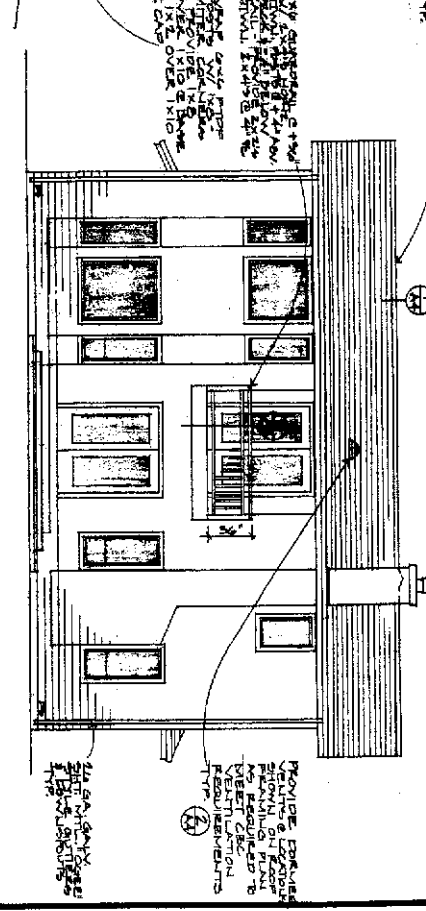
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



JORDAN RESIDENCE
 Owner: Ronald and Mary Jordan
 Project Address: 29 Alamo Ave., La Jolla, CA 92037
 Phone: 045-142-22

