

**Mono County
Community Development Department**

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

Planning Division

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

**RECORDED MAP
MODIFICATION APPLICATION**

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

APPLICANT (AGENT) GEORGE R. LARSON, Co-manager
ADDRESS 6634 VALSEAN **CITY/STATE/ZIP** VAN NUYS, CA 91406
TELEPHONE (818) 216 0634 **E-MAIL** geolarson@gmail.com

MODIFICATION DESCRIPTION: Describe the proposed modification in detail, using additional sheets if necessary. NOTE: An incomplete or inadequate project description may delay processing.

SEE ATTACHMENTS

PROPERTY DESCRIPTION:

7 lots 15-310-19 through 15-310-25
Assessor's Parcel # _____ **Total Acres** 1.75

General Plan Land Use Designation residential / duplex

Domestic Water Source and/or Supplier June Lake

Method of Sewage Disposal EXISTING SEWERS

Present Use of Parcel Seven lots of tract 34-26, duplex, no transient rental

Proposed Use of Parcel \$ Allow transient rental, if desired by owner/builder of each lot.

APPLICATION PACKET SHALL INCLUDE: Proposed map amendment, required filing fees listed on Development Fee Schedule (same as the original map application fees), and other background materials.

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.

Signature

George R. Larson
Signature 5/1/2019
Date
Co-manager, June Lake Highlands LLC

JUNE LAKE HIGHLANDS, LLC

Michael Draper
Planning Division
Community Development Division
Mono County, CA
PO Box 347
437 Old Mammoth Rd, Suite 220
Mammoth Lakes, CA 93546

May 1, 2019

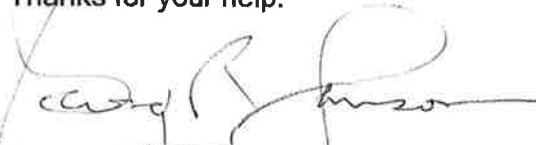
Dear Mr. Draper,

During the original subdivision process of our tract, Tract 34-26, Mono County required June Lake Highlands, LLC to establish CC&Rs. These were designed to establish controls on land use and building standards. As you may know, our tract has a few lots that allow duplex units, not just single family homes. These duplex lots are mainly those lots in close proximity to Interlaken and access Leonard Avenue. The County allowed rental of these but only long term rental, not short term rental.

