

**Mono County
Community Development Department**

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Planning Division

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**PREAPPLICATION
REVIEW REQUEST**

DATE 3.28.18 DATE RECEIVED BY CDD _____

PROJECT NAME Suppa Family Farm-stay

ANTICIPATED PERMIT OR APPLICATION: General Plan Amendment Specific Plan

Conditional Use Permit Director Review Other _____

REPRESENTATIVE Jake Suppa

ADDRESS 100 N. Bodie Hills Rd. **CITY/STATE/ZIP** Lee Vining, CA 93541

TELEPHONE (760) 9140003 **FAX** (_____) _____

E-MAIL jake@suppafamilyfarm.org **ASSESSOR PARCEL #** 13-210-24

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.

3-5 Temporary yurts to facilitate STR/B&B not to exceed 10 person occupancy; Septic WC (2/gender)

Bacteriological water sample to verify water source; if mitigation needed, potable water source provided.

California Hardship/50'well casing if commercial?<10k grading for platform and required parking space.

Private road w/o Mo.Co. ROW. No easements. Engineered plans available w/annual permit renewal.

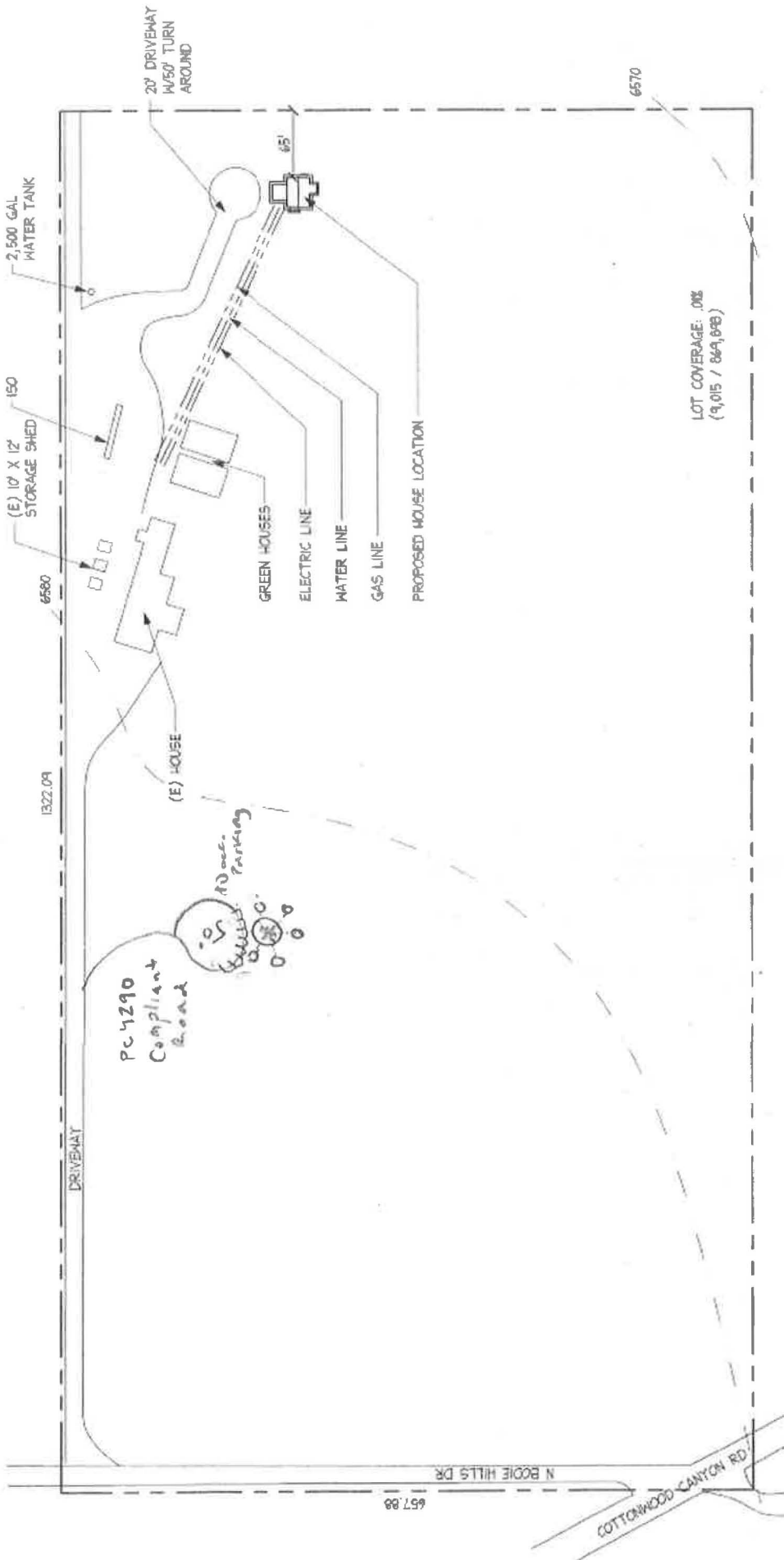
Future Considerations/Upgrades: Commercial kitchen, farm/jewelry/pottery stand, U-pick,