TERRI L.M. FISHER
 ARCHITECT
 605 455-9705
 500 MIRACLE LN. SANTA CRUZ, CA 95060

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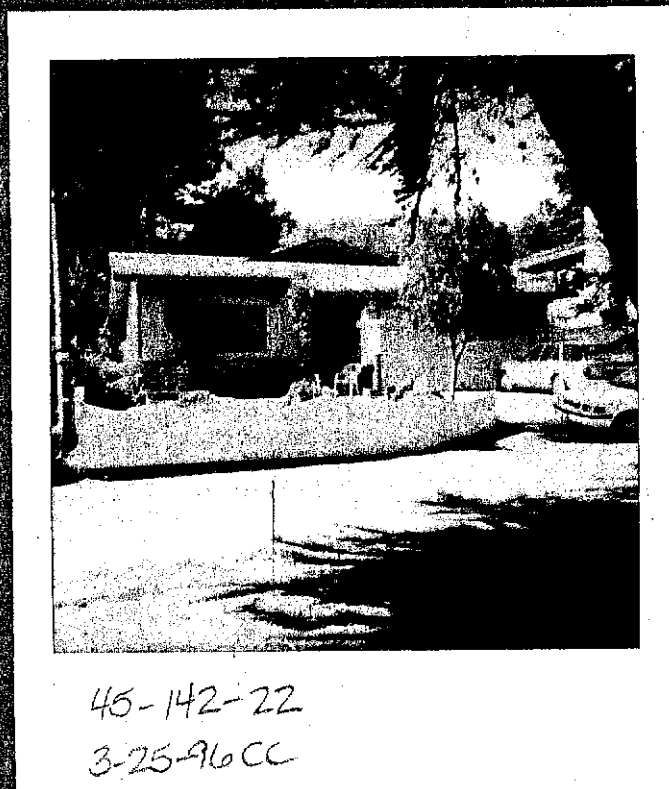
