

Mono County Community Development Department

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

Planning Division

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

DIRECTOR REVIEW APPLICATION

APPLICATION # _____	FEE \$ _____
DATE RECEIVED _____	RECEIVED BY _____
RECEIPT # _____ CHECK # _____ (NO CASH)	

APPLICANT/AGENT FRANK Hunewill

ADDRESS 41 wild peach LN CITY/STATE/ZIP Wellington NV 89444

TELEPHONE (775) 267-7773 E-MAIL hunewill48@gmail.com

OWNER, if other than applicant GARY DYKES

ADDRESS 1413 Douglas Ave CITY/STATE/ZIP Gardnerville, NV 89410

TELEPHONE (775) 982-3070 E-MAIL thetopczresort@gmail.com

DESCRIPTION OF PROPERTY:

Assessor's Parcel # 001-210-007 General Plan Land Use Designation MU

PROPOSED USE: Applicant(s) should describe the proposed project in detail, using additional sheets if necessary. Note: An incomplete or inadequate project description may delay project processing.

Rent property through Air B and B as short term
rental. Includes house, parking, and lake access

I CERTIFY UNDER PENALTY OF PERJURY THAT I am: legal owner(s) of the subject property (all individual owners must sign as their names appear on the deed to the land), corporate officer(s) empowered to sign for the corporation, or owner's legal agent having Power of Attorney for this action (a notarized "Power of Attorney" document must accompany the application form), AND THAT THE FOREGOING IS TRUE AND CORRECT.


Signature

Signature

6/23/17
Date

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PROJECT INFORMATION

(To be completed by applicant or representative)

NOTE: Please answer all questions as accurately and completely as possible to avoid potential delays in processing. Attach additional sheets if necessary.

I. TYPE OF PROJECT (check any permit(s) requested):

- Director Review
 Use Permit
 Lot Line Adjustment
 Land Division (4 or fewer)
 Subdivision
 Specific Plan
 Variance
 General Plan Amendment
 Other _____

APPLICANT Gery Dykes

PROJECT TITLE The Topaz Resort

LOT SIZE (sq. ft./acre) .47 ASSESSOR'S PARCEL # 001-210-002

PROJECT LOCATION 119828 Highway 395 Topaz, CA

Has your project been described in detail in the project application? Yes No

Please Specify:

Number of Units 1 Building Height/# of floors 2 Floors
 Number of Buildings 1 Density (units/acre) 1/Acre

Total lot coverage/impervious surface (sq. ft. & %) 70%
 a. Buildings (first-floor lot coverage /sq. ft. & %) 20%
 b. Paved parking & access (sq. ft. & %) 10%

Landscaping/screening and fencing:

a. Landscaping (sq. ft. & %) 70%
 b. Undisturbed (sq. ft. & %) 10%

Total parking spaces provided:

a. Uncovered 90%
 b. Covered 0
 c. Guest/Handicapped 10%

II. SITE PLAN

Are all existing and proposed improvements shown on the Plot Plan (see attached Plot Plan Requirements)? Yes No

III. ENVIRONMENTAL SETTING

Use one copy of the Tentative Map or Plot Plan as needed to show any necessary information. Attach photographs of the site, if available.

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1. VICINITY MAP:

Attach a copy of assessor's parcel pages or a vicinity map showing the subject property in relation to nearby streets and lots or other significant features.

2. EXISTING DEVELOPMENT:

Vacant If the site is developed, describe all existing uses/improvements such as structures, roads, etc. Does the Plot Plan show these uses? Yes No

Improved Access from Highway / parking

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) U.S. HWY 395

Paved Dirt No existing access

Are there any private roads, drives or road easements on/through the property?

Yes No

Has an encroachment permit been submitted to Public Works or Caltrans? Yes No

Does the property have any existing driveways or access points? Yes No

Are any new access points proposed? Yes No

Does the Plot Plan show the driveways or access points? Yes No

Describe the number and type of vehicles associated with the project N/A

4. ADJACENT LAND USES:

A. Describe the existing land use(s) on adjacent properties. Also note any major man-made or natural features (i.e., highways, stream channels, number and type of structures, etc.).

LAND USE

LAND USE

North VACANT LOT South LAKE

East LAKE West STATE HIGHWAY

B. Will the proposed project result in substantial changes in pattern, scale or character of use in the general area? Yes No If YES, how does the project propose to lessen potential adverse impacts to surrounding uses? _____

5. SITE TOPOGRAPHY:

Is the site on filled land? Yes No Describe the site's topography (i.e., landforms, slopes, etc.) _____

6. DRAINAGES:

A. Describe existing drainage ways or wetlands on or near the project site (i.e., rivers, creeks and drainage ditches 12" or deeper and/or within 30' of the property) _____

N/A

B. Are there any drainage easements on the parcel? Yes No

C. Will the project require altering any streams or drainage channels? Yes No If YES, contact the Department of Fish and Game for a stream alteration permit. IF YES TO ANY OF THE ABOVE, show location on plot plan and note any alteration or work to be done within 30 feet of the stream or drainage.