farm to table dinners, weddings, educational events, holistic healing ie yoga seminars, massage/esthetic.

Mobile food truck providing farm to fork; Nano-brewery. Memorialize employee 'trailer' housing.

(2)12' yurt=113sf ; (1)16'=200sf ; (1)20'=314sf = 740sf total.

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



6570

N BOBIE HILLS DR

COTTONWOOD CANYON RD

A black and white photograph of a yurt in a field. The yurt is a small, circular structure with a conical roof and two windows. It is situated in a grassy field with several tall evergreen trees in the background. In the distance, there are rolling hills or mountains. The overall scene is peaceful and natural.

Natural Beauty
MODERN COMFORT



2016 SHELTER DESIGNS CREW (left to right)
 BACK ROW: RICHARD, HAYS, VINCE
 FRONT ROW: JED, TIM, WES

FRONT COVER PHOTO: 30' BIG SKY YURT
 WITH GLASS WINDOWS AND TINTED
 DOME | RESIDENCE, WHITEFISH, MT

ABOUT US

AT SHELTER DESIGNS OUR MISSION IS SIMPLE: we create the finest yurts available for people to live, work, and play in. Our core values of honesty and craftsmanship combined with a strong commitment to excellence have made Shelter Designs the premier yurt manufacturer in the industry. From the lush tropics to the Rocky Mountains, our yurts provide comfortable, durable shelters custom made to suit the needs of our clients.

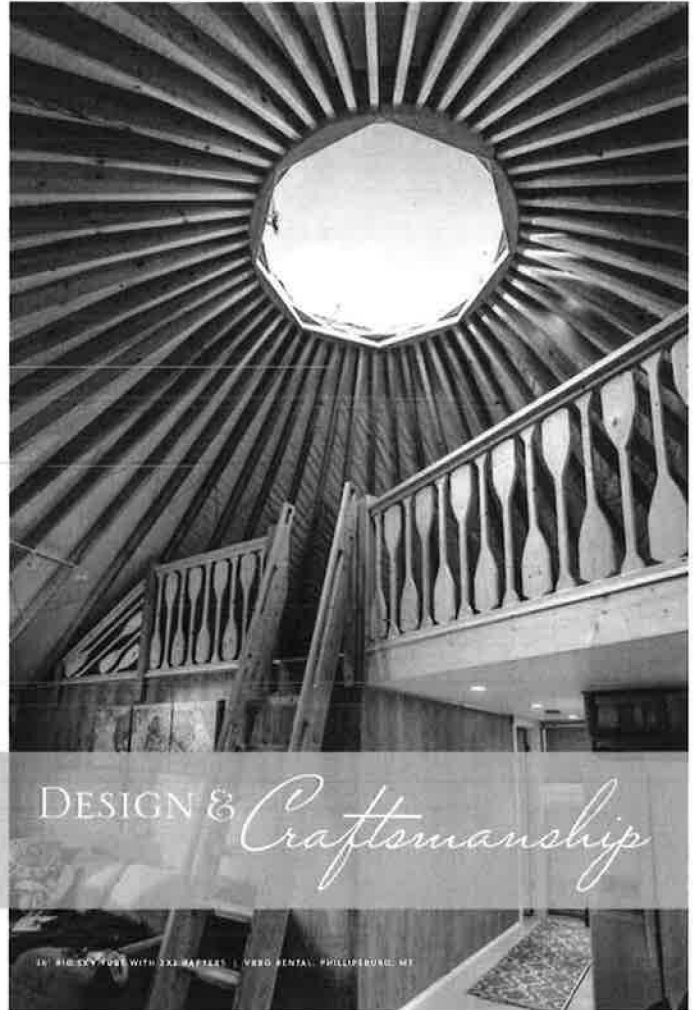
Owners Hays Daniel and Vince Godby began building yurts in Montana in 2001 as simple homes for themselves and their families. Before this time, Vince worked as an engineer focused on structural design, while Hays had many years of experience as a builder.