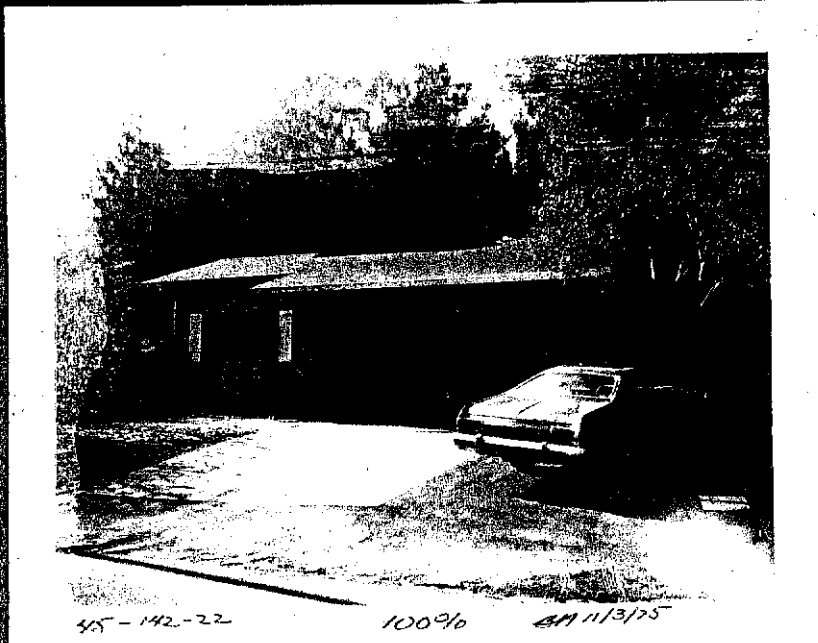
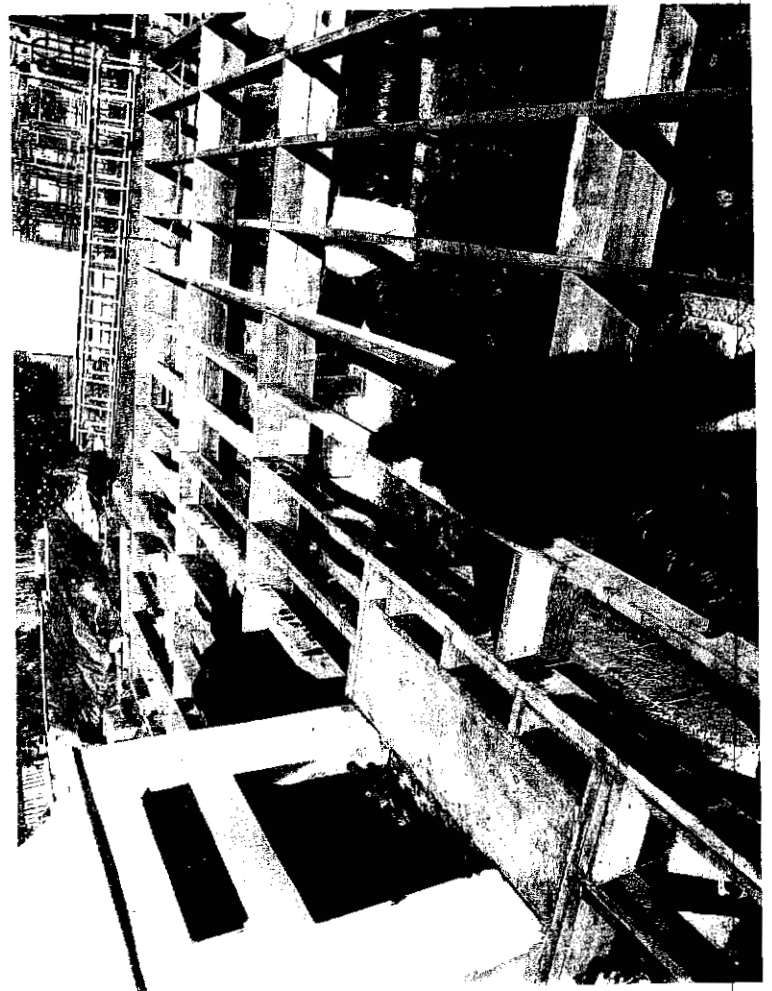
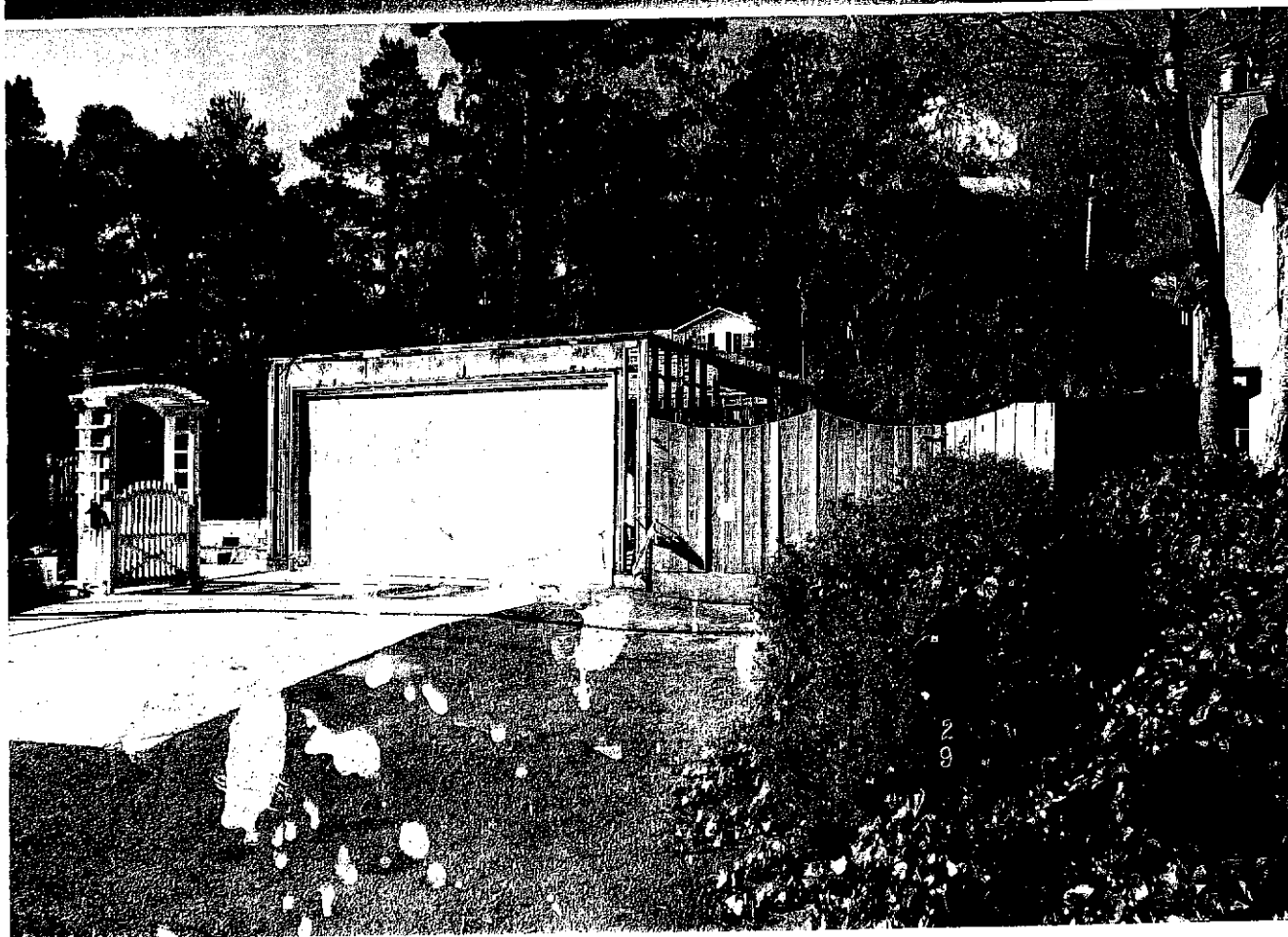
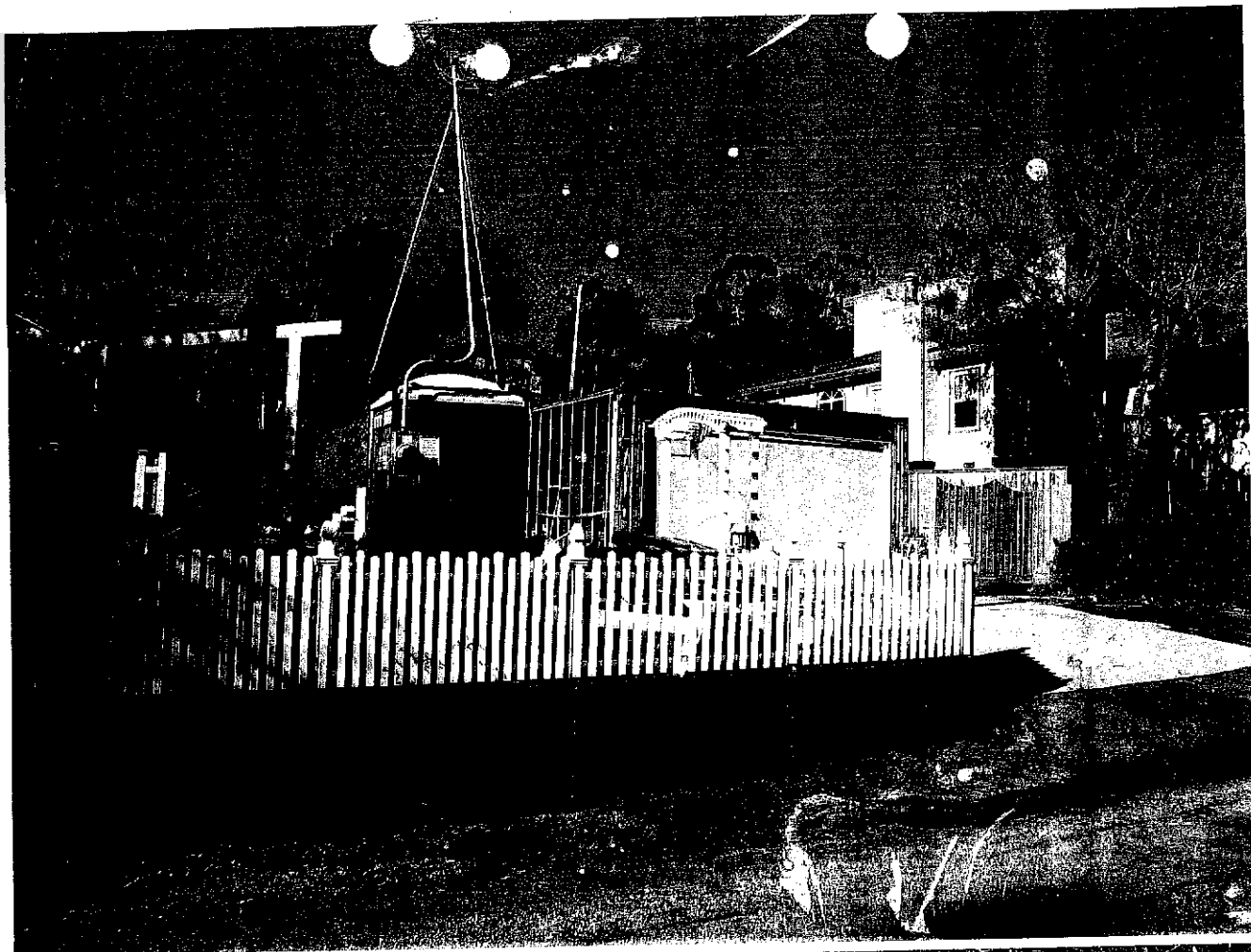


