

**Mono County
Community Development Department**

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

Planning Division

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

**DIRECTOR REVIEW
APPLICATION**

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

APPLICANT/AGENT The Bodix House LLC (Jeffrey & Jessica Simpson)

ADDRESS 323 Main St. CITY/STATE/ZIP Bridgeport CA 93517

TELEPHONE [REDACTED] E-MAIL [REDACTED]

OWNER, if other than applicant _____

ADDRESS _____ CITY/STATE/ZIP _____

TELEPHONE (_____) _____ E-MAIL _____

DESCRIPTION OF PROPERTY:

Assessor's Parcel # 008-132-024-000 General Plan Land Use Designation Commercial

PROPOSED USE: Applicant(s) should describe the proposed project in detail, using additional sheets if necessary. Note: An incomplete or inadequate project description may delay project processing.

See Attached description

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.

[REDACTED]
Signature

Signature 12/27/21
Date

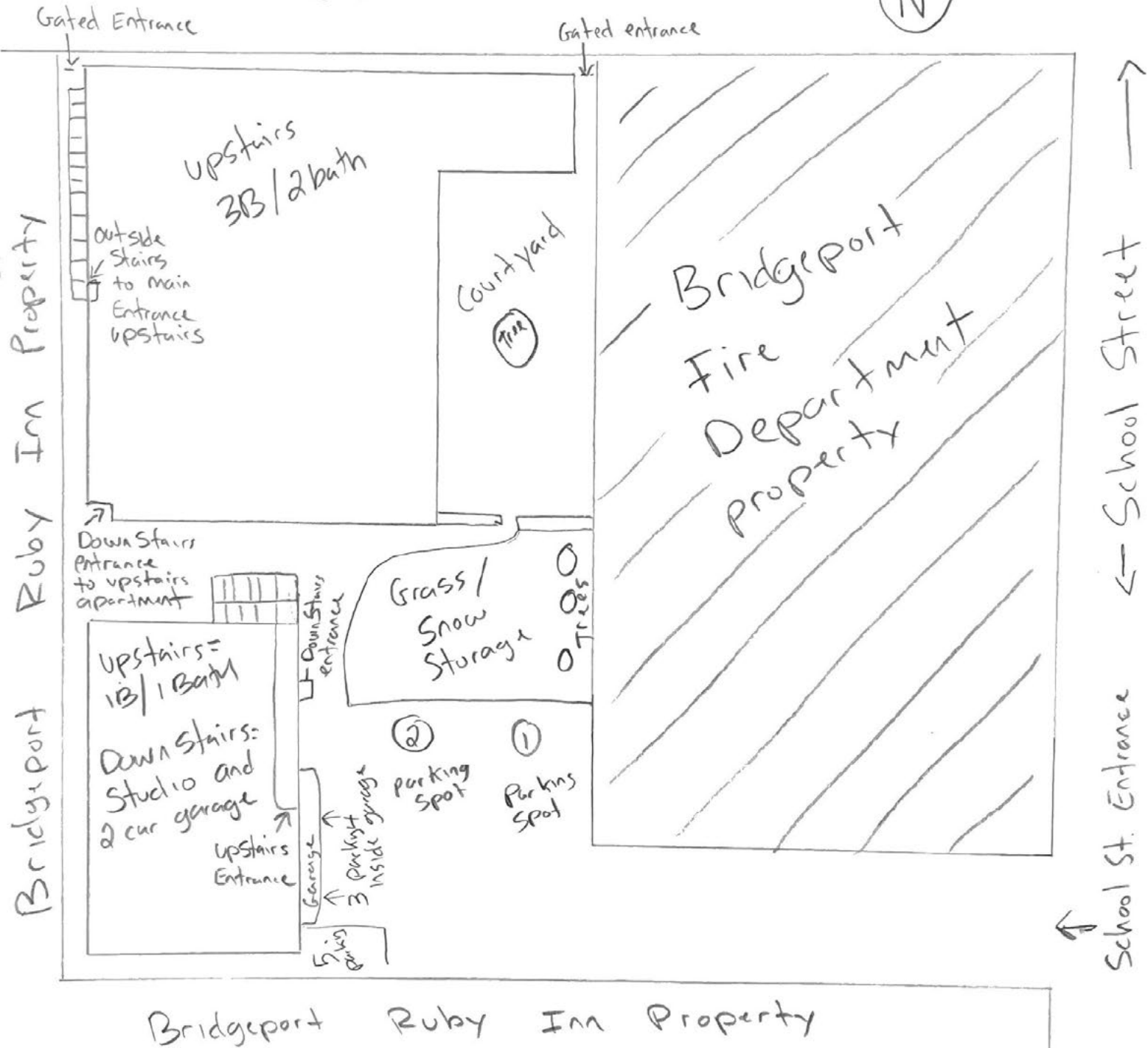
Director Review Application

Parcel # 008-132-024-000

Proposed Use Explanation: The property currently consists of one building located at 323 Main Street Bridgeport CA 93517 that has two commercial units on the ground floor with a 3-bedroom, 2 bath living unit upstairs. There's a detached second building with a separate entrance off 30 School Street Bridgeport CA 93517 that has a covered garage and undeveloped studio apartment downstairs, with a 1 bedroom, 1 bath living unit upstairs. Currently the owners of the property live in the 3 bedrooms, 2 bath apartment on main street.

Owners would like to get a STR approval for all three living units: 3bd, 2bath on main street, 1bd, 1 bath on School Street and undeveloped studio on 30 school street. Owners plan to still live in the unit and rent out the 1bd, 1bath unit for the next two years while developing the studio and property to eventually become full time STR at all three units. We are seeking STR approval now before investing money to furnish all units and develop the studio apartment.

