

# Mono County Community Development Department

PO Box 347  
Mammoth Lakes CA, 93546  
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## Planning Division

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

## PREAPPLICATION REVIEW REQUEST

DATE \_\_\_\_\_

**PROJECT NAME** \_\_\_\_\_

**ANTICIPATED PERMIT OR APPLICATION:**

- General Plan Amendment     Specific Plan     Conditional Use Permit     Director Review
- Other \_\_\_\_\_

**REPRESENTATIVE** \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY/STATE/ZIP \_\_\_\_\_

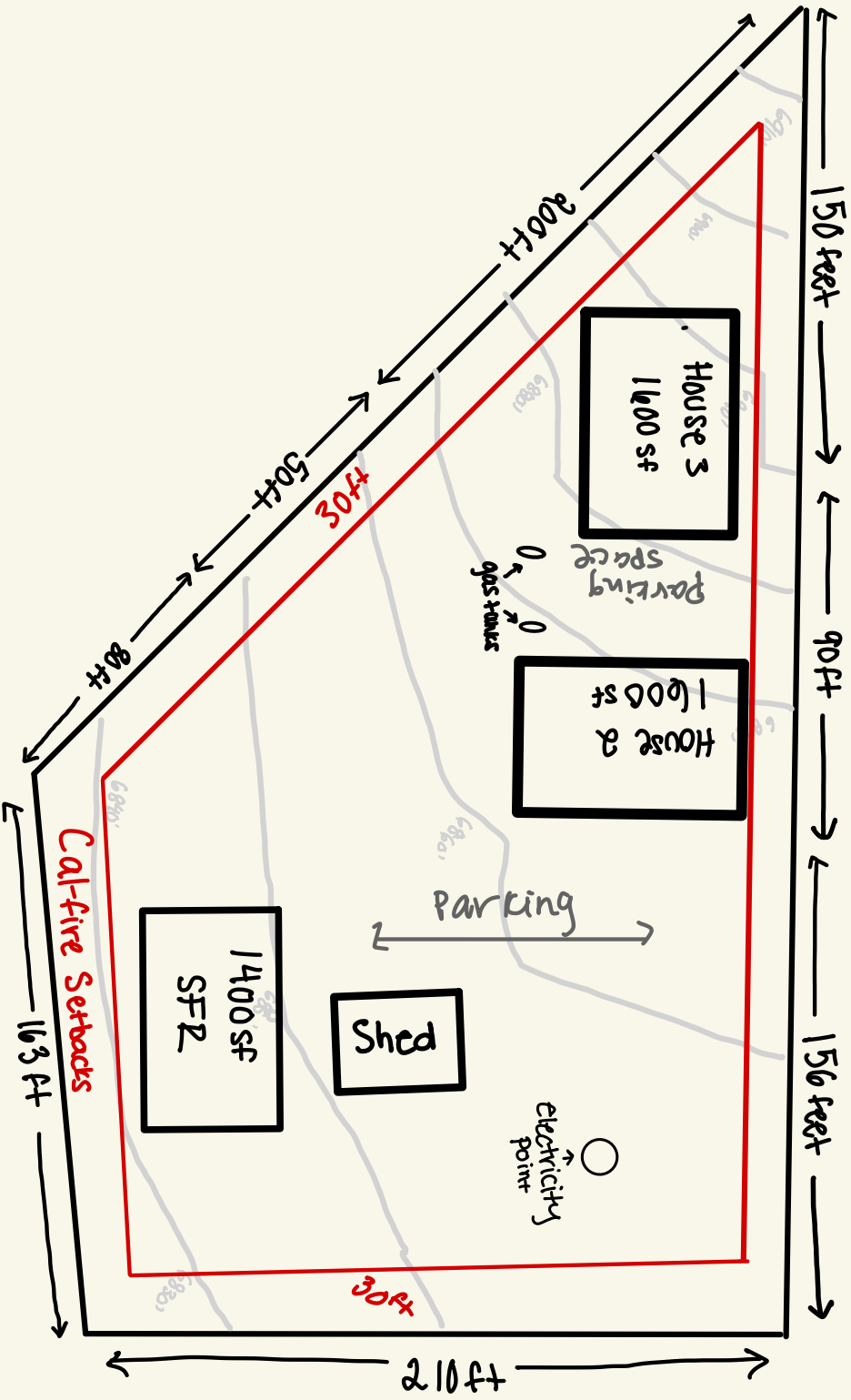
TELEPHONE (\_\_\_\_\_) \_\_\_\_\_ FAX (\_\_\_\_\_) \_\_\_\_\_

