

**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

**LOT LINE ADJUSTMENT
APPLICATION**

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

APPLICANT/AGENT TERRY LEE HEATON

ADDRESS 24 W. GRANITE AVE CITY/STATE/ZIP JUNE LAKE , CA ,93529

TELEPHONE (760) 677-5595 E-MAIL heatontl@gmail.com

OWNER, if other than applicant _____

ADDRESS _____ CITY/STATE/ZIP _____

TELEPHONE (_____) _____ E-MAIL _____

PROJECT DESCRIPTION: Assessor's Parcel # 015-103-005-000 and 015-103-018-000

APPLICATION PACKET SHALL INCLUDE:

- A. Plot Plan: Exhibit "A", a reproducible Plot Plan map, preferably on 8.5" x 11" (maximum size 11" x 17") drawn to a legible scale that illustrates and clarifies the requested lot line modifications. The Plot Plan must contain sufficient detail to verify conformance with existing zoning and building regulations. The Plot Plan must illustrate the following items where applicable: (a) existing zoning; (b) existing and proposed lot areas; (c) existing surface and subsurface structures and improvements; (d) existing septic system and well locations; (e) streams and waterways; (f) existing/proposed easements and access routes; and (g) any unusual topographic features or other information (such as compliance with minimum setback requirements) that may be pertinent to review and approval of the application.
- B. Completed Project Information form.
- C. Appropriate application fee: See Development Fee Schedule.

I/We certify that I/we are the owners of the subject property or that I/we have been authorized by the owners to process this application.

Terry Lee Heaton
Signature

Shirley Jane Heaton
Signature

5/19/2020
Date

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PROJECT INFORMATION

(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. **TYPE OF PROJECT** (check any permit(s) requested):

- Director Review Use Permit Lot Line Adjustment Land Division (4 or fewer)
 Subdivision Specific Plan Zone Variance Zoning Amendment
 General Plan Amendment Other _____

APPLICANT TERRY LEE HEATON

PROJECT TITLE LOT LINE ADJURMENT W GRANITE AVE

LOT SIZE (sq. ft./acre) 5000 AND 10000 SQ FT ASSESSOR'S PARCEL # 015-103-005-000 and 015-103-018-000

PROJECT LOCATION OWNER 24 W. GRANITE AVE AND AJACENT PARCEL 015-103-005-000 and 015-103-018-000

Has your project been described in detail in the project application? Yes No

Please Specify:

Number of Units 1 Building Height/# of floors 2 STORY

Number of Buildings 1 Density (units/acre) _____

Total lot coverage/impervious surface (sq. ft. & %) 830 SQ FT 15%

a. Buildings (first-floor lot coverage /sq. ft. & %) 693 SQ FT

b. Paved parking & access (sq. ft. & %) 500+ SQ FEET (To be completed by end of July)

Landscaping/screening and fencing:

a. Landscaping (sq. ft. & %) 0 SQ FEET

b. Undisturbed (sq. ft. & %) 4162 SQ FT 85% and 10,000 feet 100%

Total parking spaces provided:

a. Uncovered 2

b. Covered _____

c. Guest/Handicapped _____

II. **SITE PLAN**

Are all existing and proposed improvements shown on the Plot Plan (see attached Plot Plan Requirements)? Yes No

III. **ENVIRONMENTAL SETTING**

Use one copy of the Tentative Map or Plot Plan as needed to show any necessary information. Attach photographs of the site, if available.

1. VICINITY MAP:

Attach a copy of assessor's parcel pages or a vicinity map showing the subject property in relation to nearby streets and lots or other significant features.

2. EXISTING DEVELOPMENT:

Vacant If the site is developed, describe all existing uses/improvements such as structures, roads, etc. Does the Plot Plan show these uses? Yes No
1100 SQ FT 2 STORY SINGLE FAMILY HOUSE

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) W. GRANITE AVE
Paved Dirt No existing access
Are there any private roads, drives or road easements on/through the property?
Yes No
Has an encroachment permit been submitted to Public Works or Caltrans? Yes No
Does the property have any existing driveways or access points? Yes No
Are any new access points proposed? Yes No
Does the Plot Plan show the driveways or access points? Yes No
Describe the number and type of vehicles associated with the project POV

4. ADJACENT LAND USES:

A. Describe the existing land use(s) on adjacent properties. Also note any major man-made or natural features (i.e., highways, stream channels, number and type of structures, etc.).