EXHIBIT A





Required Findings for Agricultural Buffer Setback Reduction
County Code Section 16.50.095(b)

1. Significant topographical differences exist between the agricultural and non-agricultural uses which eliminate the need for a 200 foot setback; or
2. Permanent substantial vegetation or other physical barriers exist between the agricultural and non-agricultural uses which eliminate the need for a 200 foot buffer setback; or a lesser setback distance is found to be adequate to prevent conflicts between the non-agricultural development and the adjacent agricultural uses, based on the establishment of a physical barrier, unless it is determined that the installation of a barrier will hinder the affected agricultural use more than it would help it, or would create a serious traffic hazard on a public or private right-of-way; and/or some other factor which effectively supplants the 200 foot buffering distance to the greatest degree possible; or

The habitable structure is proposed to be set back 60 feet from the adjacent Commercial Agriculture zoned land. With the 40-foot width of the Altivo Avenue right-of-way, the effective agricultural setback would be proposed to be 60 feet where 200 feet are required. An effective barrier consisting of a row of intervening houses and existing evergreen shrubs and trees would be adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agriculture zoned land of APN 046-021-05. This barrier, as proposed, shall not create a hazard in terms of the vehicular sight distance necessary for safe passage of traffic.

3. The imposition of a 200 foot agricultural buffer setback would preclude building on a parcel of record as of the effective date of this chapter, in which case a lesser buffer setback distance may be permitted, provided that the maximum possible setback distance is required, coupled with a requirement for a physical barrier, or vegetative screening or other techniques to provide the maximum buffering possible, consistent with the objective of permitting building on a parcel of record.

Due to the small size of the parcel (56 feet wide by 90 feet deep), it would not be possible to establish a 200-foot setback. This replacement construction would not bring the habitable structure any closer to CA land than the original structure. An existing barrier of the intervening Altivo Avenue right of way and a row of houses provides buffering and is consistent with the objective of allowing building on an existing parcel of record.

Conditions of Approval

Exhibit A: project Plans by Terri L.N. Fisher, Architect, 3 sheets dated Sept 2004, revised 2/23/05.

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN (046-021-05). Prior to exercising any rights granted by this permit, including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the **Santa Cruz** County Building Official, that incorporates all changes from the original remodel proposal.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The ~~final~~ plans shall be in substantial compliance with Exhibit A on file with the Planning Department. The final plans shall include the following additional information:
 1. A development setback of a minimum of 60 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcel APN 046-021-05.
 - B. The owner shall record a Statement of Acknowledgement, as prepared by the Planning Department, and submit proof of recordation to the Planning Department. **The** statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.
- III. All construction shall be performed according to the approved plans for the building permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
 - A. The agricultural buffer setbacks shall be met **as** verified by the County Building Inspector.
 - B. *All* inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.
- IV. Operational Conditions
 - A. In the event that future County inspections of the subject property disclose non-

compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, up to and including permit revocation.

Minor Variations to **this** permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or *staff* in accordance with Chapter 18.10 of the County Code.

PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM THE EFFECTIVE DATE UNLESS YOU OBTAIN THE REQUIRED PERMITS AND COMMENCE CONSTRUCTION.

Approval Date: 5-19-05

Effective Date: 6-02-05

Expiration Date: 6-02-07

Appeals: Any properly owner, or other person aggrieved, or any other person whose interests **are** adversely affected by any act **or** determination of the Agricultural Policy Advisory Commission under the provisions **of** County Code Chapter 16.50, **may** appeal the act **or** determination to **the** Board of Supervisors in accordance with chapter 18.10 of the **Santa Cruz** County Code.

Previously redrawn 1/3/00 KSA
1/3/00 KSA (Per. to Pg. 15)
1/3/02 GE (Cada. Form 1-69)
5/17/02 rev. (Renewed por. of R/V)
6/25/02 SD (2-0015296, COMB 1-69)

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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PROJECT LOCATION

LA SELVA BEACH TR. NO. 1
26MB2 1/26/36

046-021-05
Belucci
156
acres
springs.

Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Map No. 45-14
County of Santa Cruz, Calif.
Jan. 2000

POR. SAN ANDREAS RANCHO
SECS. 27, 28, & 33, T.11S, R.1E., M.D.B. & M.

