

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

VARIANCE  
APPLICATION

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

APPLICANT/AGENT CRAIG TAPLEY / DESIGN DIMENSION ASSOC., INC.  
ADDRESS P.O. Box 7193 CITY/STATE/ZIP MAMMOTH LAKES, CA. 93546  
TELEPHONE ( 760 ) 934. 4348 E-MAIL \_\_\_\_\_

OWNER, if other than applicant HEATHER & DALLON STANG  
ADDRESS 6520 PHAIRFIELD ST. CITY/STATE/ZIP BAKERSFIELD, CA. 93314  
TELEPHONE ( 661 ) 979. 4860 E-MAIL \_\_\_\_\_

PROPERTY DESCRIPTION:

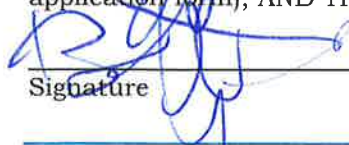
Assessor's Parcel # 016-270-005 General Plan Land Use Designation SFR

PROPOSED USE: Describe in detail the variance, using additional sheets if necessary.

WE ARE PROPOSING A NEW SINGLE FAMILY RESIDENCE. EXISTING STREAKY COURSE ON LOT MAKES IT UNBUILDABLE WITHOUT ADJUSTING SETBACK. WE HAVE ATTACHED PLANS TO DESCRIBE BUILDING & SITE PLAN

NOTE: Variance applicants must clearly demonstrate that special circumstances – other than financial hardship – related to the property deprive the property owner of privileges enjoyed by others in the vicinity and in an identical land use district. Special circumstances are typically related to the property's physical characteristics such as its size, shape, topography or surroundings. Variances shall not: 1) constitute special privileges inconsistent with other properties in the vicinity or in the same land use district; 2) injure the public's welfare or be detrimental to property owners in the vicinity; or 3) conflict with the county's General Plan or Specific Plans.

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

10/15/19  
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 CRAG TAPLEY / DESIGN DIMENSION ASSOC., INC.  
PROJECT TITLE STANG RESIDENCE SFR, U-1 & R3  
LOT SIZE (sq. ft./acre) 8401.5 ASSESSOR'S PARCEL # 016.270.005.000  
PROJECT LOCATION DREAM MOUNTAIN ESTATES, LOT 5

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

Please Specify:

SFR  
Number of Units 1 Building Height/# of floors 26' 2 STORY  
Number of Buildings 1 Density (units/acre) (2.3 DPM)

Total lot coverage/impervious surface (sq. ft. & %) 17270 = 20.5%  
a. Buildings (first-floor lot coverage /sq. ft. & %) 1,249 sq. ft.  
b. Paved parking & access (sq. ft. & %) 4480 + 30 = 4780 sq. ft.

Landscaping/screening and fencing:

- a. Landscaping (sq. ft. & %) \_\_\_\_\_  
b. Undisturbed (sq. ft. & %) 6,674.5 sq. ft.

Total parking spaces provided:

- a. Uncovered 2  
b. Covered 2  
c. Guest/Handicapped N/A

**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.

*More on back...*

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

PROJECT REQUIRES PLACEMENT OF HOUSE, DRIVE W/ REQUEST TO ALLOW EQUAL USE OF PROPERTY AS NEIGHBORHOOD.

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) DREAM MTN. DRIVE

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 TYPICAL SFR USE

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 SFR

South FOREST SERVICE

East SFR

West SFR

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.) VERY FLAT APPROX. 2' FALL FROM BACK

TO FRONTAGE @ STREET

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) FLUKE STREAM

@ WEST EDGE OF PROPERTY THAT REQUIRES REDUCED SETBACK TO

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) LIMITED LODGEPOLE PINE & SEASONAL GRASS

COVER.

B. How many trees will need to be removed? 3

- 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. OCCASIONAL TROUT IN STREAM, DEER GRAZE ON GRASS (RARE), GREY SQUIRREL; SETBACK FROM STREAM TO PROTECT WATER COURSE
- 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. SOILS REPORT REFERS TO POSSIBLE OVER-EXCAVATION WHERE BUILDING FOUNDATION IS LOCATED & REPLACE SUITABLE COMPACTABLE

11. AIR QUALITY:

- A. Will the project have wood-burning devices? Yes  No  If YES, how many? 1 - EPA PHASE II
- 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? TYPICAL DESIGN OF ADJACENT PROPERTIES, JUST SMALLER SO IT FITS ONTO REDUCED BUILDABLE FOOTPRINT.
- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? NO VIEW OBSTRUCTION ADJACENT EAST PROPERTY IS A GARAGE PORTION OF RESIDENCE
- C. If outdoor lighting is proposed, describe the number, type and location. 2 - DOWNLIGHTS @ FRONT OF GARAGE.

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 UNDERGROUND @ STREET FRONTAGE / SCE

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

Road/Access EXISTING PAVED FRONTAGE "DREAM MOUNTAIN DR."

Water Supply JUNE LAKE TUD

Sewage Disposal u u u

Fire Protection JUNE LAKE FIRE DEPT.

School District EASTERN SIERRA UNIFIED

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 [Signature] Date 10/15/19  
For HEATHER & DALLON STANG (OWNERS)

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