7. VEGETATION:

A. Describe the site's vegetation and the percentage of the site it covers (map major areas of vegetation on the Plot Plan) pinion pine trees, cottonwood trees, wild

grass, lawn

B. How many trees will need to be removed? 0

- C. Are there any unique, rare or endangered plant species on site? Yes No
- D. Has the site been used for the production of agricultural crops/trees or grazing/pasture land in the past or at the present time? Yes No
- E. Is landscaping/planting of new vegetation proposed? Yes No

8. WILDLIFE:

- A. Will the project impact existing fish and wildlife? Yes No
Describe existing fish and wildlife on site and note any proposed measures (if any) to avoid or mitigate impacts to fish and wildlife wild birds, Fish in lake

- B. Are there any unique, rare or endangered animal species on site? Yes No

9. CULTURAL RESOURCES:

- A. Are there any cemeteries, structures or other items of historical or archaeological interest on the property? Yes No Specify _____

10. SITE GRADING:

- A. Will more than 10,000 square feet of site area be cleared and/or graded? Yes No If YES, how much? _____
- B. Will the project require any cuts greater than 4' or fills greater than 3'? Yes No
- C. Will the project require more than 200 cubic yards of cut or fill? Yes No If YES, how much? ____ If YES to A, B or C, contact the Department of Public Works for a grading permit.
- D. Will site grading of 10% or more occur on slopes? Yes No
- E. Note any measures to be taken to reduce dust, prevent soil erosion, or the discharge of earthen material off site or into surface waters gravel is being placed on roadway and large parking areas

11. AIR QUALITY:

- A. Will the project have wood-burning devices? Yes No If YES, how many? 1
- B. What fuel sources will the proposed project use? Wood Electric Propane/Gas
- C. Will the proposal cause dust, ash, smoke, fumes or odors in the vicinity? Yes No

12. VISUAL/AESTHETICS:

- A. How does the proposed project blend with the existing surrounding land uses? Blends in very good
- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? Does not affect
- C. If outdoor lighting is proposed, describe the number, type and location N/A

13. NATURAL HAZARDS:

- A. Is the site known to be subject to geologic hazards such as earthquakes, landslides, mudslides, ground failure, flooding, avalanche or similar hazards? Yes No
(Circle applicable hazard[s]).
- B. Will any hazardous waste materials such as toxic substances, flammables or explosives be used or generated? Yes No
- C. Does the project require the disposal or release of hazardous substances? Yes No
- D. Will the project generate significant amounts of solid waste or litter? Yes No

E. Will there be a substantial change in existing noise or vibration levels? Yes No
If YES to any of the above, please describe _____

More on back...

14. OTHER PERMITS REQUIRED:

List any other related permits and other public approvals required for this project, including those required by county, regional, state and federal agencies:

- Encroachment Permits from *Public Works or Caltrans*.
- Stream Alteration Permit from *Department of Fish and Game*
- 404 Wetland Permit from *Army Corps of Engineers*
- Grading Permit from *Public Works*
- Building Permit from *County Building Division*
- Well/Septic from *County Health Department*
- Timber Land Conversion from *California Department of Forestry*
- Waste Discharge Permit from *Lahontan Regional Water Quality Control Board*
- Other _____

IV. **SERVICES**

1. Indicate how the following services will be provided for your project and the availability of service.

Electricity Liberty electric

Underground Overhead (Show location of existing utility lines on Plot Plan)

Road/Access Owner

Water Supply Well

Sewage Disposal septic TANK

Fire Protection on-site TOPAZ UFPD

School District Mono County

2. If an extension of any of the above is necessary, indicate which service(s), the length of extension(s), and the infrastructure proposed _____


CERTIFICATION: I hereby certify that I have furnished in the attached exhibits the data and information required for this initial evaluation to the best of my ability, and that the information presented is true and correct to the best of my knowledge and belief. I understand that this information, together with additional information that I may need to provide, will be used by Mono County to prepare a Specific Plan in compliance with state law.

Signature X [Signature] Date 6/23/17

For _____

NOTE: Failure to provide any of the requested information will result in an incomplete application and thereby delay processing.

PARCEL VIEWER 4.1 BETA



119828 HWY 395
001-210-002-000

Category	Value
Value Method	Other (For Sale Online)
APN/Parcel	001-210-002-000
Address	119828 HWY 395
Community	Todd
County	
Assessor's Name	DAVID S. TAYLOR
Owner	DAVID S. TAYLOR 1412 DOUGLASS RD GARDEN CITY, CA 94543
In Care Of	CAROL HARRIS
Legal Description	LOT 3 & 4 PHASE 2 PROJECT 2
Improvement Value	\$19,800
Land Value	\$22,718
Land Use Description	RES
Zoning	T-4
Division Type	LOT
Parcel Type	Lot/Range
Street Area	0.0000
Calculated Acres	0.61
Calculated Sq Ft	26,974.0
Tax Rate Area	001-210
Historic APN	001-210-002-000
Ownership Origin Date	11/18/2002

HWY 395

