

RECEIVED

APR 14 2021

Mono County  
Community Development Department  
Planning Division

Mono County CDD  
PO Box 247  
Mammoth Lakes CA, 93546  
760.924.1800, fax 924.1801  
commdev@mono.ca.gov

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

USE PERMIT  
APPLICATION

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

APPLICANT/AGENT BJM'S LLC - MARK & KELLY MARZANO

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

TELEPHONE ( 760 ) 648 7528 E-MAIL marz5@reagan.com

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

ADDRESS PO Box 306 CITY/STATE/ZIP June lake, CA 93529

TELEPHONE ( 760 ) 648 7528 E-MAIL marz5@reagan.com

PROPERTY DESCRIPTION:

Assessor's Parcel # 015105031000 General Plan Land Use Designation \_\_\_\_\_

PROPOSED USE: Describe the proposed project in detail, using additional sheets if necessary.

NOTE: An incomplete or inadequate project description may delay project processing.

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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.

Kelly L. Maguire  
Signature

\_\_\_\_\_  
Signature

4/2/21  
Date

Managing member

We are trying to expand our trailer/boat/rv storage which currently is located on APN#0IS-104-047-000.

We have provided a service to visiting guests to June Lake by providing a place to leave their rig and travel back and forth with much greater ease and frequency.

Our business continues to grow and last year, 2020 we parked a few rigs on the Alderman lot.

We were old we were in violation due to "unimproved" property not being allowed to have vehicles parked on it for any reason. HUH?

For those of you who are new to the area, there were formerly 2 mobilehomes on this particular property. One was removed more than 30 years ago and the second perhaps 15 years ago. As you can see on the copy of our property tax bill, we have continued to pay taxes on the "improvement" to the property.

~~Mark and I reconnected the existing water sewer and electricity for OUR children to park their trailers on during the spring, summer, autumn seasons, to come enjoy the beauty of the sierras when they could. To have access to power to keep their refrigerators running, batteries charged etc. Not to rent out as was implied by the County's violation papers.~~

We would appreciate the County viewing this request for what it is, a benefit to the area to encourage more visits, spending money, creating tax revenue and the ability for BJMS LLC to have the income to pay our property taxes and insurance.

Respectfully,

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The Marzanos

**MONO COUNTY 2020 - 2021 PROPERTY TAX BILL**  
 P.O. BOX 495, BRIDGEPORT, CA 93517  
 SECURED TAX ROLL FOR FISCAL YEAR JULY 1, 2020 - JUNE 30, 2021



**PROPERTY INFORMATION** **IMPORTANT MESSAGE**

ASMT NUMBER: 015-105-031-000 TAX RATE AREA: 051-014  
 FEE NUMBER: 015-105-031-000 ACRES: 0.23  
 LOCATION: 162 Alderman Street  
 LIEN DATE OWNER: BJMS REWARD, LLC

Original bill date 09/10/2020

BJMS REWARD, LLC  
 MARK MARZANO  
 P.O. BOX 306  
 JUNE LAKE CA 93529

*Grace*

5-M500001



**Heartland**  
 PAYMENT SYSTEMS

AMERICAN EXPRESS    MASTERCARD    DISCOVER    VISA

Mono County now offers Free E-Checks  
 Service provider charges convenience fees for Debit & Credit Cards  
 To Pay by Phone Call 1-844-806-5723  
 To Pay Online Visit [www.monocounty.ca.gov](http://www.monocounty.ca.gov)  
 Office Hours Mon-Fri 8am-5pm PST

ELECTRONIC CHECKS

**COUNTY VALUES, EXEMPTIONS AND TAXES**

VALUE DESCRIPTION	PRIOR	CURRENT	THIS BILL
LAND		26,894	26,894
STRUCTURAL IMPROVEMENTS		20,215	20,215

**CONTACT INFORMATION REGARDING**  
 BILLING: 760-932-5480  
 TAX RATES: 760-932-5490  
 VALUATIONS, EXEMPTIONS,  
 ADDRESS CHANGES &  
 MINING CLAIMS: 760-932-5510