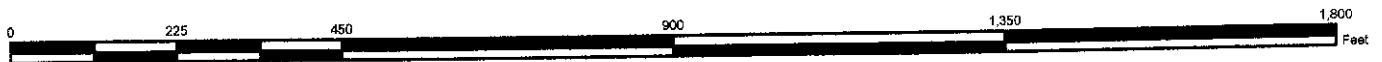
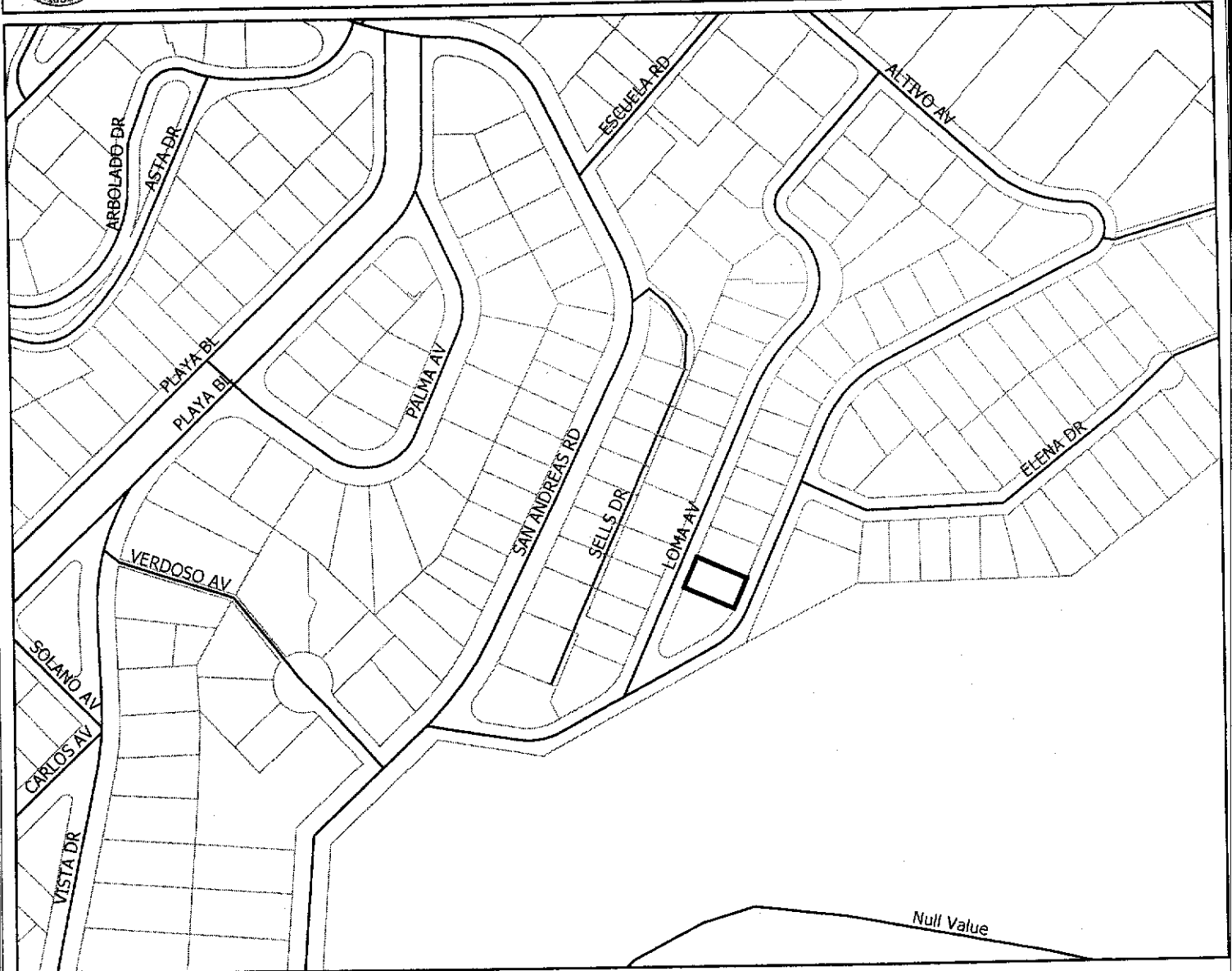
Tax Area Code
69-275

45-14







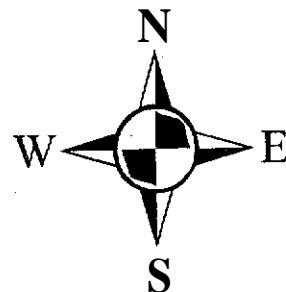


Location Map



Legend

-  APN 045-142-22
-  PERENNIAL STREAM
-  Assessors Parcels
-  Streets



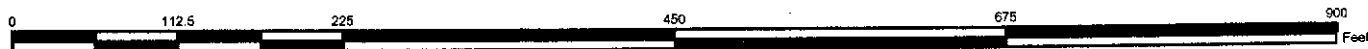
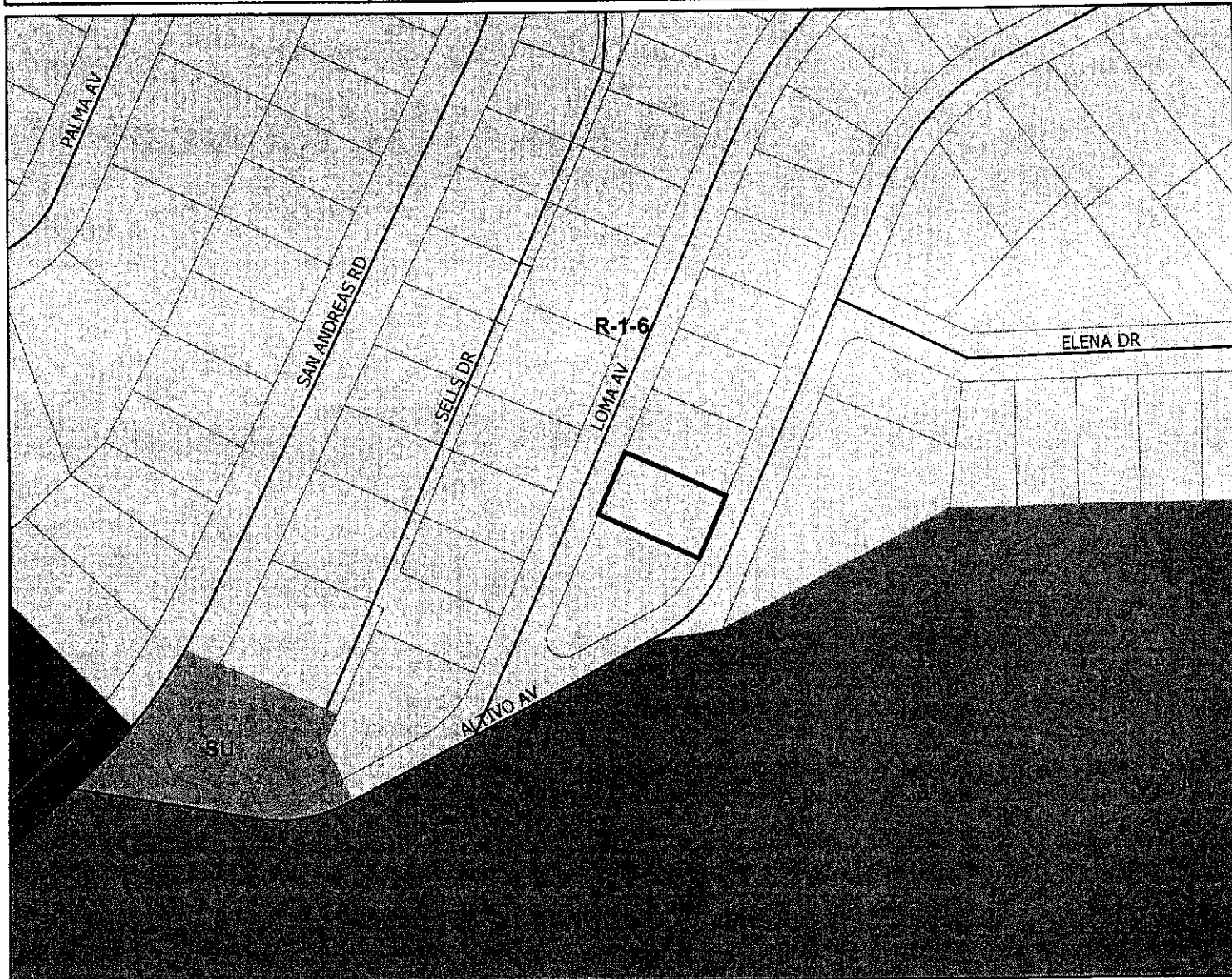
Map Created by
County of Santa Cruz
Planning Department
April 2005

