

**Mono County
Community Development Department**

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Planning Division

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**PREAPPLICATION
REVIEW REQUEST**

DATE August 20, 2018 DATE RECEIVED BY CDD _____

PROJECT NAME June Lake Market Building

ANTICIPATED PERMIT OR APPLICATION: General Plan Amendment Specific Plan
 Conditional Use Permit Director Review Other _____

REPRESENTATIVE Andrew Lindley

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E-MAIL andrew@land-la.com ASSESSOR PARCEL # See attached.

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.

See Attached

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



June 18, 2017

June Lake Market Building
2750 HWY 158 (Boulder Drive)
June Lake, CA 93529

RE: LDTAC Preapplication Review Request

Dear Mr. LeFrancois,

This letter is to serve as an attachment to the Mono County Community Development Department, Planning Division Preapplication Review Request.

Assessor Parcel #:

Drell Parcel: 015-113-054, Block 35, Parcel #38 (Trout Town Joe)
Drell Parcel: 015-113-054, Block 54, Parcel #12 (driveway, parking)

Review Request:

The project includes the demolition of the existing coffee shop (Trout Town Joe) located on one parcel of the site; and the development of a new 3-story mixed use building on that parcel and the adjacent empty parcel. The breakdown of the proposed building is as follows:

1st Floor (Parking Lot Level): Commissary, Storage: 5,742 sq. ft.
2nd Floor (Street Level): Market with Outdoor Dining: 5,742 sq. ft.
3rd Floor: Residential (4 units): 5,830 sq. ft.
Total: 17,314 sq. ft.

Note: Maps, Drawings, & Illustrations will be provided by Wednesday September 12th for the proposed LTDAC Meeting date, September 17.

Best regards,

Andrew Lindley