E-MAIL \_\_\_\_\_ ASSESSOR PARCEL # \_\_\_\_\_

**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.

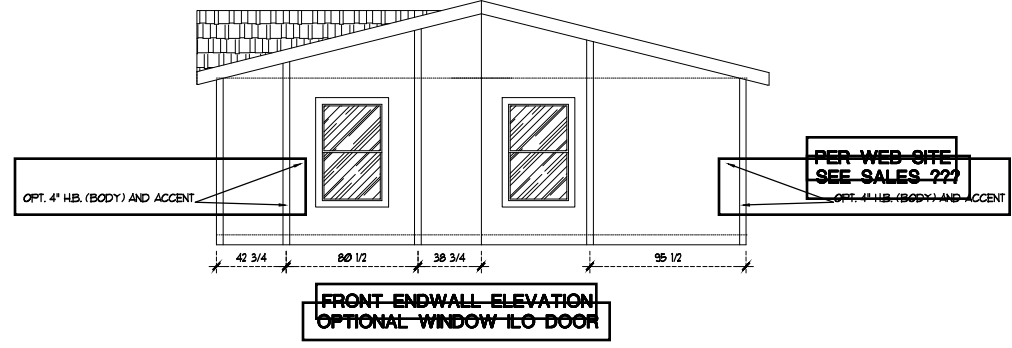
Currently a 1.42 acre Commercial lot with an existing house and storage unit. Work has been done to the property in the last 30 years with grading and backfill to create an upper (South) and lower (North) zone on the property, with the existing units being on the lower zone of the property. Our proposal is to place 2 additional manufactured units on the graded, upper zone of the property, each measuring roughly 1600 square feet. The property will be held in common with no subdivisions. The manufactured homes will be built to CA standards with the WUI package, along with an engineered foundation from Clayton Homes. Water and sewer is available from Lee Vining PUD. We also plan to install one or two more gas tanks for the homes. Access is from an all-season gravel surface road, with no encroachment on County road, and capable of withstanding large machinery. This road is private, and an operating agreement is in place with the Los Angeles Department of Water and Power for \$30 per year. We will use existing power from SCE and will be under-grounded to new manufactured homes. There is ample access for parking off of the gravel road. The Cal fire 50' front, 30' sides setback will be met. We would like some advisory on whether we get a Conditional Use Permit for the 2 additional housing units, or to go for a Director's Review and propose an ADU above 900sf. Through the DR, we would propose to make the new MSFR (1600 sf) as primary residence, and convert the existing home (1400 sf) as the Accessory dwelling unit to 1400sf through the DR. Our overall goal is to have three homes total on the property, and we would just like to see which of these options would be the most efficient way to do this. We have attached the Clayton Home architectural details and a site plan.

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



(Gravel access road)

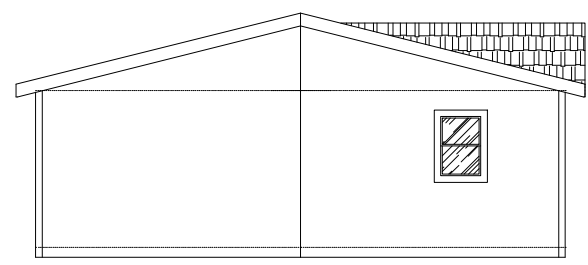
○ ← Fire hydrant within 500 ft



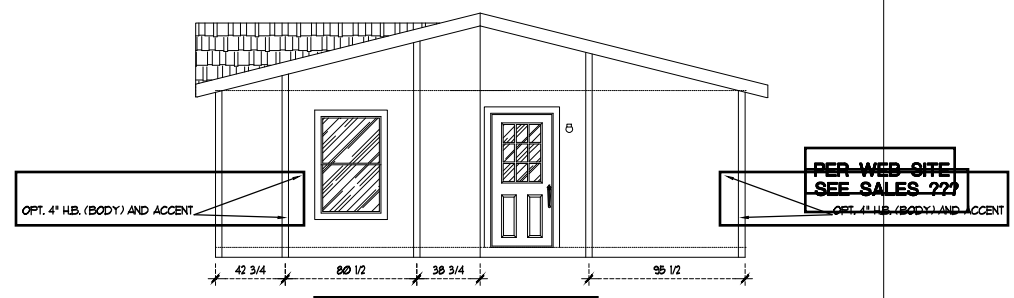
**FRONT ENDWALL ELEVATION**  
OPTIONAL WINDOW I/O DOOR