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EXHIBIT

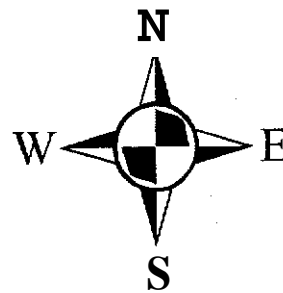


Zoning Map



Legend

-  APN 045-142-22
-  Assessors Parcels
-  Streets
-  AGRICULTURE (A)
-  RESIDENTIAL-MULTIFAMILY (RM)
-  RESIDENTIAL-SINGLEFAMILY (R-1)
-  SPECIAL USE (SU)



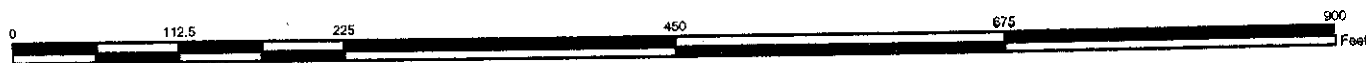
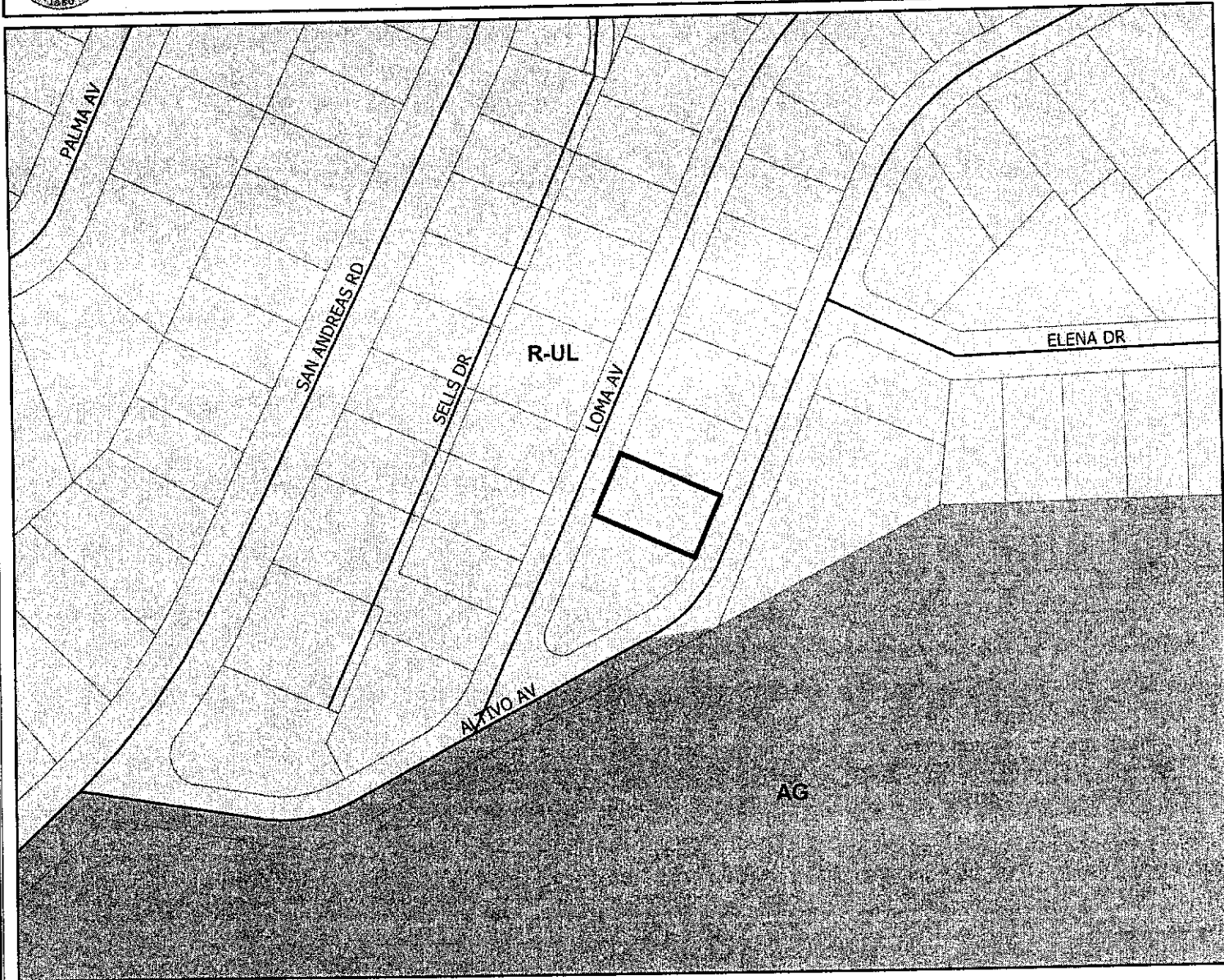
Map Created by
County of Santa Cruz
Planning Department
April 2005

