

**Mono County  
Community Development Department**

PO Box 347  
Mammoth Lakes, CA 93546  
760-924-1800, fax 924-1801  
commdev@mono.ca.gov

**Planning Division**

PO Box 8  
Bridgeport, CA 93517  
760-932-5420, fax 932-5431  
www.monocounty.ca.gov

**USE PERMIT  
APPLICATION**

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

**APPLICANT/AGENT** Terry Lee Heaton / Connie Lear

ADDRESS 24 W. Granite Ave. CITY/STATE/ZIP June Lake, Ca 93555

TELEPHONE ( 760 ) 375-2024 E-MAIL heatontl@gmail.com

**OWNER**, if other than applicant Terry Lee Heaton

ADDRESS 2143 W. Ridgecrest Blvd. CITY/STATE/ZIP Ridgecrest, Ca 93555

TELEPHONE ( 760 ) 375-2024 E-MAIL heatontl@gmail.com

**PROPERTY DESCRIPTION:**

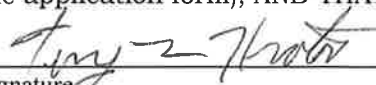
Assessor's Parcel # 015-130-005-0000 General Plan Land Use Designation MFR-HIGH DENSITY

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

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

Applacation for Transiant Rental Permit  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
Signature

9-21-19  
Date

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**PROJECT INFORMATION**

(To be completed by applicant or representative)

NOTE: Please answer all questions as accurately and completely as possible to avoid potential delays in processing. Attach additional sheets if necessary.

**I. TYPE OF PROJECT** (check any permit(s) requested):

- Director Review    Use Permit    Lot Line Adjustment    Land Division (4 or fewer)  
 Subdivision    Specific Plan    Variance    General Plan Amendment  
 Other   Application for Transient Rental agreement

APPLICANT Terry Lee Heaton

PROJECT TITLE Owner

LOT SIZE (sq. ft./acre) 4992 sq. ft.   ASSESSOR'S PARCEL # 015-130-005-0000

PROJECT LOCATION 24 W. Granite Ave. June Lake, Ca

Has your project been described in detail in the project application?   Yes    No

Please Specify:

Number of Units 1   Building Height/# of floors 2 story  
Number of Buildings 1   Density (units/acre) \_\_\_\_\_

Total lot coverage/impervious surface (sq. ft. & %) 830 sq. ft. 15%

a. Buildings (first-floor lot coverage /sq. ft. & %) 693 sq. ft.

b. Paved parking & access (sq. ft. & %) 0 sq. ft.

Landscaping/screening and fencing:

a. Landscaping (sq. ft. & %) 0 sq. ft.

b. Undisturbed (sq. ft. & %) 4162 sq. ft. 85%

Total parking spaces provided:

a. Uncovered 2

b. Covered \_\_\_\_\_

c. Guest/Handicapped \_\_\_\_\_

**II. SITE PLAN**

Are all existing and proposed improvements shown on the Plot Plan (see attached Plot Plan Requirements)?   Yes    No

**III. ENVIRONMENTAL SETTING**

Use one copy of the Tentative Map or Plot Plan as needed to show any necessary information. Attach photographs of the site, if available.

*More on back...*

1. VICINITY MAP:

Attach a copy of assessor's parcel pages or a vicinity map showing the subject property in relation to nearby streets and lots or other significant features.

2. EXISTING DEVELOPMENT:

Vacant  If the site is developed, describe all existing uses/improvements such as structures, roads, etc. Does the Plot Plan show these uses? Yes  No   
2 story single family home

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) W. Granite Ave

Paved  Dirt  No existing access

Are there any private roads, drives or road easements on/through the property?  
Yes  No

Has an encroachment permit been submitted to Public Works or Caltrans? Yes  No

Does the property have any existing driveways or access points? Yes  No

Are any new access points proposed? Yes  No

Does the Plot Plan show the driveways or access points? Yes  No

Describe the number and type of vehicles associated with the project POV parking for 2 cars

4. ADJACENT LAND USES:

A. Describe the existing land use(s) on adjacent properties. Also note any major man-made or natural features (i.e., highways, stream channels, number and type of structures, etc.).