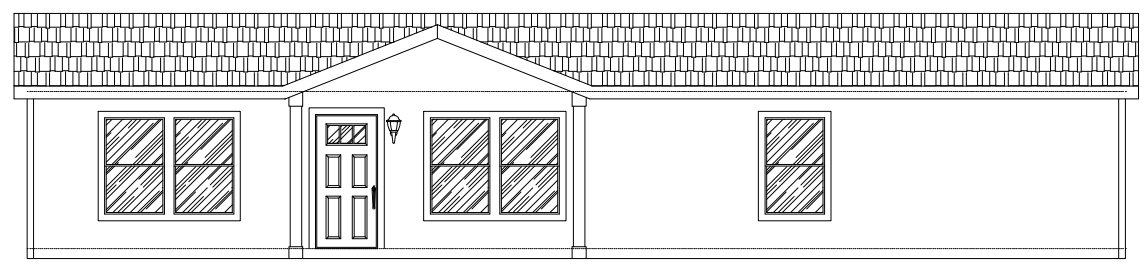
**FRONT SIDEWALL ELEVATION**  
OPTIONAL FRONT DOOR EXTERIOR



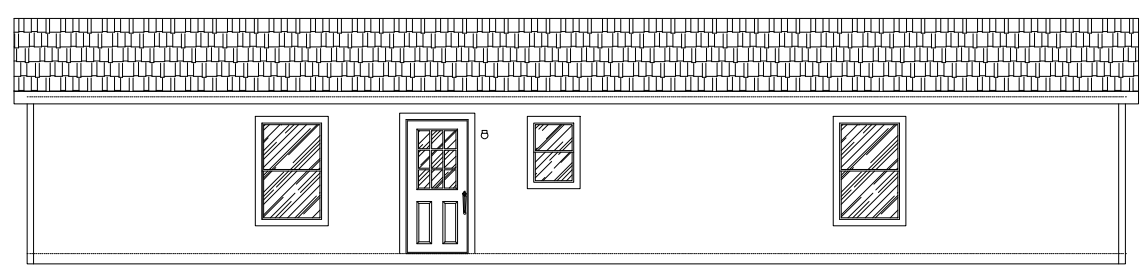
**REAR ENDWALL ELEVATION**



**FRONT ENDWALL ELEVATION**



**FRONT SIDEWALL ELEVATION**



**REAR SIDEWALL ELEVATION**

**Manufacturing West, Inc.**  
Albany Division - Plant #972  
2445 S.W. PACIFIC BLVD.  
ALBANY, OR 97321  
Phone (503) 526-8631  
Fax (503) 491-6847

**GM**

DRAWING  
TYPE: **EXTERIOR ELEVATION**

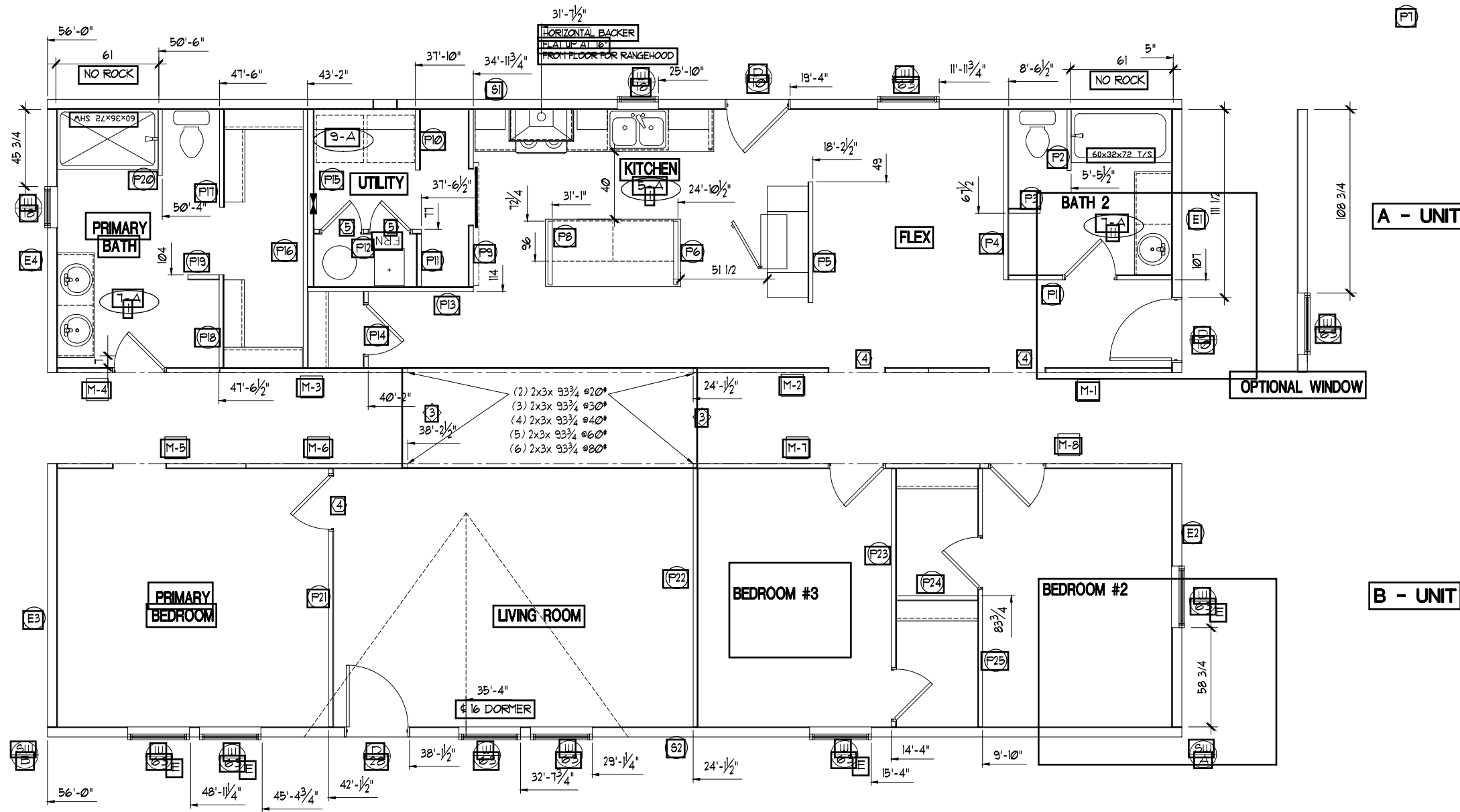
ORIGINAL DRAWING BY:

SIDEWALL: 4" OR 6" **6" WALLS**

PRODUCT: **TEMPO** MODEL NO. **TM-2856-3A**

SQ. FT. 1,512 DATE: 4-18-23

SHEET 2-A REVISED



**SIDEWALL NOTES:**

ADD BACKERS AT WALLS THAT DO NOT ALIGN WITH "ON MOD" STUDS

**CEILING NOTES:**

ADD LAT-FLAT BACKERS OVER ALL TRANSVERSE WALLS THAT DO NOT HAVE A TRUSS OVER THEM

ADD TRUSS W/ SHEATHING OVER ALL INTERIOR SHEAR WALLS

**SPECIAL SERIAL #**

**RUN #**

**NOTES:**

**FURN:**

**CPT PAD 76 SQ.YD.**

**MIRROR SCHEDULE**

PRIMARY BATH	(2) 22 x 36
BATH 2	22 x 36

**96" SIDEWALL HEIGHT**

**80" WDW HEADER HEIGHT**

**WALL FINISH SCHEDULE**

ALL WALLS - 1/2" SHEETROCK

- 1 INDICATES 20x20 AIR RETURN GRILL
- 2 INDICATES 20x36 AIR RETURN GRILL
- 5 INDICATES 20x25 AIR RETURN GRILL
- 3 INDICATES 16x8 AIR RETURN GRILL
- 4 INDICATES 12x8 AIR RETURN GRILL
- 6 INDICATES STRAPPING
- XX# XXXX CLUSTER REQ'D

**STRAP NOTE: (30,04)**

ADD (1) STRAP AT ALL CENTERLINE OPENINGS UNLESS OTHERWISE NOTED

**Manufacturing West, Inc.**

Albany Division - Plant #972  
 2445 S.W. PACIFIC BLVD.  
 ALBANY, OR 97321  
 Phone (541) 976-8631  
 Fax (866) 491-6847

**DRAWING TITLE**

*PRODUCTION PLAN*

ORIGINAL DRAWING BY :

