

RECEIVED

APR 14 2021

Mono County
Community Development Department
Planning Division

Mono County CDD
PO Box 247
Mammoth Lakes CA, 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

USE PERMIT
APPLICATION

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

APPLICANT/AGENT BJM'S LLC - MARK & KELLY MARZANO

ADDRESS _____ CITY/STATE/ZIP _____

TELEPHONE (760) 648 7528 E-MAIL marz5@reagan.com

OWNER, if other than applicant _____

ADDRESS PO Box 306 CITY/STATE/ZIP June lake CA 93529

TELEPHONE (760) 648 7528 E-MAIL marz5@reagan.com

PROPERTY DESCRIPTION:

Assessor's Parcel # 015105031000 General Plan Land Use Designation _____

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

NOTE: An incomplete or inadequate project description may delay project processing.

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.

Kelly L. Maguire
Signature

Signature

4/2/21
Date

Managing member

We are trying to expand our trailer/boat/rv storage which currently is located on APN#015-104-047-000.

We have provided a service to visiting guests to June Lake by providing a place to leave their rig and travel back and forth with much greater ease and frequency.

Our business continues to grow and last year, 2020 we parked a few rigs on the Alderman lot.

We were old we were in violation due to "unimproved" property not being allowed to have vehicles parked on it for any reason. HUH?

For those of you who are new to the area, there were formerly 2 mobilehomes on this particular property. One was removed more than 30 years ago and the second perhaps 15 years ago. As you can see on the copy of our property tax bill, we have continued to pay taxes on the "improvement" to the property.

Mark and I reconnected the existing water sewer and electricity for OUR children to park their trailers on during the spring, summer, autumn seasons, to come enjoy the beauty of the sierras when they could. To have access to power to keep their refrigerators running, batteries charged etc. Not to rent out as was implied by the County's violation papers.

We would appreciate the County viewing this request for what it is, a benefit to the area to encourage more visits, spending money, creating tax revenue and the ability for BJMS LLC to have the income to pay our property taxes and insurance.

Respectfully,

The Marzanos

MONO COUNTY 2020 - 2021 PROPERTY TAX BILL
 P.O. BOX 495, BRIDGEPORT, CA 93517
 SECURED TAX ROLL FOR FISCAL YEAR JULY 1, 2020 - JUNE 30, 2021



PROPERTY INFORMATION **IMPORTANT MESSAGE**

ASMT NUMBER: 015-105-031-000 TAX RATE AREA: 051-014
 FEE NUMBER: 015-105-031-000 ACRES: 0.23
 LOCATION: 162 Alderman Street
 LIEN DATE OWNER: BJMS REWARD, LLC

Original bill date 09/10/2020

BJMS REWARD, LLC
 MARK MARZANO
 P.O. BOX 306
 JUNE LAKE CA 93529

Grace

5-M500001



Heartland PAYMENT SYSTEMS
 AMERICAN EXPRESS MASTERCARD DISCOVER VISA
 Mono County now offers Free E-Checks
 Service provider charges convenience fees for Debit & Credit Cards
 To Pay by Phone Call 1-844-806-5723
 To Pay Online Visit www.monocounty.ca.gov
 Office Hours Mon-Fri 8am-5pm PST

COUNTY VALUES, EXEMPTIONS AND TAXES

VALUE DESCRIPTION	PRIOR	CURRENT	THIS BILL
LAND		26,894	26,894
STRUCTURAL IMPROVEMENTS		20,215	20,215

CONTACT INFORMATION REGARDING
 BILLING: 760-932-5480
 TAX RATES: 760-932-5490
 VALUATIONS, EXEMPTIONS,
 ADDRESS CHANGES &
 MINING CLAIMS: 760-932-5510

NET TAXABLE VALUE 47,109
 VALUES X TAX RATE PER \$100 1.000000 \$471.08

VOTER APPROVED TAXES, TAXING AGENCY DIRECT CHARGES AND SPECIAL ASSESSMENTS

PHONE #S	CODES	DESCRIPTION	ASSESSED VALUES	X TAX RATE PER \$100	= AGENCY TAXES
(760) 932-5490	07000	ESUSD BOND	47,109	0.061572	29.00
(760) 932-5440	68016	SOLID WASTE PARCEL FEE		DIRECT CHARGE	60.00

AGENCY TAXES + DIRECT CHARGES + FEES + PENALTY + COST + DELINQUENT PENALTIES 89.00

1ST INSTALLMENT \$280.04 DELINQUENT AFTER 12/10/2020	2ND INSTALLMENT \$280.04 DELINQUENT AFTER 04/10/2021	TOTAL TAXES \$560.08
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MONO COUNTY SECURED PROPERTY TAXES - 2ND INSTALLMENT PAYMENT STUB

ASMT NUMBER: 015-105-031-000
 FEE NUMBER: 015-105-031-000
 LOCATION: 162 Alderman Street
 CURRENT OWNER: BJMS REWARD, LLC
 MARK MARZANO
 P.O. BOX 306
 JUNE LAKE CA 93529

MAKE CHECK PAYABLE TO:
 Mono County Tax Collector-Treasurer
 P. O. Box 495
 Bridgeport, CA 93517

2ND

IF PAID BY 02/01/2021 **\$280.04**

Enclosed plot map, environmental agreement.