<u>LAND USE</u>	<u>LAND USE</u>
North <u>W. GRANITE AVE</u> <u>SINGLE FAMILY HOUSE</u>	South <u>MULITI FAMILY PROJECT</u>
East <u>VACANT</u>	West <u>MULTI FAMILY DEWILING</u>

B. Will the proposed project result in substantial changes in pattern, scale or character of use in the general area? Yes No If YES, how does the project propose to lessen potential adverse impacts to surrounding uses? _____

5. SITE TOPOGRAPHY:

Is the site on filled land? Yes No Describe the site's topography (i.e., landforms, slopes, etc.) THE LANDFILL WAS DONE MANY YEARS AGO 1926 WAS WHEN THE ORIGNAL HOUSE WAS BUILT. THE LOT SLOPES TOWARDS W. GRANITE AVE.

6. DRAINAGES:

A. Describe existing drainage ways or wetlands on or near the project site (i.e., rivers, creeks and drainage ditches 12" or deeper and/or within 30' of the property) _____
THERE IS A DRAINAGE DITCH THAT RUNS DIAGONAL ACROSS THE PROPERTY

B. Are there any drainage easements on the parcel? Yes No

C. Will the project require altering any streams or drainage channels? Yes No If YES, contact the Department of Fish and Game for a stream alteration permit. IF YES TO ANY OF THE ABOVE, show location on plot plan and note any alteration or work to be done within 30 feet of the stream or drainage.

7. VEGETATION:

A. Describe the site's vegetation and the percentage of the site it covers (map major areas of vegetation on the Plot Plan) NATURAL GRASS 70%

B. How many trees will need to be removed? 0

C. Are there any unique, rare or endangered plant species on site? Yes No

D. Has the site been used for the production of agricultural crops/trees or grazing/pasture land in the past or at the present time? Yes No

E. Is landscaping/planting of new vegetation proposed? Yes No

8. WILDLIFE:

A. Will the project impact existing fish and wildlife? Yes No

Describe existing fish and wildlife on site and note any proposed measures (if any) to avoid or mitigate impacts to fish and wildlife _____

B. Are there any unique, rare or endangered animal species on site? Yes No

9. CULTURAL RESOURCES:

A. Are there any cemeteries, structures or other items of historical or archaeological interest on the property? Yes No Specify _____

10. SITE GRADING:

A. Will more than 10,000 square feet of site area be cleared and/or graded?

Yes No If YES, how much? _____

B. Will the project require any cuts greater than 4' or fills greater than 3'? Yes No

C. Will the project require more than 200 cubic yards of cut or fill? Yes No If YES, how much? ___ If YES to A, B or C, contact the Department of Public Works for a grading permit.

D. Will site grading of 10% or more occur on slopes? Yes No

E. Note any measures to be taken to reduce dust, prevent soil erosion, or the discharge of earthen material off site or into surface waters N/A LOT LINE ADJUSTMENT

11. AIR QUALITY:

A. Will the project have wood-burning devices? Yes No If YES, how many? 1

B. What fuel sources will the proposed project use? Wood Electric Propane/Gas

C. Will the proposal cause dust, ash, smoke, fumes or odors in the vicinity? Yes No

12. VISUAL/AESTHETICS:

A. How does the proposed project blend with the existing surrounding land uses?

N/A

B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? N/A

C. If outdoor lighting is proposed, describe the number, type and location 3 LIGHTS ALL MEET DARK SKY REQUIREMENTS

13. NATURAL HAZARDS:

A. Is the site known to be subject to geologic hazards such as **earthquakes** landslides, mudslides, ground failure, flooding, avalanche or similar hazards? Yes No
(Circle applicable hazard[s]).