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
EXHIBIT E

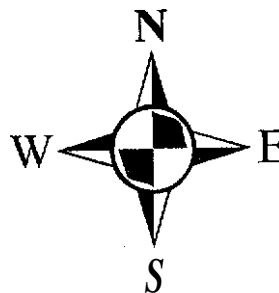


General Plan Designation Map

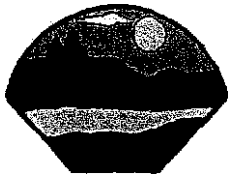


Legend

-  APN 045-142-22
-  Assessors Parcels
-  Streets
-  Agriculture (AG)
-  Residential - Urban Low Density (R-UL)



Map Created by
County of Santa Cruz
Planning Department
April 2005



Aptos/La Selva Fire Protection District

6934 Soquel Drive • Aptos, CA 95003
Phone # 831-685-6690 • Fax # 831-685-6699

April 29, 2005

Planning Department
county of santa Cruz
Attention: Joan Van der Hoeven
701 Ocean Street
Santa Cruz, CA 95060

Subject: APN: 45-142-22/ Appl #05-0235
29 Altivo Avenue

Dear Ms. Van der Hoeven:

Aptos/La Selva Fire Department has reviewed the plans for the above cited project and has no objections as presented.

- **Any** other requirements will be addressed in the Building Permit phase.
- Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

In order to obtain building application approval, recommend you have the DESIGNER add appropriate NOTES and DETAILS showing the following information on the plans that are submitted for **BUILDING PERMIT**.

NOTE on the plans that these plans are in compliance with **California** Building and Fire Codes (2001) and **District** Amendment.

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE / FIRE RATING, and SPRINKLERED or NON-SPRINKLERED as determined by building official and outlined in Part IV of the **California** Building Code.

(e.g. R-3, Type V-N, Sprinklered)

SHOW on the plans a public fire hydrant within 250 feet of any portion of the building meeting the minimum required fire flow for the building. This information *can* be obtained from the water company.

FIRE FLOW requirements for the subject property are 1000 gallons. **NOTE** on the plans the **REQUIRED** and **AVAILABLE FIRE FLOW**. The **AVAILABLE FIRE FLOW** information can be obtained from the water company.

NOTE on the plans that the building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of **NFPA 13D** and adopted standards of the Aptos/La Selva Fire Protection District.

NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval. Installation **shall** follow our guide sheet.

NOTE on the plans that an **UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING** must be prepared by the designer/installer. The plans shall comply with the **UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT**.

SHOW on the plans where smoke detectors are to be installed according to the following locations and approved by **this** agency as a minimum requirement.

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc.)
- One detector in each sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- There **must** be at least one smoke detector on each floor level regardless of area usage.
- There must be a minimum of one smoke detector in every basement area.

NOTE on the plans, building numbers shall be provided. Numbers shall be a **minimum** of four(4) inches in height **on** a contrasting background and visible from the street. Where numbers are not visible from the street, additional numbers shall be **installed** on a directional sign at the property driveway and the street.

NOTE on the plans the installation of **an** approved spark arrester on the top of the chimney. The wire mesh not to exceed 1/2 inch.

NOTE on the plans that the roof covering shall be no less than Class "B" rated roof.

NOTE on the plans that a 30 foot clearance will be maintained with non-combustible vegetation around **all** structures or to the property line whichever is a shorter distance.

APN: 045-042-22
APPL. # 05-0235
PAGE 3 of 3

EXCEPTION Single specimens of bees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire ~~from~~ native growth to any structure.

NOTE on the plans the job copies of the building and fire systems plans and permits must be on-site during inspections.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewer and reviewing agency.

Sincerely,



Jim Dias, Fire Marshal
Fire Prevention Division
Aptos/La Selva Fire Protection District

Cc: Ronald & Mary Jordan
29 Altivo Avenue
La Selva Beach, CA 95075

CC: Terri Fisher, Architect
285 Miracle Lane
Santa Cruz, CA 95060

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Joan Van Der Hoeven
Application No. : 05-0235
APN: 045-142-22

Date: May 9, 2005
Time: 10:41:54
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON MAY 2, 2005 BY ROBERT S LOVELAND =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON MAY 2, 2005 BY ROBERT S LOVELAND =====

Mapped biotic resource is not present at this site and will not be negatively impacted.

Condition of Approval :

1. Submit a detailed erosion control plan for review. Identify what type of erosion control practice is to be utilized (straw rolls/bales, silt fencing, etc.). show where the practice(s) are to be installed and provide construction details for each practice selected.

