

**Mono County
Community Development Department**

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Planning Division

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**PREAPPLICATION
REVIEW REQUEST**

DATE 10/11/2018 DATE RECEIVED BY CDD _____

PROJECT NAME Twin Lakes

ANTICIPATED PERMIT OR APPLICATION: General Plan Amendment Specific Plan

Conditional Use Permit Director Review Other Inquiry for variance

REPRESENTATIVE Ararat Torosyan

ADDRESS 1522 New York Dr CITY/STATE/ZIP Altadena, CA 91001

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E-MAIL atoros@gmail.com ASSESSOR PARCEL # 010-320-001-000

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.

I am considering to purchase a vacant land near to Twin Lakes. Because of the lot size is very small and triangle shape, with current 20ft -front and 10ft- other sides set back requirements, the allowed area to build an structure (residential home) is almost impossible (see attached map and sketch).

In the attached proposed sketch, to utilize approx. 15% of the land for building, I will need an variance on setback requirements, reducing it from 20ft - front to 10-18 ft -front.

I would like to know possibility of this variance prior to purchasing the land.

In addition I would like to obtain information also any specific requirements due to its location near to lake, such as septic tank, building height, set back distance for deck/balcony.

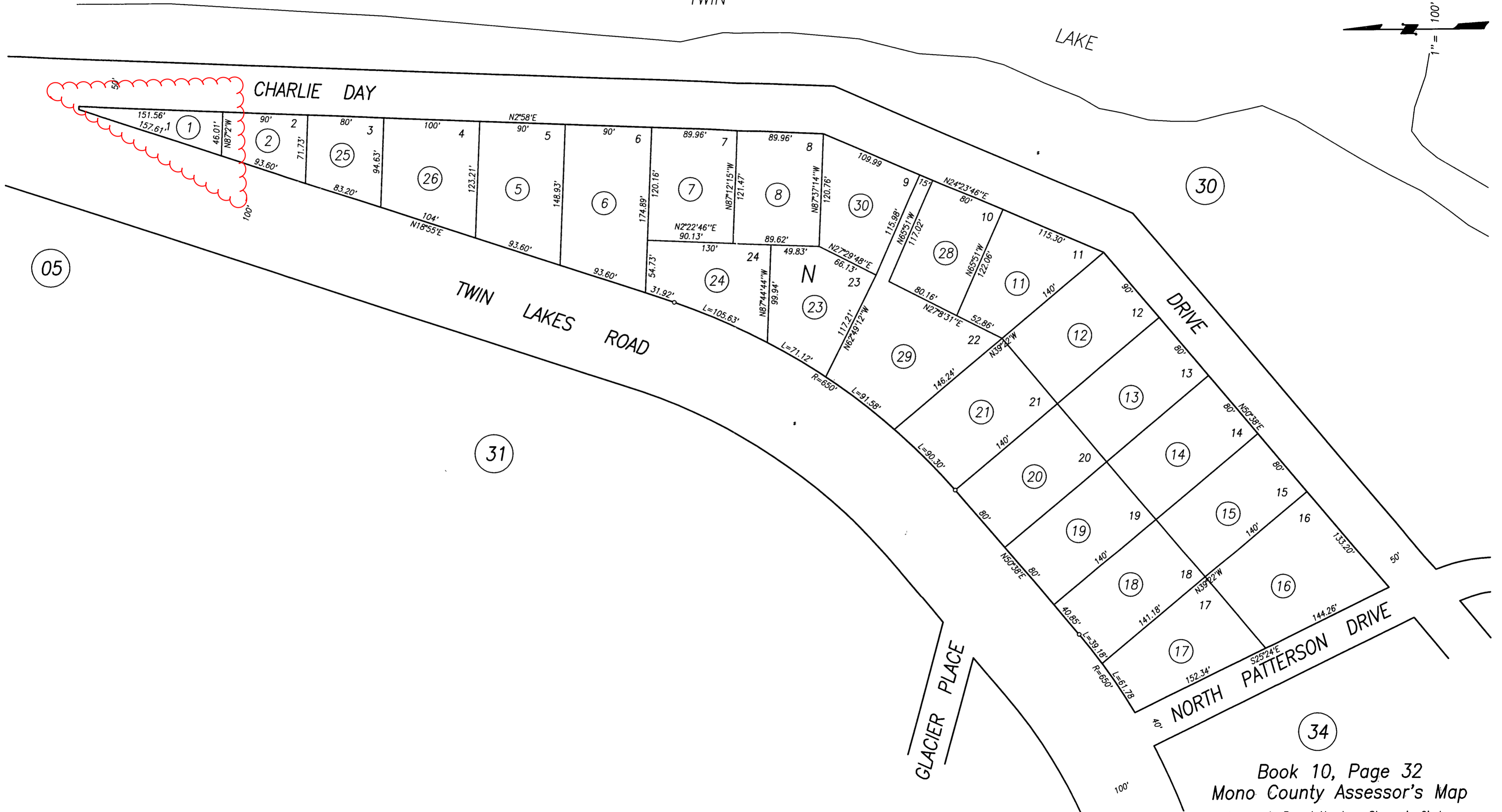
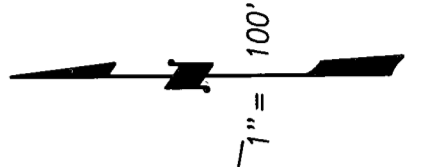
PLEASE PROVIDE: Maps, drawings, illustrations and narrative that may be useful for staff review.