- B. Will any hazardous waste materials such as toxic substances, flammables or explosives be used or generated? Yes No Does the project require the disposal or release of hazardous substances? Yes No
- D. Will the project generate significant amounts of solid waste or litter? Yes No

More on back...

- E. Will there be a substantial change in existing noise or vibration levels? Yes No
 If YES to any of the above, please describe _____

14. OTHER PERMITS REQUIRED:

List any other related permits and other public approvals required for this project, including those required by county, regional, state and federal agencies:

- Encroachment Permits from *Public Works or Caltrans*.
- Stream Alteration Permit from *Department of Fish and Game*
- 404 Wetland Permit from *Army Corps of Engineers*
- Grading Permit from *Public Works*
- Building Permit from *County Building Division*
- Well/Septic from *County Health Department*
- Timber Land Conversion from *California Department of Forestry*
- Waste Discharge Permit from *Lahontan Regional Water Quality Control Board*
- Other _____

IV. SERVICES

1. Indicate how the following services will be provided for your project and the availability of service. No further services are being requested this is a completed home

Electricity _____
 Underground Overhead (Show location of existing utility lines on Plot Plan)

Road/Access _____ No further services are being requested this is a completed home

Water Supply _____ No further services are being requested this is a completed home

Sewage Disposal _____ No further services are being requested this is a completed home

Fire Protection _____ No further services are being requested this is a completed home

School District _____ No further services are being requested this is a completed home

2. If an extension of any of the above is necessary, indicate which service(s), the length of extension(s), and the infrastructure proposed _____

CERTIFICATION: I hereby certify that I have furnished in the attached exhibits the data and information required for this initial evaluation to the best of my ability, and that the information presented is true and correct to the best of my knowledge and belief. I understand that this information, together with additional information that I may need to provide, will be used by Mono County to prepare a Specific Plan in compliance with state law.

