

**Mono County  
Community Development Department**

PO Box 347  
Mammoth Lakes CA, 93546  
760.924.1800, fax 924.1801  
commdev@mono.ca.gov

**Planning Division**

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

**PLOT PLAN  
CHECKLIST**

Lack of a plot plan or any of the required information will delay the review of your plans by the Planning Division.

**PLOT PLANS MUST INCLUDE:**

- Name/address/phone number of owner, applicant, plan preparer
- North arrow, scale (1"=20', etc.)
- Assessor's Parcel Number (APN)
- Location/name of boundary streets, surface waters and recorded easements on property (include type and size of any easements)
- Dimensioned property lines/project boundary lines
- Location/outside dimensions/use of proposed structures, driveways, parking areas -- distance between structures and setbacks to all property lines and surface waters
- Contour lines if the property is in a flood zone

**PLOT PLANS MUST ALSO INCLUDE THE FOLLOWING**, if applicable:

- Location/outside dimensions/use of existing structures: distance between structures and setbacks to all property lines and surface waters
- Location and name of surface waters within 50 feet of property
- Location of utility lines 115 kV or greater within 35 feet of property
- Unusual site features (e.g., hilly terrain, drainages) on property

**NOTE:** New development in the Swall Meadows area are required to submit a Wheeler Crest Design Review application.

The items checked above have been included on the submitted plot plan.

  
\_\_\_\_\_  
Signature of Applicant

6/5/23  
\_\_\_\_\_  
Date

**Mono County  
Community Development Department**

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

**Planning Division**

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

**DIRECTOR REVIEW  
APPLICATION**

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

**APPLICANT/AGENT** Robert Daniel Lyons

ADDRESS \_\_\_\_\_ CITY/STATE/ZIP Carson City, NV 89701

TELEPHONE ( \_\_\_\_\_ ) \_\_\_\_\_ E-MAIL dlyonsod@gmail.com

**OWNER**, if other than applicant \_\_\_\_\_

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

TELEPHONE ( \_\_\_\_\_ ) \_\_\_\_\_ E-MAIL \_\_\_\_\_

**DESCRIPTION OF PROPERTY:**

Assessor's Parcel # 002-310-064-000 General Plan Land Use Designation residential

**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.

Unfortunately 80 Dustin Lane, Coleville, CA 96107 was burned in the Mountain View Fire. The home (not under my ownership at the time) and a large portion of trees were lost. It is the goal to replace burned trees and to water and preserve the existing trees. I have paid to have the burned trees cut down for safety purposes and will be seen in photographs. A well is still present on the property. A temporary power pole has been placed on the property (not electrified until approval). The longer term goal of this property is to build a home beginning within the next 2 years. We are asking for permission to provide power to the existing well for this purpose.

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.

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature 6/5/23  
Date



**Mono County  
Community Development Department**

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

**Planning Division**

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

**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    Variance    General Plan Amendment  
 Other \_\_\_\_\_

APPLICANT Robert Daniel Lyons

PROJECT TITLE 80 Dustin Lane

LOT SIZE (sq. ft./acre) 1.85 acres      ASSESSOR'S PARCEL # 002-310-064-000

PROJECT LOCATION 80 Dustin Lane, Coleville, CA 96107

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

Please Specify:

Number of Units 0      Building Height/# of floors 0  
Number of Buildings 0      Density (units/acre) 0

Total lot coverage/impervious surface (sq. ft. & %) \_\_\_\_\_  
a. Buildings (first-floor lot coverage /sq. ft. & %) 0  
b. Paved parking & access (sq. ft. & %) 0

Landscaping/screening and fencing:  
a. Landscaping (sq. ft. & %) 1.85 acres 100%  
b. Undisturbed (sq. ft. & %) 0

Total parking spaces provided:  
a. Uncovered 0  
b. Covered 0  
c. Guest/Handicapped 0

**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.

*More on back...*

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

The prior home and many trees were burned in the Mountain View Fire. Some trees (including fruit trees) still exist along with a well on the property.

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) \_\_\_\_\_

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 0 \_\_\_\_\_

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.).

LAND USE

LAND USE

North Walker River South open property

East residential West residential also burned (no structures)

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.) gentle slope north toward the Walker river

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) \_\_\_\_\_

Walker River exist on the north boundary of 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) Approximately 15% has tree viable tree coverage. Approximately 20% was lost in the fire.