05

LOWER

TWIN

LAKE



TWIN LAKES SUBDIVISION, R.M. BK. 1, PG. 52
 R.S. 32-70, RS BK. 4, PG. 63 (010-320-008, 023 & 024)

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 drawn hereon.

Book 10, Page 32
 Mono County Assessor's Map

Assessor's Parcel Numbers Shown in Circles.
 Assessor's Block Numbers Shown in Ellipses.

Created By: P. Eilertsen	Created On: 3-16-2010
File Name: BK10PG32	Revised On: 3-16-2010

Client/Project

Project No.

Dept./Discipline

Made by

Date

Checked by

Date

Rev.

Subject

APN No; 010 - 320 - 001 - 000

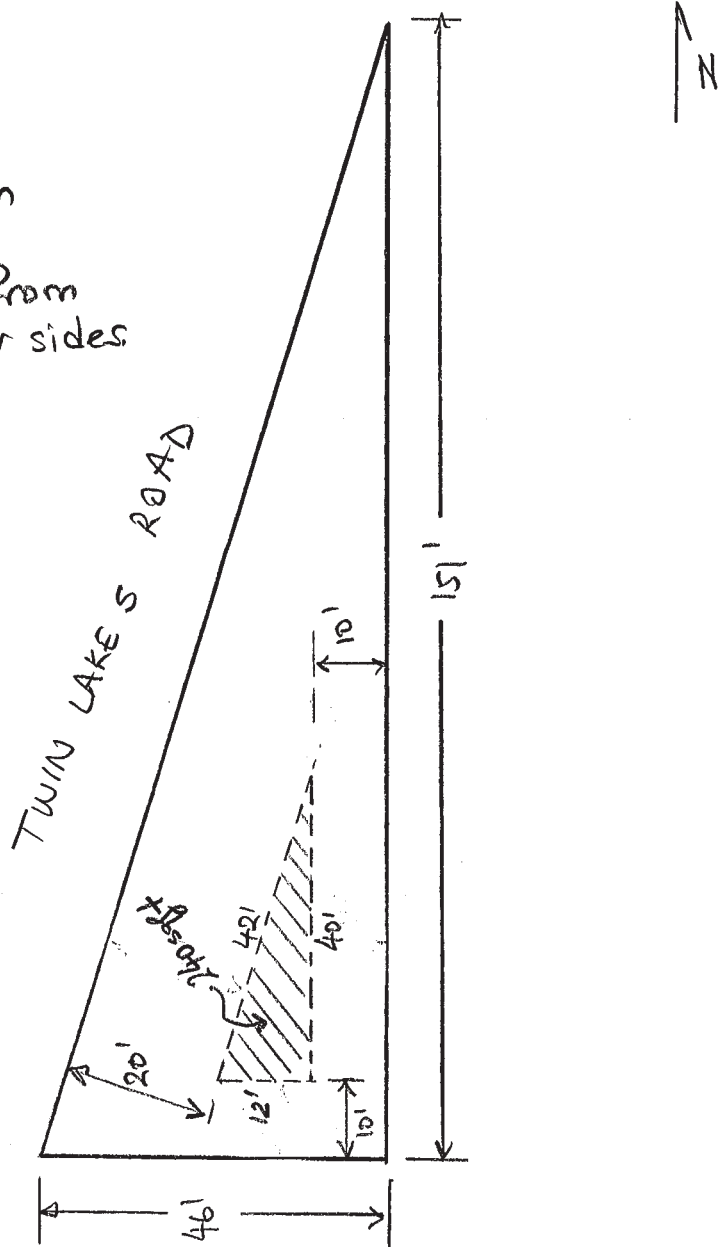
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* Allowed area for
 building based on
 20' front and 10' from
 other sides

