

May 13, 2019

Questions from Tom & Suzanne Davis for Parcels: 016-175-010-000,
016-175-009-000 – June Lake, Clark Tract

Lot Line adjustment to achieve two, .95 acre parcels, and development
of one parcel.

Greetings Folks, and thank you for your time today.

We are currently in escrow on the two lots listed. We would like to eliminate the CAL Fire setbacks for Lot #5 in favor of the Mono County setback requirements and apply for a garage setback variance for Lot #5.

1. Are there any restrictions on how the lots can be split? (Other than the minimums of 60' x 100') Is there a minimum width at the proposed panhandle? (Please see screen shot of approximate lot line).
2. What is the process for applying for a Lot Line Adjustment and what documents are required? What is the anticipated turn-around time for approval?
3. How are steps, landings, and porches with snow-shed roof overhangs, handled in the front setback? If there is a walk-way along the side of the garage, leading to the house (under the garage roof/ eave), would that be allowed?
4. Can you confirm that Lot #5 has the appropriate slope to allow for the 5' garage setback variance? If not, how do we get that done?
5. How is Square footage charged for permit purposes (Heated/ non-heated) Attic? Garage? I.E. If there is an attic space over a one-story house, how is that covered in the permit & fees?

Enclosed Documents:

Screen Shot of approximate lot line adjustment.

Screen shot of basic floor plan.

ADDITIONAL QUESTIONS FROM SUZANNE AND TOM DAVIS:

1. CC&R: How are they created? What are the regulations/parameters applied? Can an owner of a single parcel create conditions of development when selling?
2. What are the regulations for electricity provided to the property?
3. Is underground required based on the distance between pole and property? In what case if any is underground NOT required?
4. Can the underground supply be put beneath or by the side of the existing roadway?
5. Given that this development of 8 parcels is now being sold, will Mono County contribute to the upgrading of the area ie, paving the 'paper road' currently called Hideaway Lane which serves as access to 5 of the parcels?