Project Review Completeness Comments

===== REVIEW ON MAY 2, 2005 BY JOAN VAN DER HOEVEN =====
NO COMMENT

Project Review Miscellaneous Comments

===== REVIEW ON MAY 2, 2005 BY JOAN VAN DER HOEVEN =====
Record an Agricultural statement of acknowledgement.

Code Compliance Completeness Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON APRIL 29, 2005 BY GUSTAVO A GONZALEZ =====
NO COMMENT

Code Compliance Miscellaneous Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON APRIL 29, 2005 BY GUSTAVO A GONZALEZ =====
NO COMMENT

Dpw Driveway/Encroachment Completeness Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON APRIL 26, 2005 BY RUTH L ZADESKY =====

Show driveway plan view and centerline profile.

Show existing ground and driveway elevations on profile.

Show existing roadside improvements, ie. curb and gutter or valley gutter or . . ."

W

EXHIBIT 5

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No. : 05-0235
APN: 045-142-22

Date: May 9, 2005
Time: 10:41:54
Page: 2

Dpw Driveway/Encroachment Miscellaneous Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON APRIL 26, 2005 BY RUTH L ZADESKY =====

Driveway to conform to County Design Criteria Standards.

Encroachment permit required for all off-site work in the County road right-of-way

Dpw Road Engineering Completeness Comments

===== REVIEW ON MAY 6, 2005 BY TIM N NYUGEN =====

1. The driveway must meet County of Santa Cruz standards. Please provide the following information for the driveway: The structural section, a centerline profile. and a typical cross section.

2. Show on plans if there is existing curb, gutter, and sidewalk

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MAY 6, 2005 BY TIM N NYUGEN =====

NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON MAY 6, 2005 BY JIM G SAFRANEK ===== Applicant has not applied for septic system upgrade as per the notes stating their intent on sheet A-1 of the plan. Contact Ruben Sanchez of EHS at 454-2751. Also note that proposed septic pit layout may intercept deep sewage trench approved by EHS in 1975. See as built septic system plan in EHS file.

Environmental Health Miscellaneous Comments

===== REVIEW ON MAY 6, 2005 BY JIM G SAFRANEK =====

NO COMMENT

Aptos-La Selva Beach Fire Prot Dist Completeness C

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON APRIL 29, 2005 BY ERIN K STOW =====

DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED

All Fire Department building requirements and fees will be addressed in the Building Permit phase.

Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON APRIL 29, 2005 BY ERIN K STOW =====

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 05-0235
APN: 045-142-22

Date: May 9, 2005
Time: 10:41:54
Page: 3

NO COMMENT

OWNER
FARRAHI, IPARCEL NUMBER
45-142-22LOCATION
Altivo, LSB-WatsTYPE
2 bdrm, 2 bath sfd w/att
garageVALUATION
30,400.

-13-75

BUILDING		PLUMBING AND GA		ELECTRIC	
NAME owner		NAME owner		NAME owner	
PERMIT NUMBER	DATE	PERMIT NUMBER	DATE	PERMIT NUMBER	DATE
42074	15-13-75	42074	15-13-75	42074	4 5-13-75

mech: 42074 5-13-75

INSPECTIONS

BUILDING	PLUMBING AND GAS	ELECTRIC
FOUNDATION OK. EB.	ROUGH OK. EB.	ROUGH OK 6-11-75 EB
FRAME OK 6-11-75 EB	VENT	FINISH
STUCCO WIRE	FINISH	FIXTURES, ETC.
LATH	GAS - ROUGH	
FLUES	GAS - FINISH	
FINISH COMPLETE OK 8-28-75	GAS - FINISH OK 8-28-75	SERVICE CLEARED OK 8-28-75

BUILDING INSPECTION JOB RECORD
BLD - 3 (REV.)
FARRAHI, IREMARKS ON REVERSE
Altivo

PD sfd 8-28-75

09:40:34 Mon May 09, 2005

* 05/09/05 COUNTY OF SANTA CRUZ VIAPNPO14LI
09:39:33 CHARACTERISTIC INQUIRY SCREEN VIAPNS014LI

PARCEL NO.....: 045 142 22

ASSESSEE NAME...: JORDAN RONALD WALTER & MARY B H/W JT

SITUS.....: 29 ALTIVO AVE WATSONVILLE

MAILING ADDRESS: 29 ALTIVO AVE
LA SBLVA BEACH CA 95076

USE CODE.. ..: SINGLE RESIDENCE

STRUCTURE DATA

MAIN BUILDING...SQFT: 1385	NO. UNITS.....: 1	POOL.....: NO
YEAR BUILT(EST): 1976	HEAT.....: CENTRAL	SPA.....: NO
TOTAL ROOM COUNT.....: 5	CONCRETE,SQFT:	DECKS.....SQFT:
NO. BEDROOMS.....: 2	GARAGE...SQFT: 456	NO. FIREPLACES: 1
NO. BATHROOMS(F/H)...: 2 / 0	CARPORT..SQFT:	ROOF.....: COMP.

MISC OTHER BUILDINGS:

LAND DATA

WATER.....: PUBLIC
SANITATION.....: SEPTIC PARCEL SIZE (COMPUTER EST.).....SQFT: 5009.400
PARCEL NO.....: 045 142 22

NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THIS DATA.

KEY NEW PARCEL **NUMBER** AND HIT **ENTER**, OR PA2 TO EXIT. PF1=BASE INFO PF7=VALUE