SIDEWALL: 4" OR 6" **6" WALLS**

PRODUCT: **TEMPO** MODEL NO.: **TM-2856-3A**

SQ. FT.: 1,512 DATE: 4-18-23

SHEET: 1-A4 REVISED

**Model # TM-2856-3A** Minimum Joist Spacing 16"

Box Width = 162" Double wide No Offset Box

Box Length = 60 ft. 99.5" 12" MIN. IBEAM No Clerestory

No Skylights No Origami Dormer

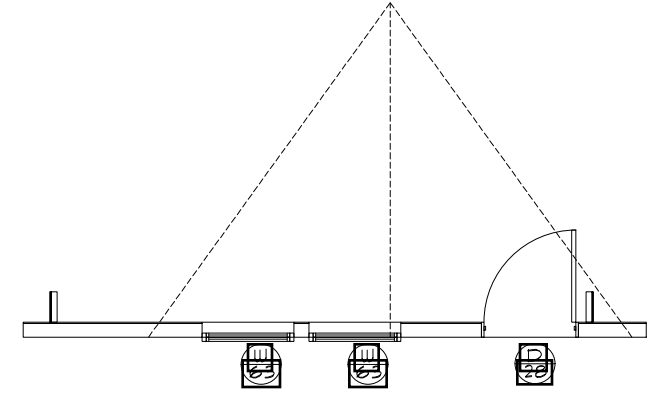
No Porches No Sunken Floor

Joist Size = #2 hf 2x6 Lags 9Mx3" No Parapet Roof

**Version R13.20**

**Wind Zone 1 Standard Roof** (3/8" sheathing only with 15 gax 1.5" at 5"/10" oc. (197 plf) Chords: 2x4 SPF #3 Top Plate & 1x4 Rail. Each spliced w/ 12" glue block. 96 inch sidewall

Shearwall	Dist./ Hitch	Length	PLF	# of Joists	Lags	Notes
A	0'	104"	225	2	2/1	
B	60'	104"	225	2	2/1	



# HOME CENTER QUOTE CONFIRMATION

To: 328900 Phone: 775-246-4500 CMH HOMES, INC. DBA: CLAYTON HOMES-CARSON CITY 10020 HIGHWAY 50 EAST CARSON CITY, NV 89706	Quote No.: 35597 Quote Date: 07/25/2023 Sales Rep.: COREY GRAMLEY Sales Note: SHANNON Model #...: 72TEM28563AH23 HUD Model Series: TEMPO SERIES Model Name: 2856 LET IT BE Drawing #: 72-TEM-2856-3A Print Date: 7/25/2023 - 12:14 PM	CMH MANUFACTURING WEST, INC. Albany 2445 PACIFIC BLVD SW ALBANY, OR 97321
Retail Cust: SUTTON/REDDALL Financed By:	Ordered by: MICHAEL Phone No: 541-926-8631	