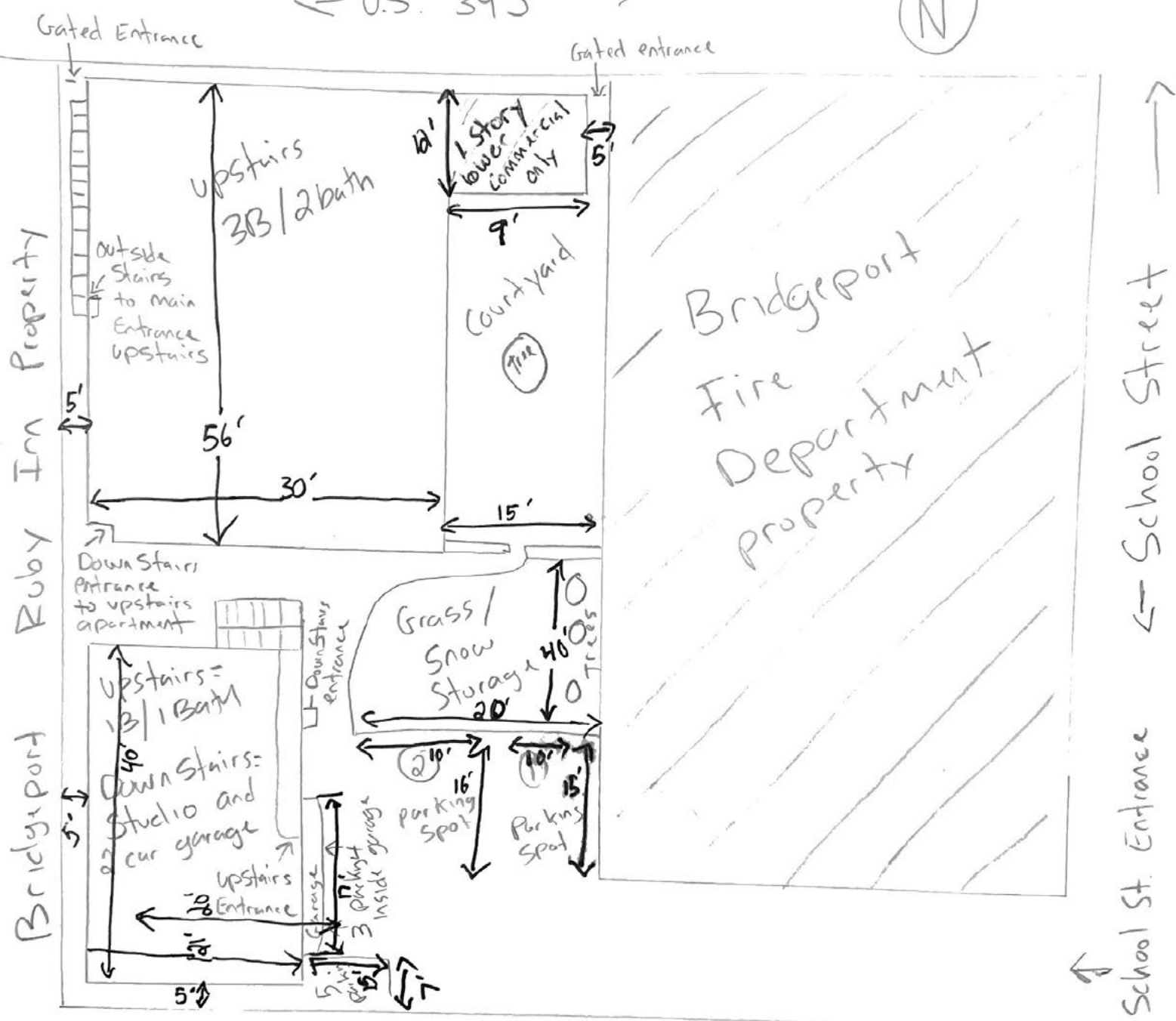
← U.S. 395 →



Jeffrey & Jessica Simpson
 The Bodie House LLC
 323 Main St Bridgeport CA 93517
 PO Box 614 Bridgeport CA 93517

Lot size: 7,840 sqft.
 Lat/Long: 38.255439, -119.229198
 Zoned: Commercial
 APN: 008-132-024-000

← U.S. 395 →



Bridgeport Ruby Inn Property

Jeffrey & Jessica Simpson
 The Bodie House LLC
 323 Main St Bridgeport CA 93517
 PO Box 614 Bridgeport CA 93517

Lot size: 7,840 sqft.
 Lat/Long: 38.255439, -119.229198
 Zoned: Commercial
 APN: 008-132-024-000

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VACATION HOME RENTAL PERMIT

(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. APPLICANT

OWNER The Bodie House LLC (Jeffrey & Jessica Simpson)
MAILING ADDRESS [REDACTED] Bridgeport CA 93517
PHONE NUMBER [REDACTED]
PHYSICAL ADDRESS OF RENTAL 323 Main St. Bridgeport CA 93517
NO. OF BEDROOMS (3) (1) (studio) ASSESSOR'S PARCEL # 008-132-024-000
NO. OF ON-SITE PARKING SPACES 6
EMAIL [REDACTED]

II. DESIGNATED PROPERTY MANAGER OR MANAGEMENT COMPANY

(Owner may serve as manager provided owner is available 24 hrs)

NAME Jeffrey Simpson
ADDRESS 809 Eastside Ln Coleville CA 96107
24-HOUR CONTACT PHONE NUMBER [REDACTED]
E-MAIL [REDACTED]

III. OWNER RESPONSIBILITY

1. The owner, managing agency, and property manager shall be responsible for compliance with all applicable codes regarding fire, building and safety, health and safety, other relevant laws, and the provisions of Chapter 26 of the Land Development Standards within the Land Use Element of the Mono County General Plan (hereinafter referred to as "Chapter 26).
2. An owner, managing agency, and/or property manager shall be personally available by telephone on a 24-hour basis to respond to calls regarding the conditions and/or operation of the unit. Failure to timely respond in an appropriate manner may result in revocation of the Vacation Home Rental Permit and business license.