

**Mono County
Community Development Department**

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**PREAPPLICATION
REVIEW REQUEST**

DATE 02-19-21

PROJECT NAME May Lundy mine lot 40

ANTICIPATED PERMIT OR APPLICATION:

- General Plan Amendment Specific Plan Conditional Use Permit Director Review
 Other _____

REPRESENTATIVE Jonathon Waian

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REVIEW REQUEST: A preapplication review by the Mono County Land Development Technical Advisory Committee (LDTAC) is requested for the following project. Briefly describe below the type of project, units, square footage, etc. Please attach expanded narrative if available.

Given the remoteness of this property, I primarily would like to discuss the county's requirements on minor development.

I would like to build a yurt on the upper portion of the property. Supplies will be flown in by helicopter or possibly delivered by mule.

Before I finalize any decisions as to building plans, I think it is pertinent to discuss with you, the feasibilities of this project.

I would like to purchase a yurt, there are a variety of companies that provide user designed products that can be made for certain snow

and wind specifications. I would like to build some pads out of granite, the work would be done by hand and span 16'x16.

The yurt itself you have a diameter of 12-14'.

PLEASE PROVIDE: Maps, drawings, illustrations and narrative that may be useful for staff review.

I purchased the May Lundy mine property this last summer of 2020. The property is situated in Lake Canyon and ranges in elevation from 10,600ft to over 11,000ft. I am very interested in hand building a small structure on the upper portion just over the ridgeline on the NW side of the parcel. The primary reason for the location is purely safety. At that location, there is exposure, however no potential rock falls. I only have a few limited pictures to share but the attached should give a general understanding about location.

My intentions for the structure are two-fold. I would like to base a private research station from this property. This area geologically is very interesting and very poorly studied. I would also like to investigate the economic potential of the property for future work, although being surrounded by wilderness this may be hard. I am currently earning a masters degree in mine and geological engineering with the University of Arizona, and enrolled in a M.S. degree program in geological sciences with Ohio University. Ultimately, I would like to write a field guide covering Lundy and Lakeview canyons and provide educational tours covering topics in the earth sciences and mining history.

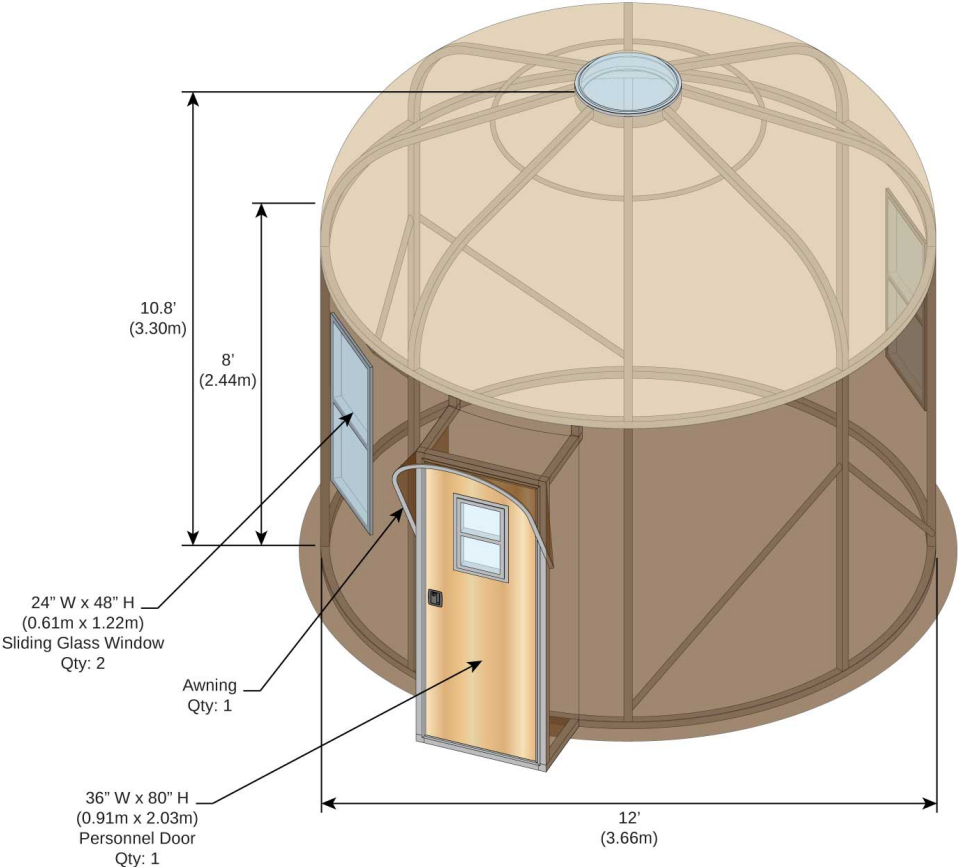
For the time being, I would like to build a small structure so that I can have extended stays on my property. At the age of 29, this is my first time owning property and I am unfamiliar with the processes the county requires and to what degree I need permits. I imagine human waste is one of the concerns, and seeing as there is no topsoil I am unaware what septic system possibilities there are. Now there is a spring within one of the mineshafts as well as a seasonal stream (including water rights).

With all of this said, this is a very unique property in terms of its location and remoteness. If I can overcome some of the hurdles those cause I believe this project will be very interesting and could ultimately contribute to the tourism in Mono county, whether by publishing a field guide for the area or offering hiking tours.

View standing on potential building looking up at ridge:



Potential Yurt construction: made by WeatherPort



View looking down on buildable area:

