

**Mono County
Community Development Department**

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

Planning Division

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

**PREAPPLICATION
REVIEW REQUEST**

DATE 7/12/24

PROJECT NAME June Lake Business Center

ANTICIPATED PERMIT OR APPLICATION:

- General Plan Amendment Specific Plan Conditional Use Permit Director Review
 Other _____

REPRESENTATIVE Don Morton

ADDRESS P. O. Box 237 CITY/STATE/ZIP June Lake, CA

TELEPHONE (760) 914-2594 FAX (____) _____

E-MAIL don@JuneLakeConstruction.NET ASSESSOR PARCEL # 015-104-053-000

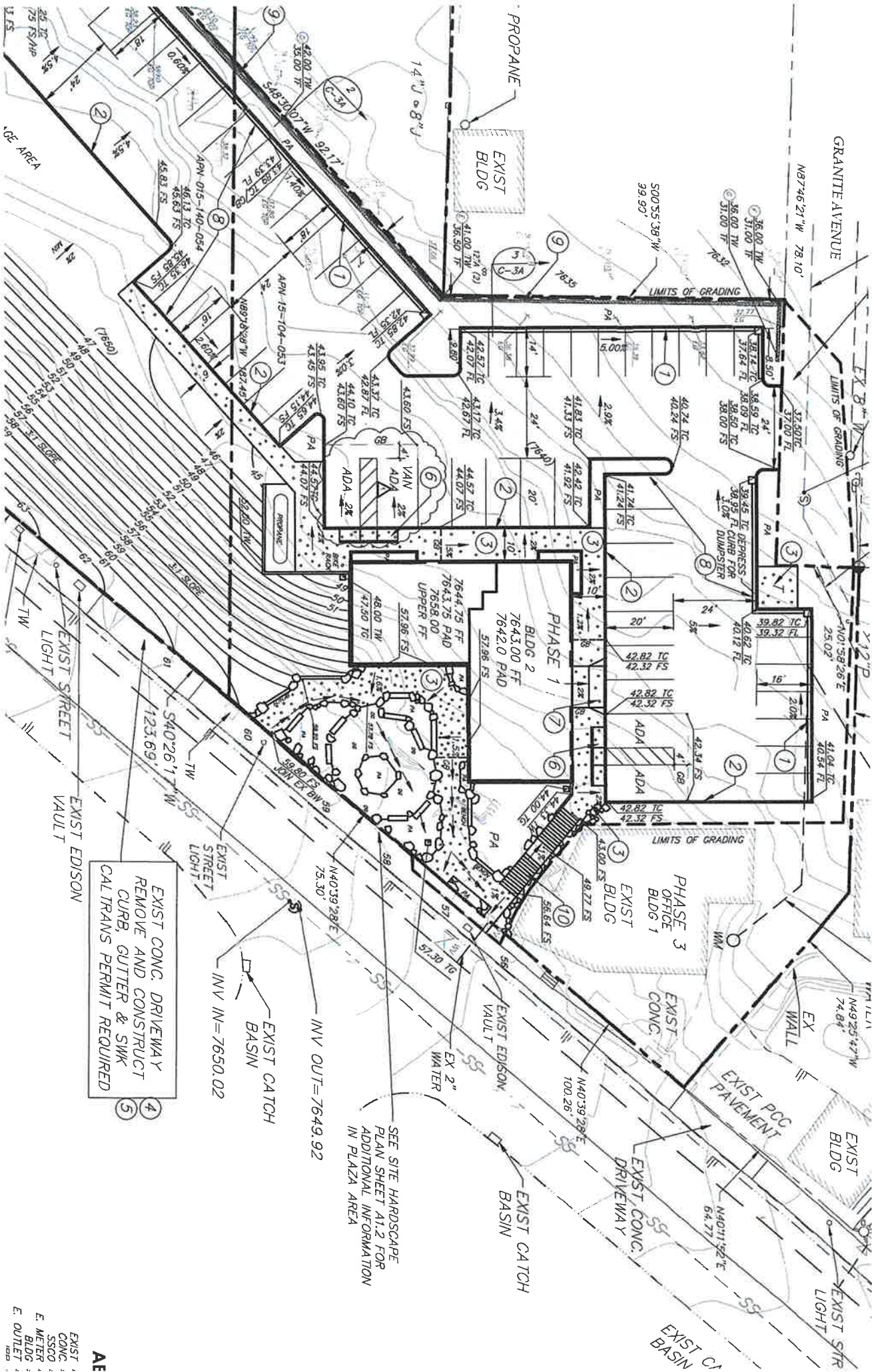
REVIEW REQUEST: A preapplication review by the Mono County Land Development Technical Advisory Committee (LDTAC) is requested for the following project. Briefly describe below the type of project, units, square footage, etc. Please attach expanded narrative if available.