In 2008 Shelter Designs teamed with Reliable Tent and Tipi. Reliable has been in the fabric industry here in Montana since 1945. By blending our diverse backgrounds of engineering, building, and fabric expertise, we have created a yurt company unparalleled in quality and service.

From private residences to resort lodgings and all uses in between, we can design and build the perfect yurt for you. No matter if the wind is howling, snow is piling up, or the sun is shining, a Shelter Designs yurt will withstand it all in comfort and style.

“My whole experience with Shelter Designs has been a positive one, and I do not believe you can buy a better built, more aesthetically pleasing yurt anywhere. I was impressed with the workmanship and care that is taken in all the different parts of the yurt.”
 — BEN Z., BEAR TOOTH POWDER GUIDES, MONTANA



DESIGN & *Craftsmanship*



PREVIOUS PAGE: 18' BIG SKY YURT WITH 2x6 RAFTERS, SNOW AND WIND KIT, AND PERIMETER BLOCKING | BEACON LOUNGE, AMERICAN PRAIRIE BEARERS
THIS PAGE: 30' ECO YURT WITH PEELED LODGEPOLE RAFTERS | RESTAURANT, BIG SKY RESORT

Our Yurts
WE OFFER TWO DISTINCT MODELS

THE BIG SKY YURT

The Big Sky Yurt offers dependability and comfort at a modest price. Our attention to detail and standard features will allow you to use your yurt as a business, vacation spot, or home, confident you have the best value and finest craftsmanship in the country.

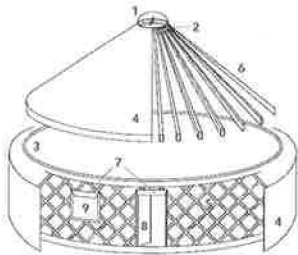
AVAILABLE IN SIZES OF 12', 16', 20', 24', 27', 30', 35', AND 40' DIAMETER

THE ECO YURT

The Eco Yurt is built with local, sustainably-harvested lumber, including roof rafters and snow legs made from hand-finished lodgepole pine. Rafters and lattice walls are finished with 100% pure tung oil, a non-toxic and environmentally-sound product. The Eco Yurt is an environmentally-friendly option exclusive to Shelter Designs.