lotsqft: 3,484

Lot Acres: 0.08

Allowed area
 for
 building: 240sqft



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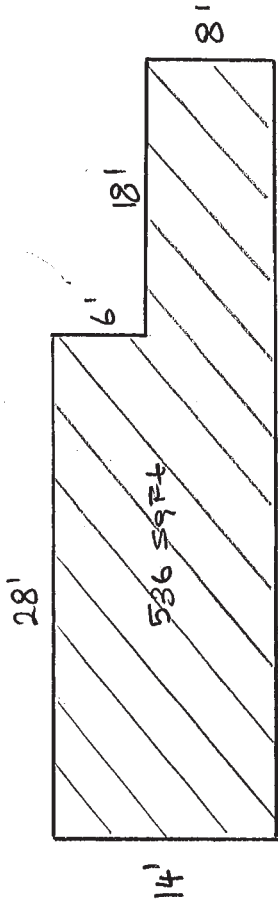
Date

Rev.

Subject

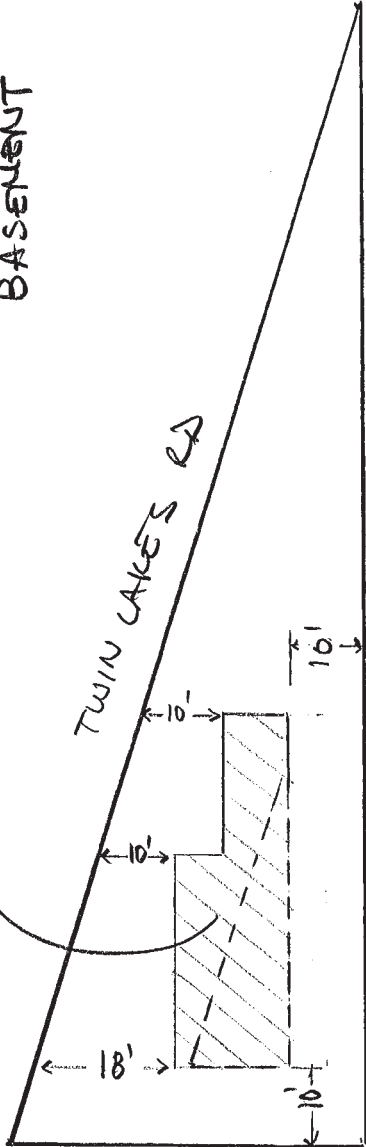
APN No: 010-320-001-00

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FIRST FLOOR
AND
BASEMENT

46'