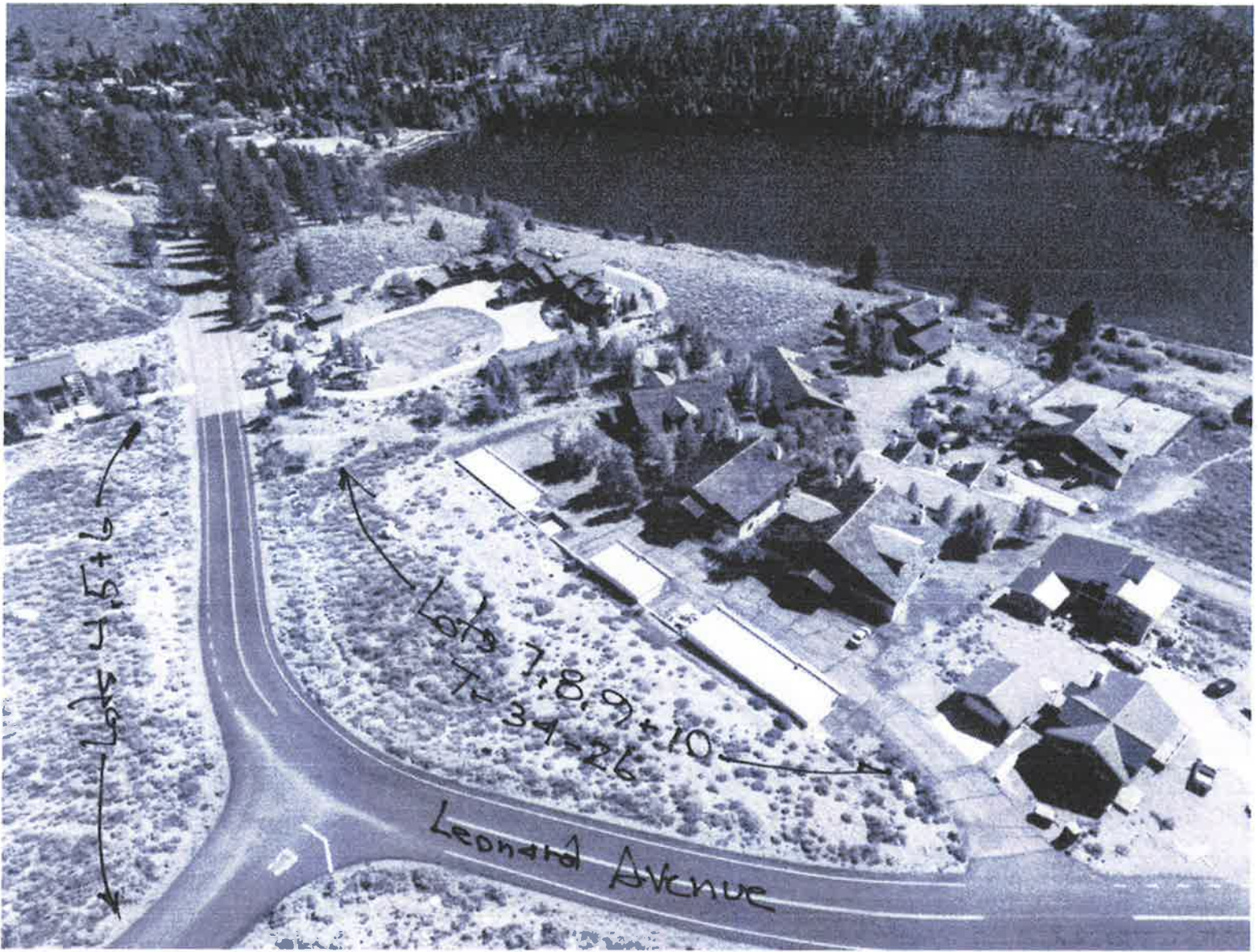
Move forward a few years and the County is now trying to create more "warm beds" in the June Lake area to provide support for both our winter and summer sports areas. June Mountain Ski Area especially has a hard time "keeping the lights on" some winters. The county has voted to allow short term rental to select properties in the June Lake area. Within our tract, it applies to lots in the "Leonard Avenue Neighborhood".

The majority of lot owners in Tract 34-26 have voted to modify the CC&Rs for Tract 34-26 to allow short term rental for units built on Lots 4 through 10. These are all duplex-allowed lots that presently have no structures and that take their access directly from Leonard Avenue. Lots 7 through 10 back up to Interlaken property garages. Lots 4, 5 and 6 are across Leonard Avenue from these lots. It is requested that each owner/builder of Lots 4 through 10 be allowed to short term rent either one or both of their duplex units. If the owner/builder of any of these lots builds only a single residence, that too would be allowed short term rental when not in use by owner. All other provisions of Tract 34-26 CC&Rs are applicable.

Thanks for your help.