AVAILABLE IN SIZES OF 12', 16', 20', 24', 27', AND 30' DIAMETER

READY TO ORDER?
CONTACT US FOR A CUSTOM
OPTIONS BROCHURE OR VISIT
SHELTERDESIGNS.NET

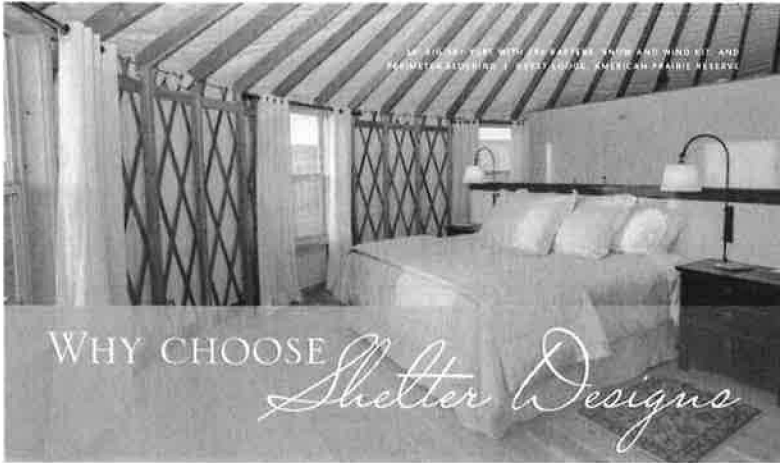


FEATURES INCLUDED IN YOUR BIG SKY AND ECO YURT

- 1 Acrylic dome skylight
- 2 A compression ring of fir/larch and plywood laminate
- 3 3/8" Heavy duty tension cable of high quality steel
- 4 Starfire wall fabric and Proshield roof fabric
- 5 Wall lattice with finish height of 7'2"
- 6 Yurt rafters are dimensional lumber consisting of 2x4 or 2x6 fir and larch, with the Eco Yurt featuring peeled, hand-finished lodgepole pine rafters
- 7 Door awning and rain diverter over every glass window
- 8 Real exterior door with thermal pane window
- 9 Three 48"x48" removable clear vinyl windows

ADDITIONAL OPTIONS INCLUDE: insulation packages, glass windows, extra doorways, snow and wind kits, etc

Experience has taught us that these features make yurt living much more COMFORTABLE AND ENJOYABLE, and we are proud to offer these options as standard, with no extra cost. This sets Shelter Designs apart from many other yurt companies.



WHY CHOOSE *Shelter Designs*

WE BUILD A SUPERIOR PRODUCT

Every Shelter Designs yurt comes standard with generous features that others charge extra for, if they have them at all. They include:

- Full size exterior doors with thermal pane glass windows are included in every yurt at no additional cost.
- Awnings and rain diverters are standard above every doorway and thermal-paned glass window.
- 3/8" tension cable for all yurts, regardless of size. We also have nearly twice the connecting hardware as other companies, which translates into stability and durability.

Shelter Designs offers options and innovations found nowhere else:

- State of the art Arctic Insulation packages that increase the efficiency and comfort of your yurt,
- Exclusive sizes such as the 35' and 40' Big Sky yurt.
- The Eco Yurt, which is the ultimate in low impact, environmentally-green construction.

CERTIFIED ENGINEERING

Engineering a yurt is a serious business. We work with a firm that is licensed in all 50 States and will design to your site for exact wind and snow loads. We can get your project on the right track by providing you with the engineering data you need to streamline your permitting process and get your project underway. From hurricane zones to the deep snows of the Rockies, we have engineered yurts to withstand the rigors that nature brings the world over.



CUSTOM DESIGNED FOR YOU

Every customer at Shelter Designs has a unique story, and every situation is different. We take the time to carefully listen to what your needs are and help design the perfect yurt for you. We have designed and built yurts for every use imaginable—guest houses, yoga spaces, offices, glamping rentals, restaurants, full-time residences—for a wide range of climates. Each yurt is custom designed to meet your needs and budget, and no two are ever the same. We have a wide range of custom options available such as thermal pane glass windows, two levels of insulation, French doors, and many more to make sure that you are getting the yurt that is best for you.



We take ENORMOUS PRIDE in our products, offer EXPERT CUSTOMER SERVICE, and strive to be the very BEST IN THE INDUSTRY.







(TOP TO BOTTOM) 40' YURT ROOF, 2X6 RAFTERS | EXTERIOR WALL FABRIC UNDER PRODUCTION | 27' ECO YURT, 8' SCREEN SECTION, GUEST LODGE, NW IDAHO

I have never dealt with any company that has done more to stand behind their product than Shelter Designs. I also have the highest regard for the design and craftsmanship which is so apparent with my yurt. I thank you and the team that makes yurts like mine a reality and will now be my home for many years to come — JIM K., HAWAII

IF YOU ARE LOOKING FOR THE BEST YURT
AVAILABLE ON THE MARKET TODAY,

look no further.


We couldn't be more pleased with our decision to choose Shelter Designs to design and build our yurt. From the initial phone call, to leading the yurt setup, Shelter Design's professional staff guided us step by step through the whole process. When friends and family visit our beautiful yurt their response is always the same: Wow! — MICHAEL & LACY, IDAHO

CONNECT WITH US    

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406.721.9878 | shelterdesigns.net | info@shelterdesigns.net



 **LEARN MORE** on our YouTube Channel: Shelter Designs Yurts