Proposed

Variance



Client/Project

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Checked by

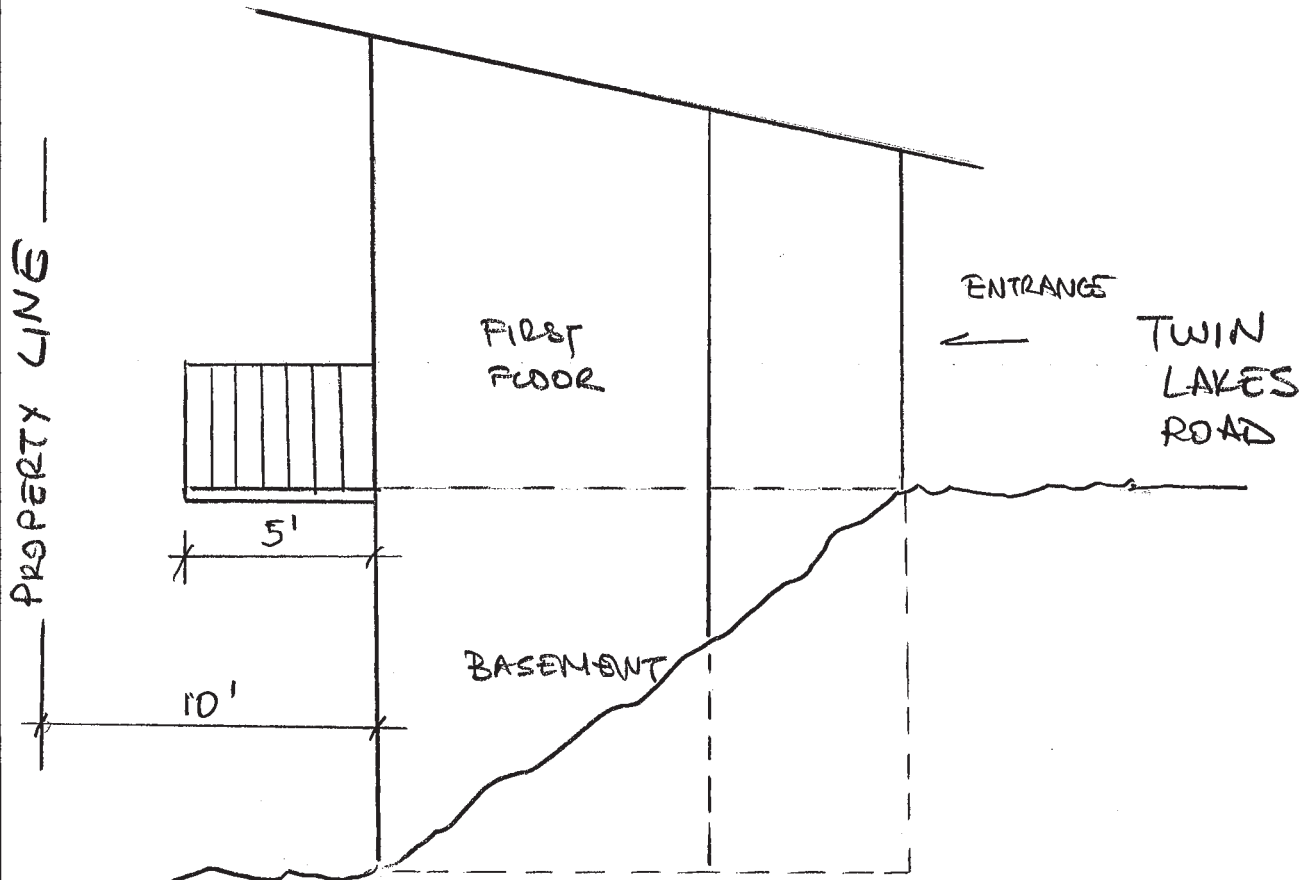
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SIDE VIEW
CONCEPTUAL
DESIGN FOR BUILDING

APN: 010-320-001-000, Vacant Land, Twin lakes CA 93517