George R Larson
Co-manager, June Lake Highlands LLC

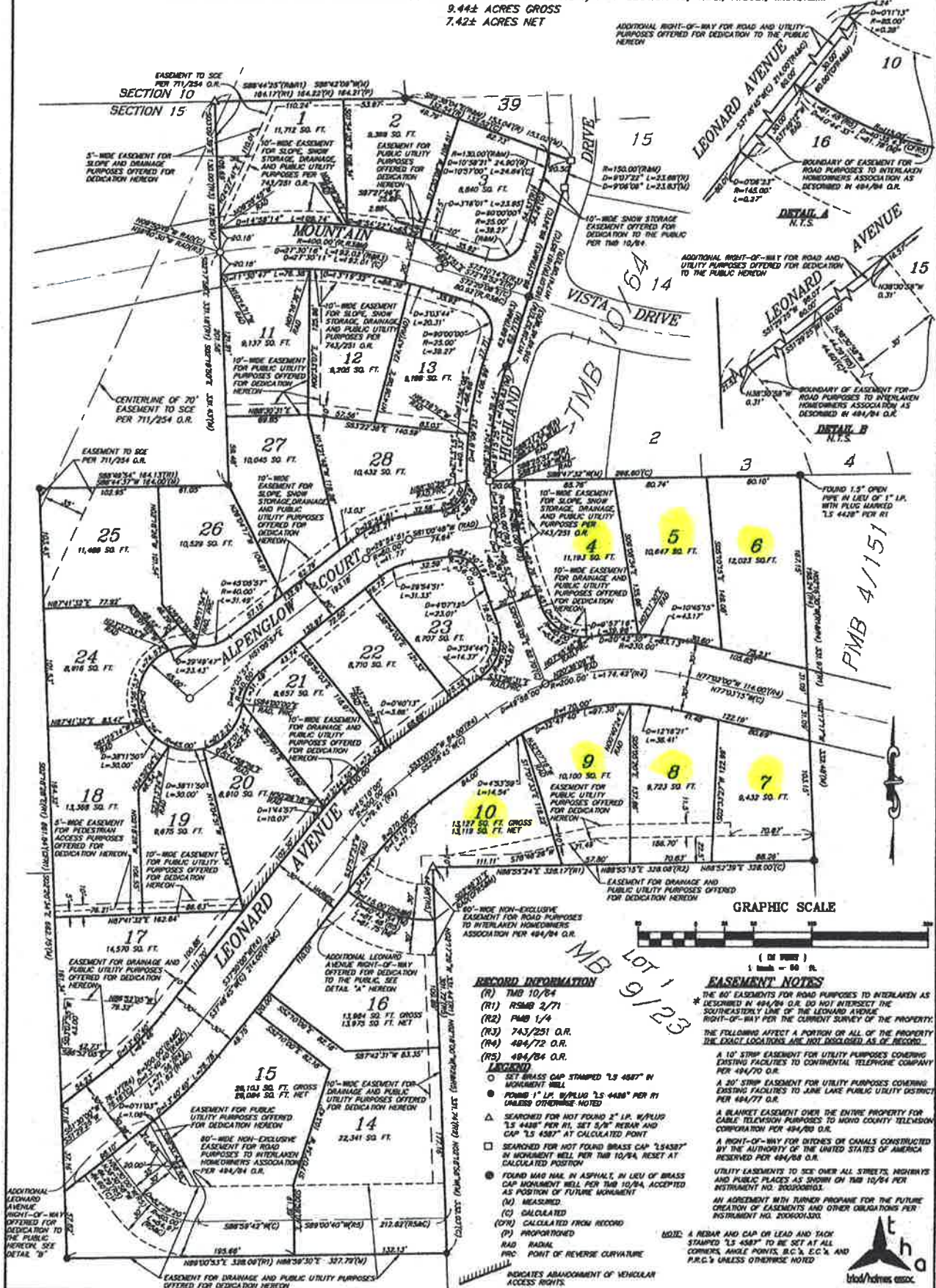


FINAL MAP TRACT NO. 34-26

IN THE UNINCORPORATED TERRITORY OF MONO COUNTY, CALIFORNIA

BEING A DIVISION OF TRACT NO. 34-24 PER MAP RECORDED IN BOOK 10 OF TRACT MAPS AT PAGES 64 THROUGH 64B IN THE OFFICE OF THE MONO COUNTY RECORDER, LOCATED IN THE NE 1/4 OF SECTION 15, T.2S., R.26E., M.D.B.&M.

9.44± ACRES GROSS
7.42± ACRES NET



RECORD INFORMATION

- (R) TMD 10/84
- (R1) R2MB 2/71
- (R2) PMB 1/4
- (R3) 743/251 O.R.
- (R4) 484/72 O.R.
- (R5) 484/84 O.R.

SEARCHED

- SET BRASS CAP STAMPED "S 4887" IN MONUMENT WELL
- FOUND 1" I.P. W/PLUG "S 4888" PER RI UNLESS OTHERWISE NOTED
- △ SEARCHED FOR NOT FOUND 2" I.P. W/PLUG "S 4887" PER TMB 10/84 AND CAP "S 4887" AT CALCULATED POINT
- SEARCHED FOR NOT FOUND BRASS CAP "S4887" IN MONUMENT WELL PER TMB 10/84, RESET AT CALCULATED POSITION
- FOUND MAG NAIL IN ASPHALT, IN LIEU OF BRASS CAP MONUMENT WELL PER TMB 10/84, ACCEPTED AS POSITION OF FUTURE MONUMENT
- (M) MEASURED
- (C) CALCULATED
- (CR) CALCULATED FROM RECORD
- (P) PROPORTIONED
- ⊙ RADIAL
- ⊙ POINT OF REVERSE CURVATURE
- ||||| INDICATES ABANDONMENT OF VEHICULAR ACCESS RIGHTS.

