

PREAPPLICATION REVIEW REQUEST

Proposed Sierra Crest Business Center.

The proposed Sierra Crest Business Center covers 1.45 acres and will be developed over multiple phases.

Phase #1

We propose to do a lot line adjustment from the existing lot lines as indicated on the Site Plan. We then propose to build the new “Commercial #1” building. This building will be the new location for both Sierra Crest Real Estate and June Lake Accommodations. Both are existing businesses in June Lake. The street level floor will be office spaces. The lower floor will house our laundry facilities, storage and supplies.

Phase #2

This will involve development of the 12 apartments. Each apartment will be relatively small floor plans of about 750 sq. ft. each. There will be covered parking/enclosed garages for each unit. Apartments are intended for worker housing/long term rentals.

Phase #3

This will involve demolition of existing buildings and construction of new buildings to meet demand. Possibly building shells and then tenant improvements as users are found.

Walkway across front on property on Highway 158

It is our intent to pursue grants as possible to upgrade the street frontage. Seating benches, meandering sidewalk, limited landscape, placing trees of color, arranged to create a year round photo opportunity looking towards Carson Peak.

Ingress, egress.

We propose to access the proposed development from Gull Lake Road and tie into Granite Ave. with no new ingress-egress to Highway 158