Signature Terry Lee Heaton Date 5/19/2020

For _____

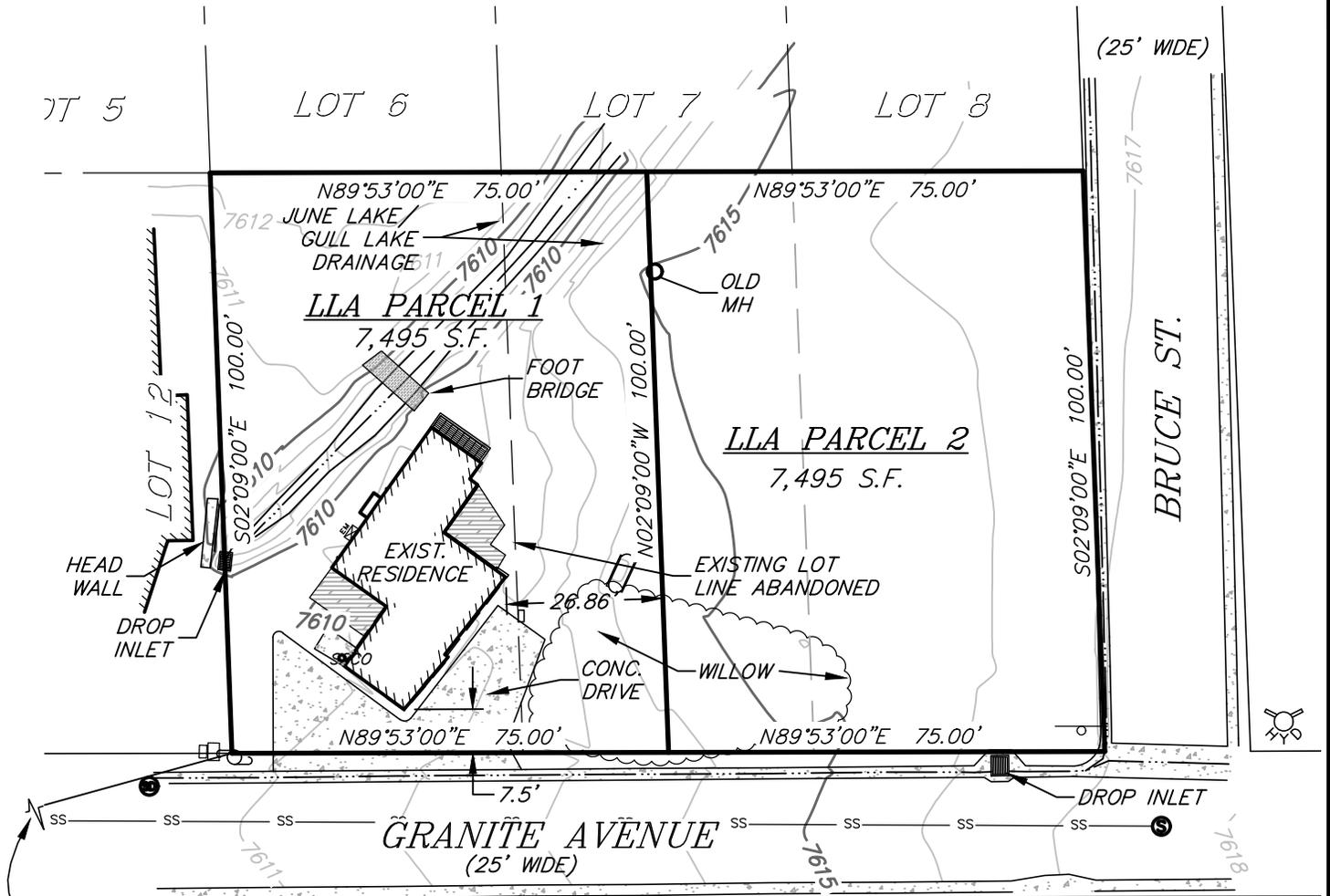
PLOT PLAN

RECORDING INFORMATION:

LOT LINE ADJUSTMENT LLA 20-003, MC

MONO COUNTY, CALIFORNIA

LOT LINE ADJUSTMENT APPLICATION BETWEEN LOT 11 & LOT 9/10 OF SILVER LAKE PINES TRACT NO. 1, MAP BOOK 1, PAGE 2



LEGEND

- PROPERTY LINE
- ADJACENT PL/ROW
- SEWER LINE
- EXISTING GROUND CONTOUR & ELEV.
- UTILITY POLE
- STOP/STREET SIGN
- STORM DRAIN MANHOLE
- FIRE HYDRANT

NOTES:

TOPOGRAPHY SHOWN HEREON WAS PREPARED BY TRIAD/HOLMES ASSOCIATES INC., FIELD SURVEY DATE 9-9-2020

SCALE: 1"=30'