EASEMENT NOTES

THE 80' EASEMENTS FOR ROAD PURPOSES TO INTERLAKEN AS DESCRIBED IN 484/84 O.R. DO NOT INTERSECT THE SOUTHEASTERLY LINE OF THE LEONARD AVENUE RIGHT-OF-WAY PER THE CURRENT SURVEY OF THE PROPERTY. THE FOLLOWING AFFECT A PORTION OR ALL OF THE PROPERTY THE EXACT LOCATIONS ARE NOT DISCLOSED AS OF RECORD.

- A 10' STRIP EASEMENT FOR UTILITY PURPOSES COVERING EXISTING FACILITIES TO CONVENTIAL TELEPHONE COMPANY PER 484/70 O.R.
- A 20' STRIP EASEMENT FOR UTILITY PURPOSES COVERING EXISTING FACILITIES TO JUNE LAKE PUBLIC UTILITY DISTRICT PER 484/77 O.R.
- A BLANKET EASEMENT OVER THE ENTIRE PROPERTY FOR CABLE TELEVISION PURPOSES TO MONO COUNTY TELEVISION CORPORATION PER 484/80 O.R.
- A RIGHT-OF-WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA RESERVED PER 484/88 O.R.
- UTILITY EASEMENTS TO SEE OVER ALL STREETS, HIGHWAYS AND PUBLIC PLACES AS SHOWN ON TMB 10/84 PER INSTRUMENT NO. 200009030.
- AN AGREEMENT WITH FURNER PROGRAM FOR THE FUTURE CREATION OF EASEMENTS AND OTHER OBLIGATIONS PER INSTRUMENT NO. 200009030.

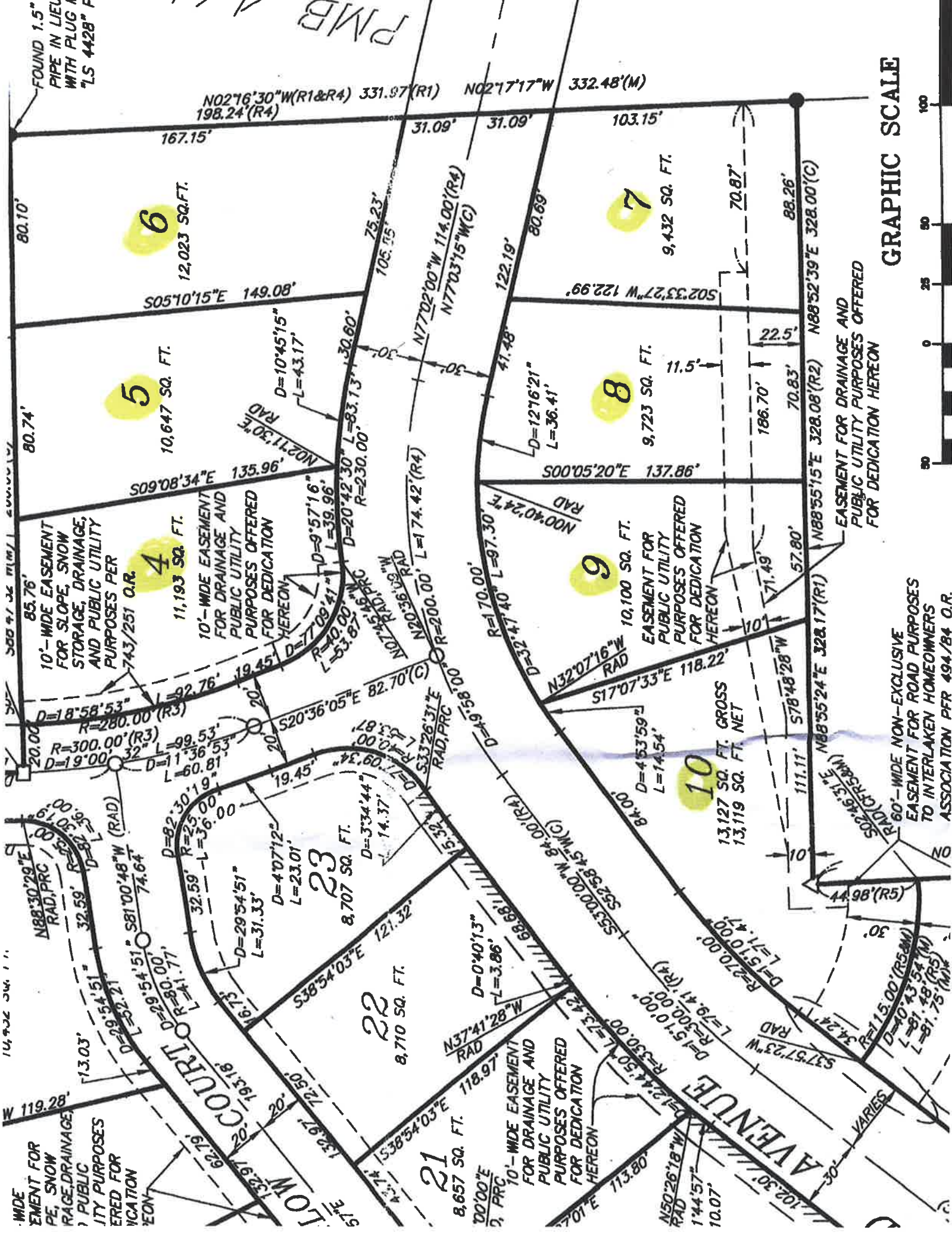
NOTE: A REBAR AND CAP OF LEAD AND TACK STAMPED "S 4887" TO BE SET AT ALL CORNERS, ANGLE POINTS, B.C.'S, E.C.'S AND P.R.C.'S UNLESS OTHERWISE NOTED