Opt.#	Description	Qty	Price	Opt.#	Description	Qty	Price
010009	SPECIAL INSTRUCTION			110600	CAB,BANK OF DRAWERS,STD	1	-
070601	*****FRIGIDAIRE APPLIANCES*****	1	-	110054	CAB,KIT O/H,42" W/OUT SOFFIT	1	-
010084	**EBUILT ELECTRIC SPECS	1	-	100607	DR,INT,STD LOUVERED BARN DOOR TEMPO	1	-
	DUPLICATE LOT MODEL...	1	-	160008	FIRE EXTINGUISHER UNDER SINK	1	-
	*** YES, DUPLICATE S# ?????						
010002	E-STAR CUSTOMER SITE ADDRESS????????	1	-		MORNING ROOM		
070017	ENERGY STAR SPECS	1	-				
010082	2023 TEMPO SPECS	1	-	080379	PRIMARY BEDROOM		
010083	HOUSE LOCATION??????	1	-	080143	LIGHT,LED CAN,6",STD,(2)LIGHT PKG	1	-
					WIRE BRACE,FAN W/SNGL SWITCH TEMPO	1	-
	PACKAGES						
060112	ENERGY STAR,STD,ELEC,MODEL SPECIFIC	1	-	080380	SECOND BEDROOM		
240020	AXLES ON A-HALF	5	-		LIGHT,LED CAN,6",STD,(1)LIGHT	1	-
240025	AXLES ON B-HALF	5	-				
	EXTERIOR			080380	THIRD BEDROOM		
131045	PAINT,EXT,COLOR SCHEME #7,TEMPO	1	-		LIGHT,LED CAN,6",STD,(1)LIGHT	1	-
	PAINT,BODY,URBANE BRONZE						
	PAINT,TRIM,ALABASTER				FOURTH BEDROOM		
	PAINT,ACCENT,CORNWALL SLATE						
160038	RIDGE VENTING	1	-		FIFTH BEDROOM		
391003	SHINGLE,ARCH,WEATHERED WOOD,STD	1	-				
180029	CHASSIS,FOUNDATION READY 4"/8",STD	1	-	010400	PRIMARY BATHROOM		
230007	FLOOR JOIST,2X6,STD	1	-	270031	LAM,C-TP,B-S&E-ITALIAN WHT DE PESCO	1	-
090014	FLOOR DECKING, 19/32" OSB	1	-	270141	FAUCET,STD,METAL,NICKEL	2	-
240000	AXLE,ALL BRAKING PER FLOOR	2	450	270141	LAVY,CHINA,STD	2	-
080005	GFI,EXTERIOR,STD TEMPO (2)	2	-	274265	TOILET,ELONGATED	1	-
030040	HOSE BIB-STANDARD (2) TEMPO	2	-	270105	SHOWER,W/ENC,60",STD	1	-
130111	EAVES,STD,8",FRT & REAR SIDEWALL	1	-	160145	BATH FAN,TEMPO STD	1	-
130116	OVERHANG,14",FRT&REAR ENDWALLS,STD	1	-	080385	LIGHT,LED CAN,6",STD PKG PER MODEL	1	-
100060	DR,EXT,THUMB LATCH LOCKSET,ORB STD	1	-	084012	LIGHT,LED CAN,6",STD,OVER WET AREA	1	-
	AT FRONT DR, REMAINDER TO HAVE			110037	MIRROR TRIM, STD, BISHOP OAK TEMPO	1	-
	ORB KNOBS AND DEADBOLTS						
100217	DOOR,FRONT,GW1 CRAFTSMAN EXT, STD	1	-	010400	SECOND BATHROOM		
100307	DOOR,BACK,GW4,9-LITE STD	2	-	270031	LAM,C-TP,B-S&E-ITALIAN WHT DE PESCO	1	-
084022	LIGHT,EXT,BACK,JELLY JAR	2	-	270141	FAUCET,STD,METAL,NICKEL	1	-
084023	LIGHT,EXT,FRONT DR,STD BLACK COACH	1	-	270141	LAVY,CHINA,STD	1	-
180034	WALLS,EXTERIOR,2X6,ENERGY STAR,STD	1	-	274265	TOILET,ELONGATED	1	-
280035	ROOF LOAD,30#	1	-	270050	TUB/SHOWER,2BH,FIBERGLASS 1 PC	1	-
280019	ROOF PITCH,3/12, NO CAP	1	-	160145	BATH FAN,TEMPO STD	1	-
280148	GABLE,STD,16",FLUSH,GW163,3:12	1	-	080385	LIGHT,LED CAN,6",STD PKG PER MODEL	1	-
130083	SIDEWALL,8'0", (96"),FLAT CEILING	1	-	084012	LIGHT,LED CAN,6",STD,OVER WET AREA	1	-
130404	COLUMNS,TRADITIONAL,STD,SIDEWALL	2	-	110037	MIRROR TRIM, STD, BISHOP OAK TEMPO	1	-
180017	FASCIA,*** ROUGH SAWN *** STD	1	-				
130000	HOUSE WRAP T/OUT	1	-		THIRD BATHROOM		
180600	NO BOTTOM TRIM	1	-				
130157	SIDING,VERTICAL SMART PANEL	1	-		FOURTH BATHROOM		
180010	WINDOW TRIM,4" CEMENT,STD,T/O	1	-				
140851	WDW,G4W T/O	1	-		UTILITY		
				160012	FURNACE,ELEC,SIZE TBD,CARRIER, ???	1	-
				274000	WATER HEATER,40 GAL HYBRID HEATPUMP	1	-
060010	INSULATION			160017	DRYER VENT,RECESSED,STD,PER PLAN	1	-
060003	INSULATION,CEILING,R-40	1	-	080379	LIGHT,LED CAN,6",STD,(2)LIGHT PKG	1	-
060008	INSULATION,FLOOR,R-33	1	-	160015	THERMOSTAT,ECO BEE - SMART T-STAT	1	-
	INSULATION,WALL,R-21	1	-	111037	SHelf OVER W/D,BISHOP OAK,TEMPO	1	-
				034007	SHUT OFF VALVES @ TOILETS/SINKS STD	1	-
				030005	WHOLE HOUSE WATER SHUTOFF,STD	1	-
080305	ELECTRICAL						
080003	ELEC SERVICE,200 AMP,PANEL 40-40	1	-		HALL		
080009	AC/HEAT PUMP READY,220V OUTLET,STD	1	-				
	SMOKE ALARM W/CO DETECTOR	1	-				
	LIVING ROOM						
080378	LIGHT,LED CAN,6",STD,(4)LIGHT PKG	1	-				
080143	WIRE BRACE,FAN W/SNGL SWITCH TEMPO	1	-				
	DINING ROOM						
	BREAKFAST						
	KITCHEN						
010400	LAM,C-TP,B-S&E-ITALIAN WHT DE PESCO	1	-				
250160	GARBAGE DISPOSAL,1/2 HP-FFD1501CMS	1	150				
270095	FAUCET,KIT,SGL-LV,W/SPRAY,NICKEL	1	-				
270221	SINK,KIT,S/S,8" SELF RIM,STD	1	-				
080385	LIGHT,LED CAN,6",STD PKG PER MODEL	1	-				