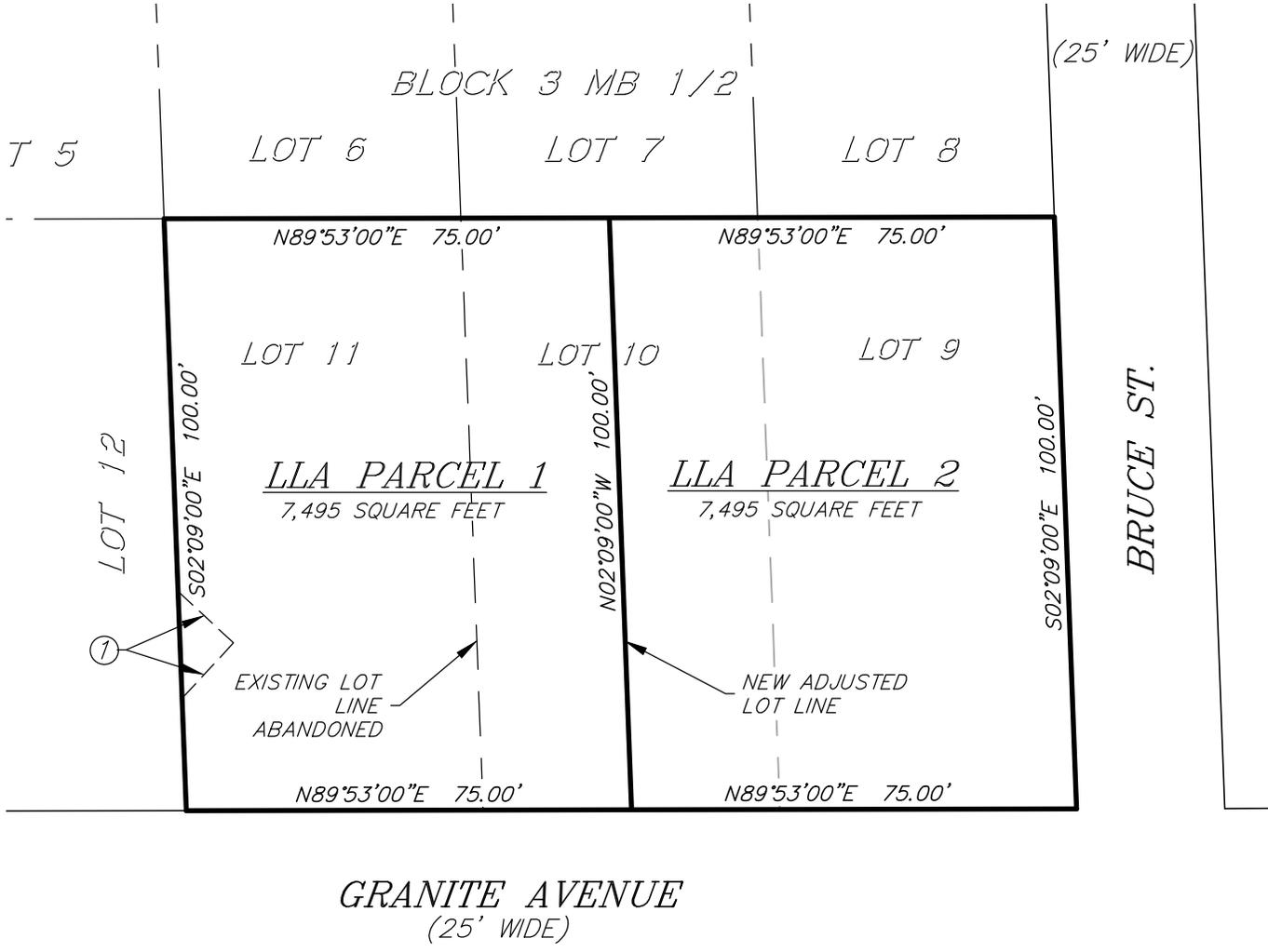
EXHIBIT "B"

RECORDING INFORMATION:

LOT LINE ADJUSTMENT LLA 20-003, MC

MONO COUNTY, CALIFORNIA

LOT LINE ADJUSTMENT APPLICATION BETWEEN LOT 11 & LOT 9/10 OF SILVER LAKE PINES TRACT NO. 1, MAP BOOK 1, PAGE 2



NOTES:
 RECORD BEARINGS AND DISTANCES SHOWN HEREON ARE PER SILVER LAKE PINES TRACT NO. 1 RECORDED IN MAP BOOK 1 AT PAGE 2 IN THE OFFICE OF THE MONO COUNTY RECORDER.

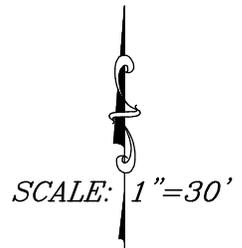
EXISTING LOT AREAS

APN 015-103-005 = 4,997 SF
 APN 015-103-018 = 9,994 SF

EASEMENTS

AN EASEMENT FOR PUBLIC UTILITIES RECORDED OCTOBER 28, 1927 PER BOOK 1, PAGE 325 OF OFFICIAL RECORDS. THE EXACT LOCATION IS NOT DISCLOSED OF RECORD.

- ① AN EASEMENT FOR DRAINAGE CONSTRUCTION PURPOSES RECORDED OCTOBER 23, 2014 AS INSTRUMENT NO. 2014003851 OF OFFICIAL RECORDS.



triad/holmes associates