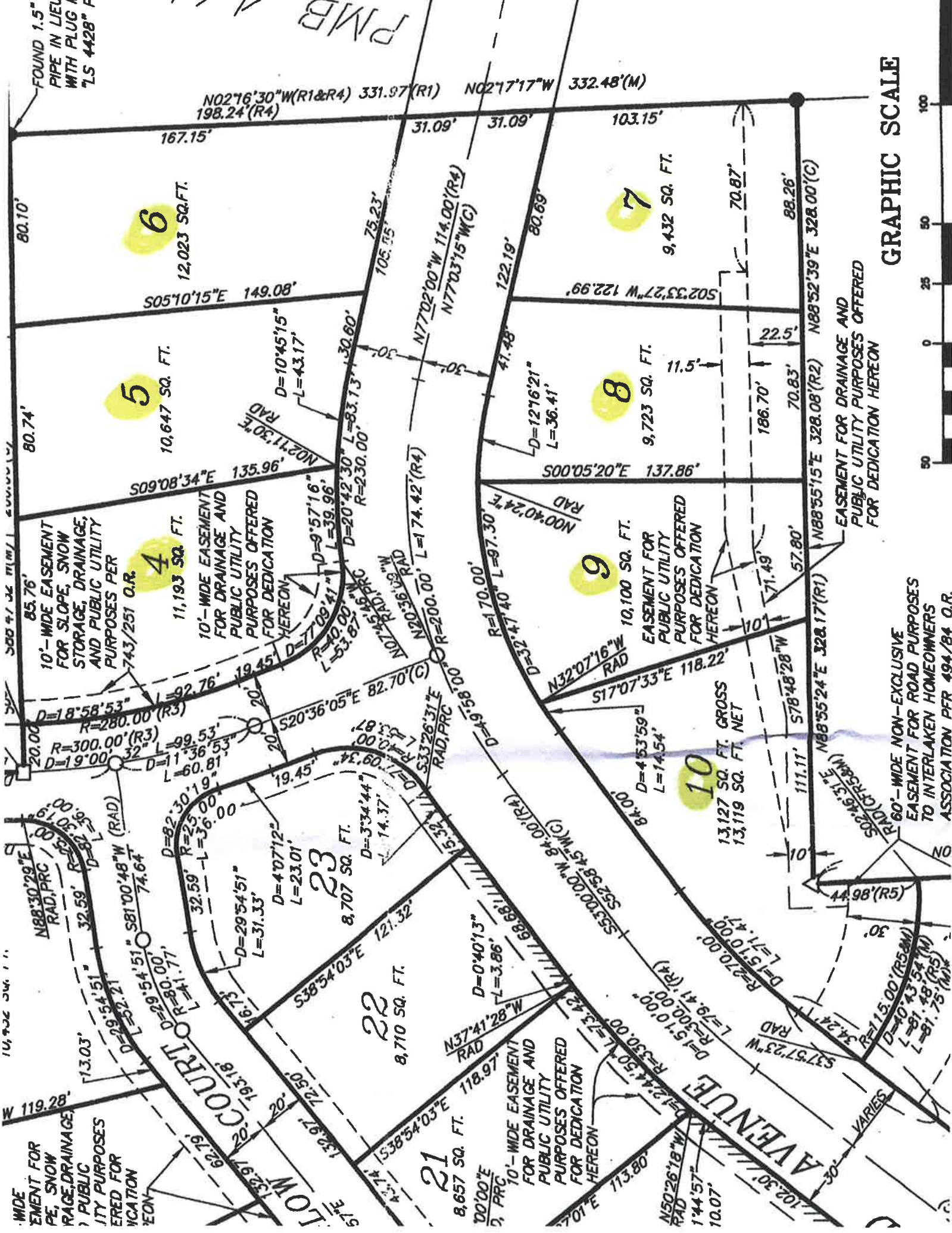


MB LOT 9/23

BOOK 10 OF TRACT MAPS AT PAGE 102B







FOUND 1.5" PIPE IN LIEU WITH PLUG N "LS 4428" P

PMB

10'-WIDE EASEMENT FOR DRIVE, DRAINAGE, STORAGE, SNOW STORAGE, DRAINAGE, AND PUBLIC UTILITY PURPOSES PER 743/251 O.R.

10'-WIDE EASEMENT FOR DRAINAGE AND PUBLIC UTILITY PURPOSES OFFERED FOR DEDICATION HEREON

10'-WIDE EASEMENT FOR DRAINAGE AND PUBLIC UTILITY PURPOSES OFFERED FOR DEDICATION HEREON

EASEMENT FOR DRAINAGE AND PUBLIC UTILITY PURPOSES OFFERED FOR DEDICATION HEREON

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60'-WIDE NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES TO INTERLAKEN HOMEOWNERS ASSOCIATION PFR 494/84 O.R.

GRAPHIC SCALE



Juli Baldwin
SECRETARY OF THE BOARD OF DIRECTORS
JUNE LAKE PUBLIC UTILITY DISTRICT