- 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 The Walker river is present, but planted trees will be greater than 100 feet away from the river. \_\_\_\_\_  
\_\_\_\_\_
- 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 replanting of trees and native grasses to reduce erosion \_\_\_\_\_  
\_\_\_\_\_

11. AIR QUALITY:

- A. Will the project have wood-burning devices? Yes  No  If YES, how many? \_\_\_\_\_
- 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? The goal is to replace the burned trees and to beautify the property and area. \_\_\_\_\_  
\_\_\_\_\_
- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? none \_\_\_\_\_  
\_\_\_\_\_
- C. If outdoor lighting is proposed, describe the number, type and location \_\_\_\_\_  
n/a

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
- C. 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

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. Temporary pole placed on the south side of property, but not energized. Well to be attached to pole.

Electricity \_\_\_\_\_

Underground  Overhead  (Show location of existing utility lines on Plot Plan)  
Immediate access to HWY 395

Road/Access \_\_\_\_\_

Water Supply \_\_\_\_\_ on property well

Sewage Disposal \_\_\_\_\_ n/a

Fire Protection \_\_\_\_\_ Antelope Valley Fire District

School District \_\_\_\_\_ Eastern Sierra Unified School District

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  \_\_\_\_\_ Date 6/5/23

For \_\_\_\_\_

NOTE: Failure to provide any of the requested information will result in an incomplete application and thereby delay processing.

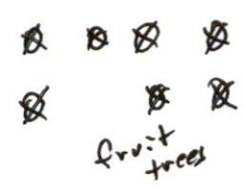


# Walker River



Robert Daniel Lyons  
(775) 313-5477  
6501 Sawtooth Ridge Dr  
Carson City, NV 89701

parcel: 80 Dustin Ln  
Cokeville, CA 96107  
APN: 002-310-064-000  
1.85 acres

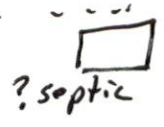


Viable trees



old house

60ft



? septic  
line to well



well

native grasses

proposed trees

logs of burned trees



40 ft

Temporary power pole (underground) (see photos)