Current lot has been issued an approved "Use Permit" to allow construction of two unattached commercial buildings. We are currently close to pulling the building permit for our future Office building.

We would like to find a way to allow the sale of the other proposed building in the future. This needs to be done in order to secure bank financing for our proposed office building and not impact the loan with the sale of the second proposed building.

Would it be possible to designate the lot as a "condo or townhouse" type of property and possibly avoid a lot split?

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



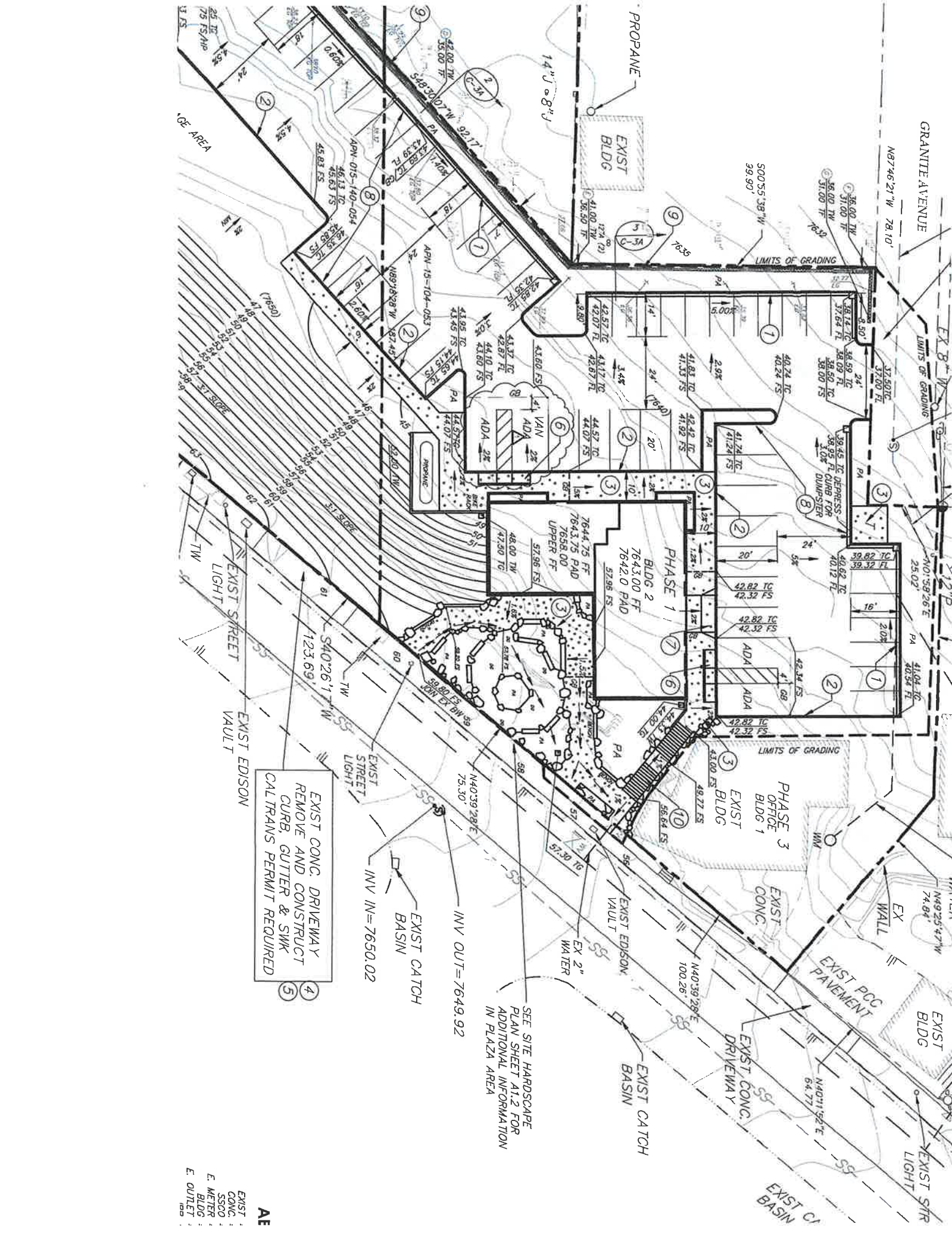
EXIST CONC. DRIVEWAY
 REMOVE AND CONSTRUCT
 CURB, GUTTER & SWK
 CALTRANS PERMIT REQUIRED