FILED IN THE OFFICE OF THE GENERAL MANAGER ACTING AS SUPERINTENDENT OF STREETS, JUNE LAKE PUBLIC UTILITY DISTRICT, THIS 10TH DAY OF SEPTEMBER

Mindy Polun
GENERAL MANAGER ACTING AS SUPERINTENDENT OF STREETS, JUNE LAKE PUBLIC UTILITY DISTRICT

THIS AMENDED ASSESSMENT DIAGRAM (HIGHLANDS), JUNE LAKE PUBLIC UTILITY DISTRICT, PRIOR TO FEBRUARY, 2001, IN BOOK 2 OF MAPS COMMUNITY FACILITIES DISTRICTS A COUNTY RECORDER OF THE COUNTY

FILED THIS 26TH DAY OF AUGUST 2001, AT THE HOUR OF 11:15 AM IN BOOK 2 OF MAPS OF ASSESSMENT DISTRICTS AT PAGE(S) 7 JUNE LAKE PUBLIC UTILITY DISTRICT RECORDER OF THE COUNTY OF MONTECALA

FEE: \$ 1.00 INST. NO.: 20011
LYNDA ROBERTS, COUNTY CLERK-RECORDER

Sharon A. Hale
BY DEPUTY, COUNTY CLERK-RECORDER-REGISTRAR
COUNTY OF MONTECALA

NOTE: FOR PARTICULARS OF THE LINE AND DIMENSIONS OF ASSESSOR'S PARCELS, REFER TO THE MAPS OF THE MONTECALA COUNTY AS RECORDED WHICH MAPS SHALL GOVERN THEREIN.