NET TAXABLE VALUE 47,109  
 VALUES X TAX RATE PER \$100 1.000000 \$471.08

**VOTER APPROVED TAXES, TAXING AGENCY DIRECT CHARGES AND SPECIAL ASSESSMENTS**

PHONE #S	CODES	DESCRIPTION	ASSESSED VALUES	X TAX RATE PER \$100	= AGENCY TAXES
(760) 932-5490	07000	ESUSD BOND	47,109	0.061572	29.00
(760) 932-5440	68016	SOLID WASTE PARCEL FEE		DIRECT CHARGE	60.00

**AGENCY TAXES + DIRECT CHARGES + FEES + PENALTY + COST + DELINQUENT PENALTIES** 89.00

<b>1ST INSTALLMENT \$280.04</b> DELINQUENT AFTER 12/10/2020	<b>2ND INSTALLMENT \$280.04</b> DELINQUENT AFTER 04/10/2021	<b>TOTAL TAXES \$560.08</b>
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**MONO COUNTY SECURED PROPERTY TAXES - 2ND INSTALLMENT PAYMENT STUB**

ASMT NUMBER: 015-105-031-000  
 FEE NUMBER: 015-105-031-000  
 LOCATION: 162 Alderman Street  
 CURRENT OWNER: BJMS REWARD, LLC  
 MARK MARZANO  
 P.O. BOX 306  
 JUNE LAKE CA 93529

**MAKE CHECK PAYABLE TO:**  
 Mono County Tax Collector-Treasurer  
 P. O. Box 495  
 Bridgeport, CA 93517

**2ND**

**IF PAID BY 02/01/2021** **\$280.04**

Enclosed plot map, environmental agreement.

This is a simple request to park RV, trailers, boats for summer storage. We currently operate a 14 spot storage yard on Granite Ave.

We have found primarily July-August are the busiest months for storage and last year parked 3 rigs on lot @ 162 Alderman.

APN 015 105 031 is an "improved" lot as our property tax statement shows. The code enforcement

officer who sited us for code violation stated

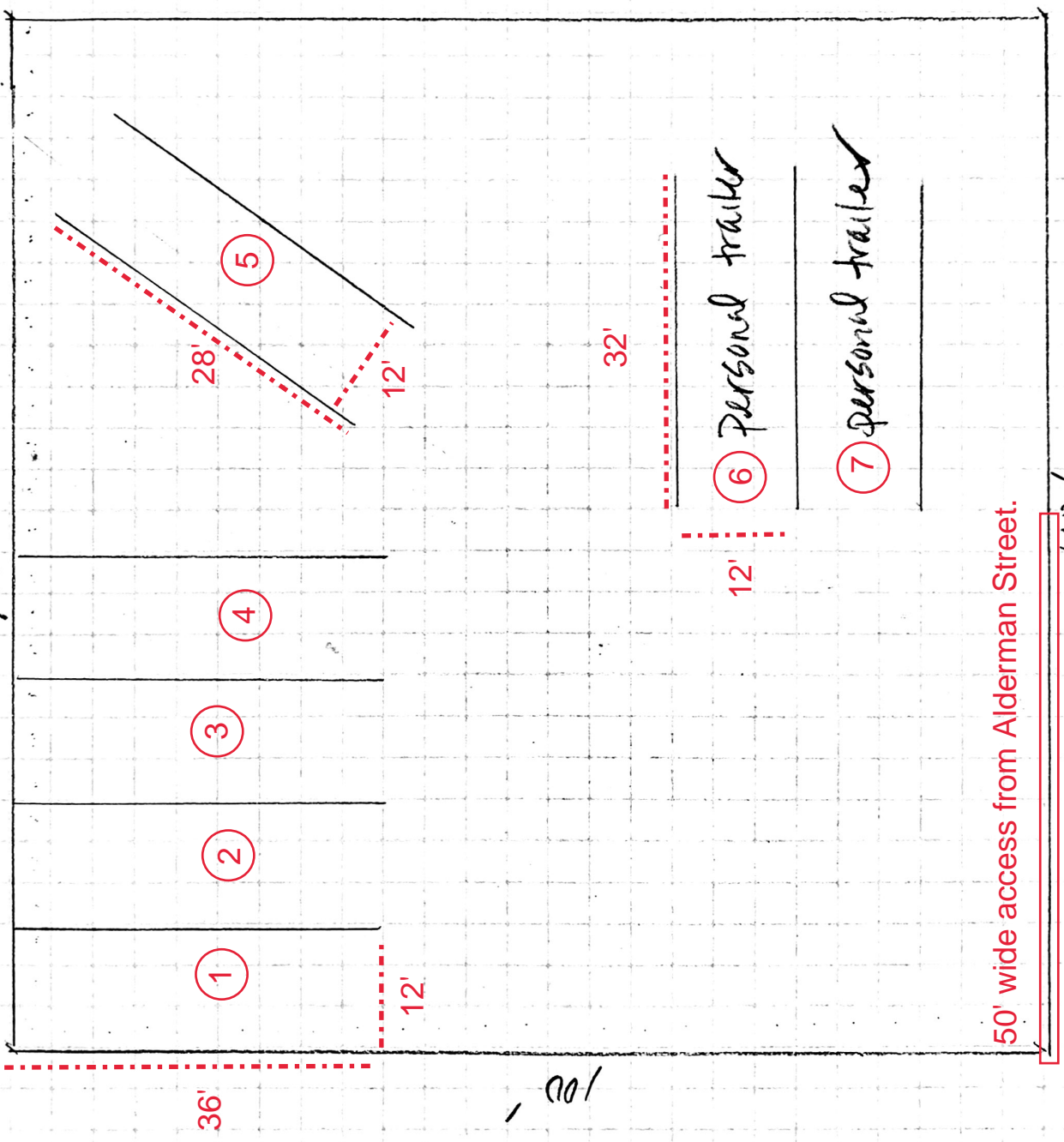
We could park anything on an "improved" lot, assuming