This is a simple request to park RV, trailers, boats for summer storage. We currently operate a 14 spot storage yard on Granite Ave.

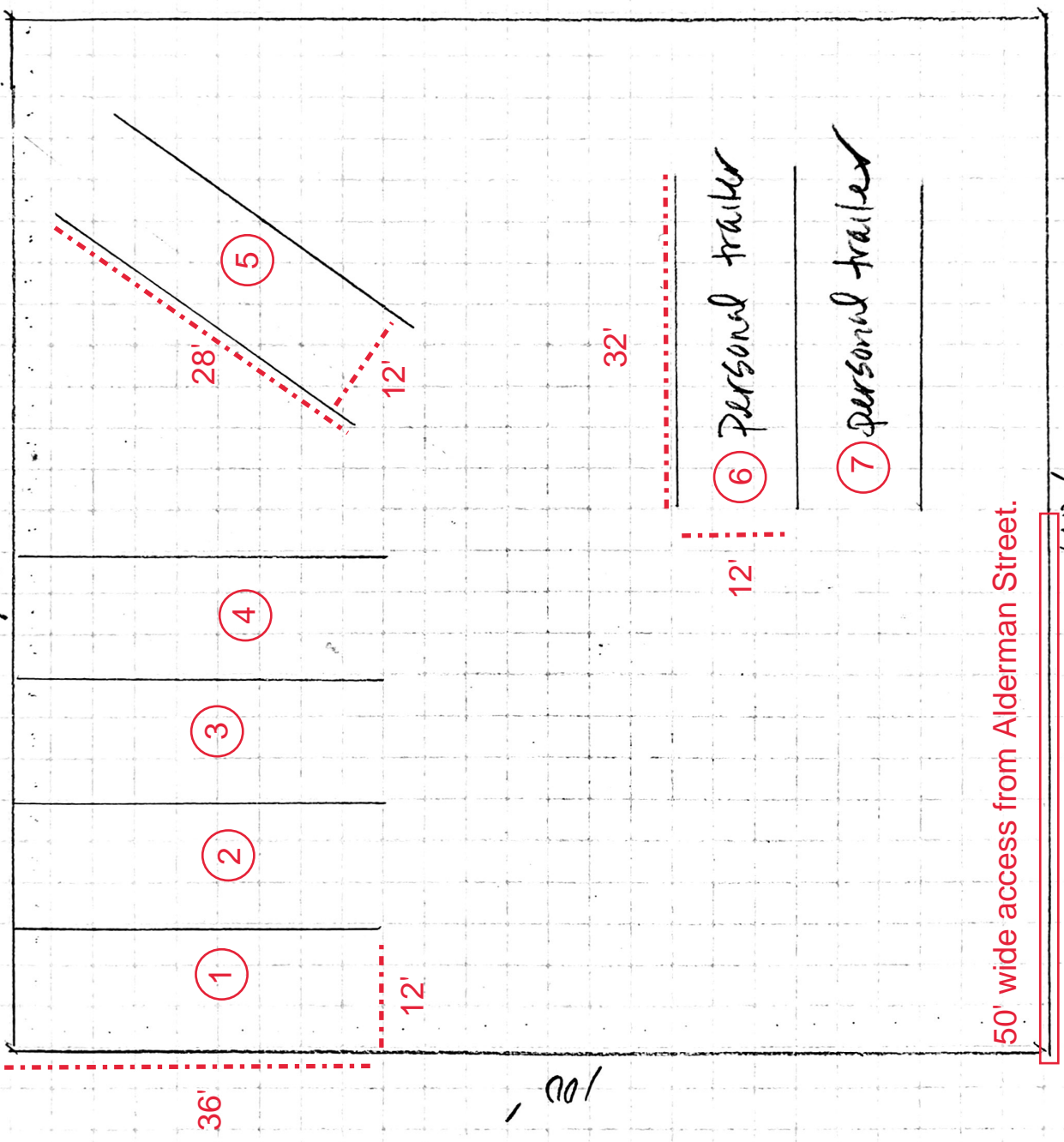
We have found primarily July-August are the busiest months for storage and last year parked 3 rigs on lot @ 162 Alderman.

APN 015 105 031 is an "improved" lot as our property tax statement shows. The code enforcement officer who sited us for code violation stated we could park anything on an "improved" lot, assuming this was an "unimproved" lot.

Please let us know your thoughts

Kelly Marcano

APN 015 105 031



Park 4 rigs
w 12' spots
L 36'

Access from Alderman

Customer bikes in own rig
perhaps a 5th rig kitty corner

100'

50' wide access from Alderman Street.

100'

162 Alderman



1 square = 4 feet