(Continued on Page 2)

\*\* IMPORTANT: Manager must sign and date this confirmation in order for home to be scheduled and built.  
 \*\*  
 \*\* FAX No: 541-926-8016 Please sign and FAX X \_\_\_\_\_ Date \_\_\_\_\_

# 27 WIDE

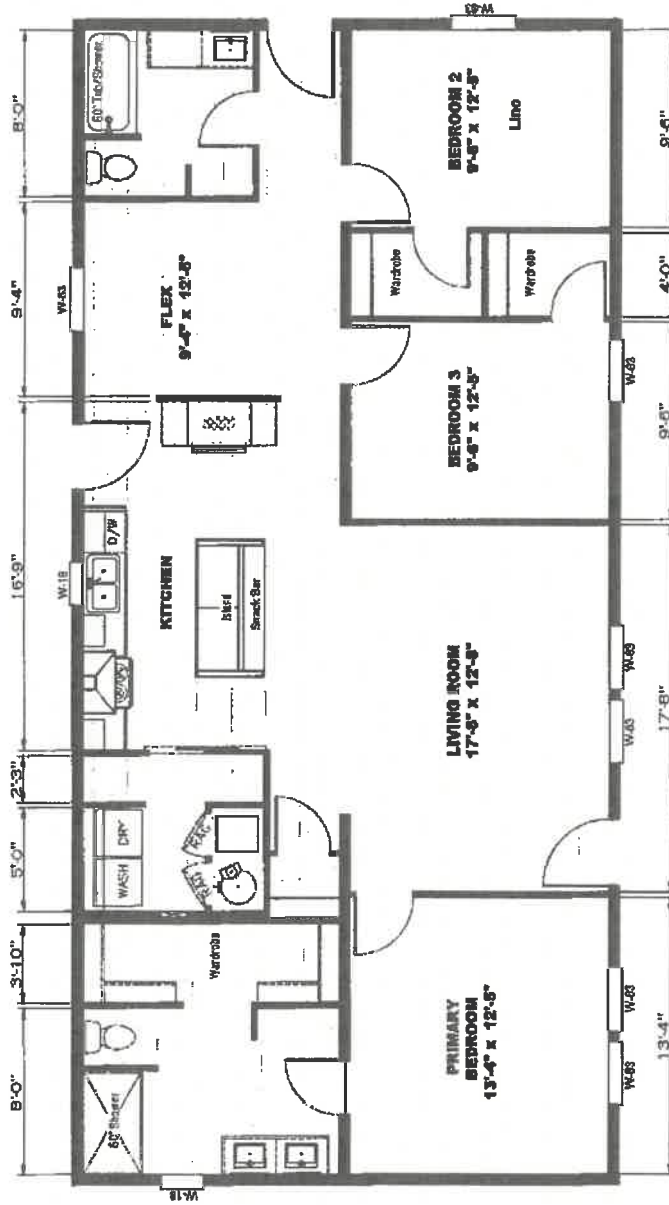
**TEMPO SERIES 27x56 Let it Be**  
**3 BEDROOM, 2 BATH - 1,512 SQ. FT.**

**THIS ORDER HAS BEEN APPROVED AND ACCEPTED**

X 

X \_\_\_\_\_

Date 7-25-23



HOME CENTER QUOTE CONFIRMATION

To: 328900 Phone: 775-246-4500 Quote No.: 35597 CMH MANUFACTURING WEST, INC.  
 CMH HOMES, INC. Quote Date: 07/25/2023 Albany  
 DBA: CLAYTON HOMES-CARSON CITY Sales Rep.: COREY GRAMLEY 2445 PACIFIC BLVD SW  
 10020 HIGHWAY 50 EAST Sales Note: SHANNON ALBANY, OR 97321  
 CARSON CITY, NV 89706 Model #...: 72TEM28563AH23 HUD  
 Model Series: TEMPO SERIES  
 Retail Cust: SUTTON/REDDALL Model Name: 2856 LET IT BE  
 Financed By: Drawing #: 72-TEM-2856-3A Ordered by: MICHAEL  
 Print Date: 7/25/2023 - 12:14 PM Phone No: 541-926-8631