- 1
- 2
- 3
- 4
- 5

EXIST EDISON VAULT
 INV IN=7650.02
 EXIST CATCH BASIN
 INV OUT=7649.92

SEE SITE HARDSCAPE
 PLAN SHEET A1.2 FOR
 ADDITIONAL INFORMATION
 IN PLAZA AREA

AE
 EXIST CONC.
 EXIST SSTD
 EXIST BLDG
 EXIST OUTLET



4
 5
 EXIST CONC. DRIVEWAY
 REMOVE AND CONSTRUCT
 CURB, GUTTER & SWK
 CALTRANS PERMIT REQUIRED

SEE SITE HARDSCAPE
 PLAN SHEET A1.2 FOR
 ADDITIONAL INFORMATION
 IN PLAZA AREA

AE
 EXIST :
 CONC. :
 SSOO :
 E. METER :
 BLDG. :
 E. OUTLET :
 550

Monday, July 18, 2022



LOCATION

Property Address 2784 Highway 158
June Lake, CA 93529-8060

Subdivision Silver Lake Pines Tract 1

Carrier Route R777

County Mono County, CA

GENERAL PARCEL INFORMATION

APN/Tax ID 015-104-053-000

Alt. APN 001510453000000

Account Number

Tax Area 51-014

2010 Census Trct/Bik 1.01/2

Assessor Roll Year 2021

PROPERTY SUMMARY

Property Type Commercial

Land Use Retail Stores

Improvement Type Retail Stores

Square Feet 408

CURRENT OWNER

Name Morton Donald Lynn

Mailing Address Po Box 237
June Lake, CA 93529-0237

Owner Occupied No

Owner Right Vesting Joint Tenants

SCHOOL INFORMATION

These are the closest schools to the property

Lee Vining Elementary School 12.5 mi
Primary Middle: K to 8 Distance

Lee Vining High School 12.9 mi
High: 9 to 12 Distance

SALES HISTORY THROUGH 07/06/2022

Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
9/22/2017	10/10/2017	\$650,000	Morton Donald & Morton Lynn	Marzano & Sons General Engineering Contr	Grant Deed		2017003980

TAX ASSESSMENT

Tax Assessment	2021	Change (%)	2020	Change (%)	2019
Assessed Land	\$236,515.00	\$2,425.00 (1.0%)	\$234,090.00	\$4,590.00 (2.0%)	\$229,500.00
Assessed Improvements	\$173,444.00	\$1,778.00 (1.0%)	\$171,666.00	\$3,366.00 (2.0%)	\$168,300.00

Total Assessment \$409,959.00 \$4,203.00 (1.0%) \$405,756.00 \$7,956.00 (2.0%) \$397,800.00

Exempt Reason

% Improved 42%

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2021			\$4,825.58
2020			\$4,787.40
2019			\$4,696.68
2018			\$4,614.00

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
10/30/2020	\$550,000	Morton Donald Morton Lynn And Morton Lynn	Maxym Runov	2020005648

PROPERTY CHARACTERISTICS: BUILDING

	Assessor	MLS
Class		
Type	Retail Stores	
Subdivision	Silver Lake Pines Tract 1	
Block/Lot		
Description/Project Name	Cherokee Lodge, Sierra Crest, Moonshadow, Alpine	
Unit No.		
Beds	0	
Baths	0.0	
Fireplace		
Year Built	1966	
Square Feet	408	
Garage Type		
Garage Capacity		
Stories		
Zoning		
Acreage	0.78	
Lot Square Feet	33,976	
Number of Units		

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Retail Stores	Lot Dimensions	
Block/Lot		Lot Square Feet	33,976
Latitude/Longitude	37.777627°/-119.076751°	Acreage	0.78

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	

Water Source

District Trend

Sewer Source

Special School District 1

Zoning Code

Special School District 2

Owner Type

LEGAL DESCRIPTION

Subdivision

Silver Lake Pines Tract 1

Plat Book/Page

Block/Lot

Tax Area

51-014

Description

Cherokee Lodge, Sierra Crest, Moonshadow, Alpine

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
D	Undetermined		Areas of undetermined flood hazard where flooding is possible.	06FED-06051C1125D	02/18/2011

LISTING ARCHIVE

No Listings found for this parcel.