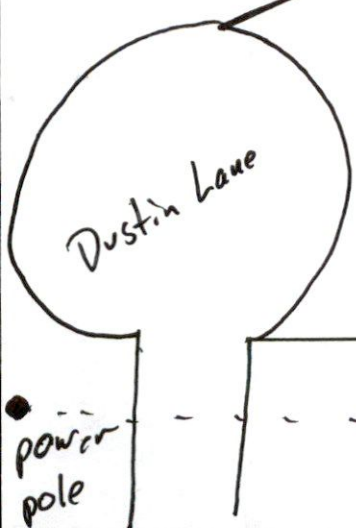
12ft

existing overhead power pole

overhead line

Dustin Lane

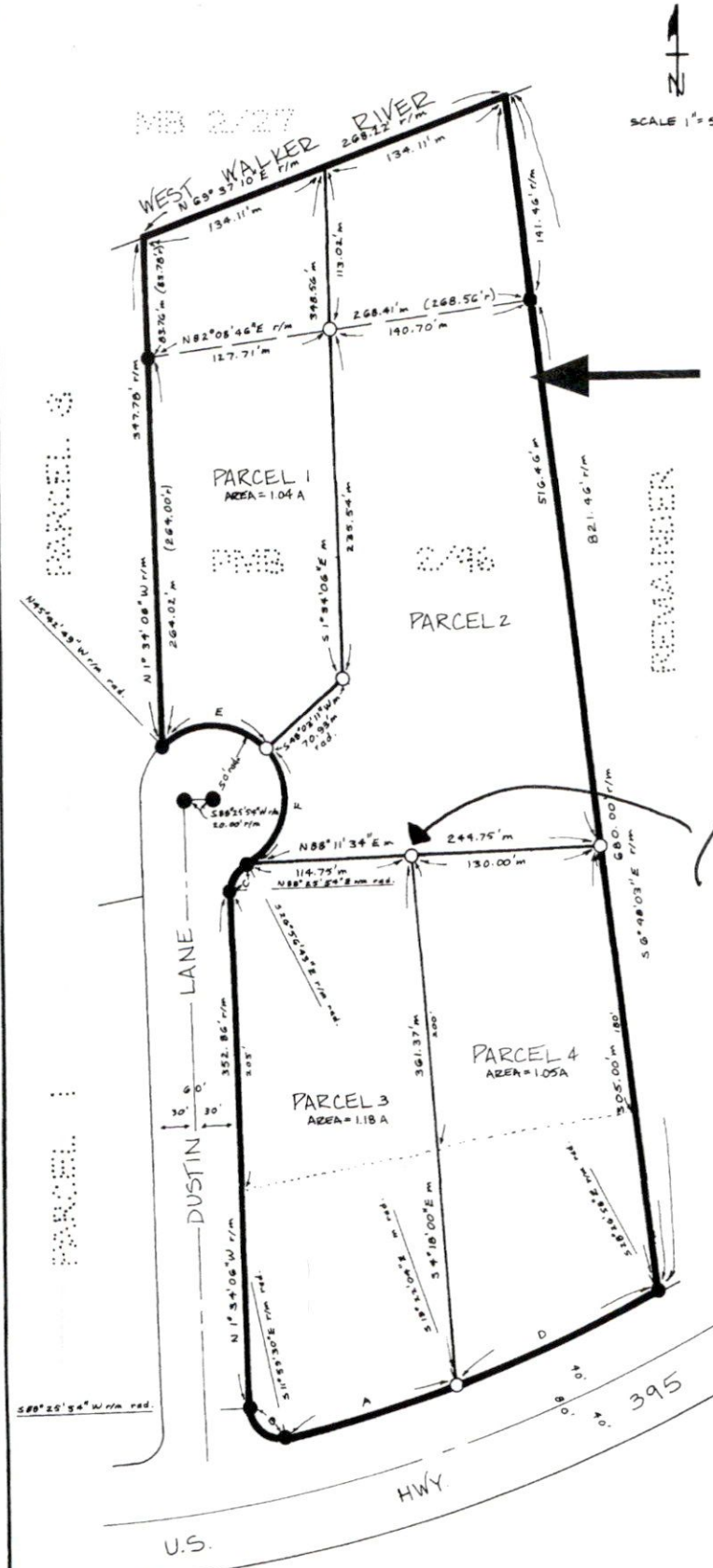
power pole



# PARCEL MAP NO. 31-65

SHEET 2 OF 2

A DIVISION OF PARCEL 2, AS RECORDED IN  
PMB 2/96, IN THE NW1/4, SEC 28, T8N, R23E,  
MDB&M, MONO COUNTY, CALIFORNIA.



### LEGEND:

- FOUND 1" I.D.P. AND TAG  
R.C.E. 27104 PER PMB 2/96
- SET 1" I.D.P. AND TAG LS 5149.
- DRAINAGE/FISHING EASEMENT  
AS DEDICATED ON PMB 2/96.  
BASED ON RECORD INFORMATION.  
PER PMB 2/96.
- 3 BASED ON FIELD MEASUREMENTS.
- ..... FLOOD HAZARD ESTIMATED 100  
YEAR HIGH WATER MARK.  
C.C.R. RECORDED CONCURRENTLY  
IN O.R. BE 496 PG. 410

BASIS OF BEARINGS:  
S 6° 48' 03" E THE EAST LINE OF PARCEL 2  
AS SHOWN ON PMB 2/96.