Opt.#	Description	Qty	Price	Opt.#	Description	Qty	Price	
080380	LIGHT,LED CAN,6",STD,(1)LIGHT	1	-		SOLAR AND WIND READY RHEEM HYBRID HEAT PUMP WATER HEATER SMART COMFORT HVAC HEAT PUMP (INSTALLED BY THE RETAIL PARTNER) ARGON GAS LOW-E WINDOWS ECOBEE SMART THERMOSTAT ENERGY STAR FRIGIDAIRE DISHWASHER AND REFRIGERATOR (IF ORDERED) PFISTER WATER SAVING BATHROOM FIXTURES LED LIGHTING INSULATED EXTERIOR DOORS ZERO READY INSULATION PACKAGE SEALED DUCT SYSTEM WHOLE HOUSE VENTILATION SYSTEM ENERGY STAR VENTILATION FANS ENERGY STAR RATED			
	DEN							
080380	STUDY LIGHT,LED CAN,6",STD,(1)LIGHT	1	-					
	MULTI-PURPOSE ROOM							
290044	CARPET & LINO ***** LINO BAR ***** * IF REQUIRED, MATCH TO EXISTING * ***** LINO COLOR. *****	1	-					
290035	CARPET,NEW WAVE(25OZ) WEATHERED STD	1	-					
290019	LINO,STD AREAS,NATURAL LK311,TEMPO	1	-					
020005	CARPET PAD,REBOND,3/8 5LB	1	-	070300			1	-
	FAMILY ROOM							
	RETREAT							
	GREAT ROOM			010002	99 OPEN ITEMS			
	BONUS ROOM			010083	*** YES, DUPLICATE S# ?????	1	-	
				160012	E-STAR CUSTOMER SITE ADDRESS???????	1	-	
					HOUSE LOCATION?????	1	-	
					FURNACE,ELEC,SIZE TBD,CARRIER, ???	1	-	
250483	APPLIANCES							
250479	RANGE,ELEC,S/TOP STN,FFEF3054TD TMP	1	-					
250102	RANGEHOOD,STD,36",EUROPEAN,S/STEEL	1	-					
250075	VENT RANGEHOOD THRU ROOF	1	-					
250478	ICE-MAKER,PLUMB,N/C	1	-					
250484	REFER,STD,18CF,FFHT1821TS,STAINLESS	1	-					
250484	DISHWASHER,STN,FFID2426TD, TEMPO	1	-					
150064	WALL FINISHES							
200011	DRYWALL CORNERS SQUARE T/O TEMPO	1	-					
200020	PAINT,INT,**NEW WHITE** TEMPO	1	-					
010021	CEILING FINISH,ORANGE PEEL TEMPO	1	-					
	TAPE & TEXTURE,FULL,T/O	1	-					
	DORMERS							
	EXT DOORS/SKYLIGHTS							
	WINDOWS							
	FLOORING							
110101	CABINETS							
110120	CAB,SS BALL ROLLER GUIDE,STD,T/O	1	-					
110709	HARDWARE,CAB,KNOBS,BLACK SQUARE	1	-					
	CABS,STUDIO BEIGE,W/ONYX ISLAND,TMP	1	-					
110466	INTERIOR							
160076	DR,INT,HARDWARE,NICKEL	1	-					
100209	HEAT REGISTERS,BROWN	1	-					
150066	DR,INT,STD,2-PNL,WHITE T/O	1	-					
150062	INTERIOR,DR TRIM 2" FLAT,TEMPO	1	-					
150115	MLD,BASE,4"FLAT,WHITE,T/OUT,TEMPO	1	-					
150065	MLD,FLAT CROWN,3",STD,T/OUT,TEMPO	1	-					
120001	WINDOWS,CASED FLAT TRIM,TEMPO T/O	1	-					
	WIRE WARDROBE SHELVING T/O	1	-					
	TAGS							
270017	MISCELLANEOUS							
160003	FAUCET,PFISTER T/O	1	-					
060030	WHOLE HOUSE FAN,80 CFM UNDER 228SSF	1	-					
180005	THERMAL ZONE 3	1	-					
	WIND ZONE CONSTRUCT -I	1	-					
070600	OTHER OPTIONS							
	EBUILT ELECTRIC	1	-					
	**DOE CERTIFIED ZERO ENERGY READY HOME**							

7-25-23

Date

*[Signature]*

THIS ORDER HAS BEEN APPROVED AND ACCEPTED

Base Cost of Home  
Options Total  
Association Dues  
MHI Dues  
Quote Total  
  
Estimated Retail Sales Price

Purchasers represent, to the best of their knowledge, that the Manufactured Home shall be used as a single family Dwelling Unit.  
 \*\* IMPORTANT: Manager must sign and date this confirmation in order for home to be scheduled and built.  
 \*\* FAX No: 541-926-8016 Please sign and FAX X \_\_\_\_\_ Date \_\_\_\_\_