REFERENCE: FINAL TRACT MAP NO. 3

LEGEND

APPORTIONMENT

MAP REFERENCE

PREVIOUS MAP R

PREVIOUS ASSESSMENTS

PREV. MAP REF. NO.	ASSESSOR'S PARCEL NO.	PARCEL DESCRIPTION
1	108-40	18 34-26 Remainder

AMENDED ASSESSMENTS

MAP REF. NO.	ASSESSMENT ASSESSOR'S PARCEL NO.	PARCEL DESCRIPTION
1	108-40-3	FINAL MAP TRACT NO. 34-26 LOT 1
2	108-40-4	FINAL MAP TRACT NO. 34-26 LOT 2
3	108-40-5	FINAL MAP TRACT NO. 34-26 LOT 3
4	108-40-6	FINAL MAP TRACT NO. 34-26 LOT 4
5	108-40-7	FINAL MAP TRACT NO. 34-26 LOT 5
6	108-40-8	FINAL MAP TRACT NO. 34-26 LOT 6
7	108-40-9	FINAL MAP TRACT NO. 34-26 LOT 7
8	108-40-10	FINAL MAP TRACT NO. 34-26 LOT 8
9	108-40-11	FINAL MAP TRACT NO. 34-26 LOT 9
10	108-40-12	FINAL MAP TRACT NO. 34-26 LOT 10
11	108-40-13	FINAL MAP TRACT NO. 34-26 LOT 11
12	108-40-14	FINAL MAP TRACT NO. 34-26 LOT 12
13	108-40-15	FINAL MAP TRACT NO. 34-26 LOT 13
14	108-40-16	FINAL MAP TRACT NO. 34-26 LOT 14
15	108-40-17	FINAL MAP TRACT NO. 34-26 LOT 15
16	108-40-18	FINAL MAP TRACT NO. 34-26 LOT 16
17	108-40-19	FINAL MAP TRACT NO. 34-26 LOT 17
18	108-40-20	FINAL MAP TRACT NO. 34-26 LOT 18
19	108-40-21	FINAL MAP TRACT NO. 34-26 LOT 19
20	108-40-22	FINAL MAP TRACT NO. 34-26 LOT 20
21	108-40-23	FINAL MAP TRACT NO. 34-26 LOT 21
22	108-40-24	FINAL MAP TRACT NO. 34-26 LOT 22
23	108-40-25	FINAL MAP TRACT NO. 34-26 LOT 23
24	108-40-26	FINAL MAP TRACT NO. 34-26 LOT 24
25	108-40-27	FINAL MAP TRACT NO. 34-26 LOT 25
26	108-40-28	FINAL MAP TRACT NO. 34-26 LOT 26
27	108-40-29	FINAL MAP TRACT NO. 34-26 LOT 27
28	108-40-30	FINAL MAP TRACT NO. 34-26 LOT 28
29	108-40-31	FINAL MAP TRACT NO. 34-26 LOT 29
30	108-40-32	FINAL MAP TRACT NO. 34-26 LOT 30
31	108-40-33	FINAL MAP TRACT NO. 34-26 LOT 31
32	108-40-34	FINAL MAP TRACT NO. 34-26 LOT 32
33	108-40-35	FINAL MAP TRACT NO. 34-26 LOT 33
34	108-40-36	FINAL MAP TRACT NO. 34-26 LOT 34
35	108-40-37	FINAL MAP TRACT NO. 34-26 LOT 35
36	108-40-38	FINAL MAP TRACT NO. 34-26 LOT 36
37	108-40-39	FINAL MAP TRACT NO. 34-26 LOT 37
38	108-40-40	FINAL MAP TRACT NO. 34-26 LOT 38
39	108-40-41	FINAL MAP TRACT NO. 34-26 LOT 39
40	108-40-42	FINAL MAP TRACT NO. 34-26 LOT 40



Richard Kopycky
Richard Kopycky

RECEIVED
JAN 11 2005

11/1/05
SEALERS

Handwritten initials/signature

**MONO COUNTY COMMUNITY DEVELOPMENT
DEPARTMENT
Planning Division**

NOTICE OF TENTATIVE TRACT MAP APPROVAL

TENTATIVE TRACT MAP # 34-26

APPLICANT: Larson

ASSESSOR'S PARCEL NUMBER: 15-010-79

PROJECT LOCATION: The property is located along the intersection of Leonard Avenue and Highland Drive in West Village, June Lake.

You are hereby notified that the Mono County Board of Supervisors did on January 4, 2005, hold a public hearing to hear any and all testimony relative to the approval of Tentative Tract Map 34-26 and did approve the map for a period of twenty-four (24) months, subject to the following conditions.

**Please refer to the attached
Conditions of Approval #1 through 44**

A final map, which includes compliance with the foregoing conditions, may be submitted for final approval prior to its expiration. Failure to file the final map within twenty four (24) months after the above approval will nullify all approvals; except that such time limitation may be extended by the Planning Commission. Written application for such extension must be made to the Executive Secretary to the Planning Commission or Clerk to the Board no later than forty five (45) days prior to expiration of the tentative map. Extensions may be granted for a one-year period, or successive one-year period, not to exceed a total of three (3) additional years.

DATE OF EXPIRATION: 01/04/07

DATED: January 4, 2005

- cc: Applicant
- Engineer
- Assessor's Office
- Public Works
- Environmental Health

**Note tract condition
44*