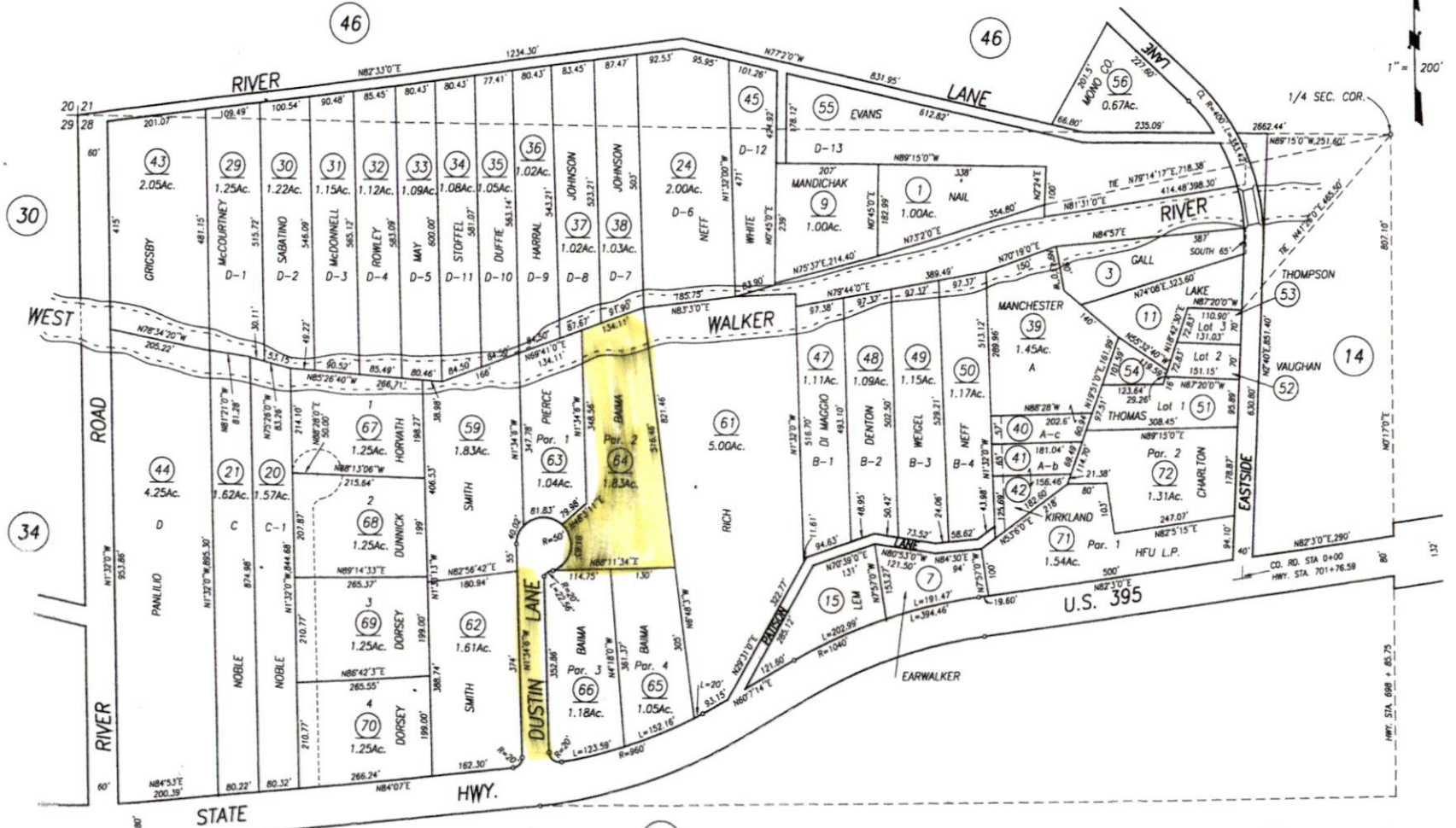
(Existing) Power Pole

### CURVE DATA:

	Δ	R	L	T
A	7° 22' 34"	960.00'	123.59'	61.58'
B	100° 25' 24"	20.00'	55.05'	24.01'
C	66° 37' 23"	20.00'	22.26'	12.45'
D	9° 04' 58"	960.00'	152.16'	76.24'
E	93° 44' 00"	50.00'	81.85'	53.40'
F	105° 00' 06"	50.00'	91.63'	65.16'

Parcel Map U&L 41, Page 11A





MILL CREEK SUB. Bk.2,Pg.27  
 P.M.31-53, M.B.2-96 (2-310-58 thru 61)  
 P.M.31-65, M.B.4-4 (2-310-63 thru 66)  
 P.M.31-71, M.B.4-37 (2-310-67 thru 70)

UNINCORPORATED AREA  
 Mono County Assessor's Map  
 Assessor's Parcel Numbers Shown in Ellipses.  
 Assessor's Block Numbers Shown in Circles.

Note: This Map is prepared for the use of the Mono County Assessor, for assessment purposes only. It does not necessarily represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

REDRAWN	P. Eilersen	REVISED	4-8-1997
FILE NAME	Bk2Pg31 Mono County Assessor's Office		