this was an "unimproved" lot.

Please let us know your thoughts

Kelly Marcano

APN 015 105 031



Park 4 rigs  
w 12' spots  
L 36'

Access from Alderman

Customer bikes in own rig

perhaps a 5th rig kitty corner

100'

50' wide access from Alderman Street.

100'

162 Alderman

1 square = 4 feet



## Michael Draper

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**From:** marz5@reagan.com  
**Sent:** Thursday, June 10, 2021 10:38 AM  
**To:** Michael Draper  
**Subject:** RE: Use Permit Application 162 Alderman, June Lake, Ca.

### [EXTERNAL EMAIL]

Yes, that is what I was trying to articulate, the personal usage of the property. The storage is for business use. Cross off that portion indication on the plot map, Personal trailer/ personal trailer.

I would prefer to know about the apron now as I want to be ready to go if our application is requested. I turned away 3 storage customers this morning. Summer season is short in June Lake.

Kelly Marzano

-----Original Message-----

From: "Michael Draper" <mdraper@mono.ca.gov>  
Sent: Thursday, June 10, 2021 12:28pm  
To: "marz5@reagan.com" <marz5@reagan.com>  
Subject: RE: Use Permit Application 162 Alderman, June Lake, Ca.

Hi Kelly,

This message is sufficient in retracting any mention of personal use of utilities at 162 Alderman Street, June Lake, CA.

Are you also retracting the use of the property as a location for two trailers/RVs to temporarily park for short-term lodging?

Regarding your last email, the Public Works' requests can be sorted out as we process the application and go to the public hearing.

Thank you,  
Michael Draper

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**From:** marz5@reagan.com <marz5@reagan.com>  
**Sent:** Thursday, June 10, 2021 10:19 AM  
**To:** Michael Draper <mdraper@mono.ca.gov>  
**Subject:** Use Permit Application 162 Alderman, June Lake, Ca.

### [EXTERNAL EMAIL]

Hello Michael,

This is to rescind the portion of our plot map that included personal use of the existing water, sewer and electrical hookup on the property at 162 Alderman, June Lake, CA.

The original permit application(my copy), did not include a request for personal usage so I am assuming this email will suffice.

We submit the permit application as written with the above correction to the plot map in the hopes of not having to start all over.

Please advise,

Kelly Marzano, Managing Member, BJM'S Reward, LLC