<u>LAND USE</u>	<u>LAND USE</u>
North <u>W. Granite Ave.</u>	South <u>Vacant</u>
East <u>Vacant</u>	West <u>Multi family dwelling</u>

B. Will the proposed project result in substantial changes in pattern, scale or character of use in the general area? Yes  No  If YES, how does the project propose to lessen potential adverse impacts to surrounding uses? \_\_\_\_\_

5. SITE TOPOGRAPHY:

Is the site on filled land? Yes  No  Describe the site's topography (i.e., landforms, slopes, etc.) The land fill was done many years ago 1926 is when the original house was built. The lot slopes towards Granite Ave

6. DRAINAGES:

A. Describe existing drainage ways or wetlands on or near the project site (i.e., rivers, creeks and drainage ditches 12" or deeper and/or within 30' of the property) A drainage ditch runs diagonal across the property , building was allowed by variance

B. Are there any drainage easements on the parcel? Yes  No

C. Will the project require altering any streams or drainage channels? Yes  No  If YES, contact the Department of Fish and Game for a stream alteration permit. IF YES TO ANY OF THE ABOVE, show location on plot plan and note any alteration or work to be done within 30 feet of the stream or drainage.

7. VEGETATION:

A. Describe the site's vegetation and the percentage of the site it covers (map major areas of vegetation on the Plot Plan) Natural grasses 70 %

B. How many trees will need to be removed? 0

- C. Are there any unique, rare or endangered plant species on site? Yes  No
- D. Has the site been used for the production of agricultural crops/trees or grazing/pasture land in the past or at the present time? Yes  No
- E. Is landscaping/planting of new vegetation proposed? Yes  No

8. WILDLIFE:

- A. Will the project impact existing fish and wildlife? Yes  No   
Describe existing fish and wildlife on site and note any proposed measures (if any) to avoid or mitigate impacts to fish and wildlife none

- B. Are there any unique, rare or endangered animal species on site? Yes  No

9. CULTURAL RESOURCES:

- A. Are there any cemeteries, structures or other items of historical or archaeological interest on the property? Yes  No  Specify \_\_\_\_\_

10. SITE GRADING:

- A. Will more than 10,000 square feet of site area be cleared and/or graded? Yes  No  If YES, how much? \_\_\_\_\_
- B. Will the project require any cuts greater than 4' or fills greater than 3'? Yes  No
- C. Will the project require more than 200 cubic yards of cut or fill? Yes  No  If YES, how much? \_\_\_\_ If YES to A, B or C, contact the Department of Public Works for a grading permit.
- D. Will site grading of 10% or more occur on slopes? Yes  No
- E. Note any measures to be taken to reduce dust, prevent soil erosion, or the discharge of earthen material off site or into surface waters N/A

11. AIR QUALITY:

- A. Will the project have wood-burning devices? Yes  No  If YES, how many? 1
- B. What fuel sources will the proposed project use? Wood  Electric  Propane/Gas
- C. Will the proposal cause dust, ash, smoke, fumes or odors in the vicinity? Yes  No

12. VISUAL/AESTHETICS:

- A. How does the proposed project blend with the existing surrounding land uses?  
This is a transient rental request
- B. How does the proposed project affect views from existing residential/commercial developments, public lands or roads? no affect
- C. If outdoor lighting is proposed, describe the number, type and location 3 porch lights  
all lights are to code and meet code dark sky requirements

13. NATURAL HAZARDS:

- A. Is the site known to be subject to geologic hazards such as earthquakes, landslides, mudslides, ground failure, flooding, avalanche or similar hazards? Yes  No   
(Circle applicable hazard[s]).
- B. Will any hazardous waste materials such as toxic substances, flammables or explosives be used or generated? Yes  No
- C. Does the project require the disposal or release of hazardous substances? Yes  No
- D. Will the project generate significant amounts of solid waste or litter? Yes  No



**NOTES**

- All work shall conform to the 2013 California Building Codes, based on the 2013 International Building Code, 2013 California Plumbing Code, 2013 California Mechanical Code, and the 2013 National Electrical Code.
- Combination Smoke / Carbon Monoxide Detectors to be supplied/placed @ all bedrooms, corridors leading to bedrooms, above top of doors and at least one at every level. They shall be hardwired to a primary power source and be supported by battery back-up, wire to audible alarm system (CRC R315.1).
  - Smoke detectors to be hard wired to primary power source and must be equipped with battery back-up. Detectors to be wired together as to sound alarm system that is audible in all areas of the dwelling.
  - 1pg detectors to be hard wired to primary power source and must be equipped with battery back-up; as well as commonly wired to other detectors so as to sound alarm system that is audible in all areas of the dwelling.
- Use 1 - layer 5/8" type "X" Gyp. Bd. @ Garage walls & Ceiling. All joints to be taped and sealed, joint finish. Provide for occupancy separation as installed per 2013 CBC requirements.
- All interior walls to be 2 X 4, U.N.O.
- All exterior walls to be 2 X 6, U.N.O.
- All dimensions on plans override actual scale; contractor to contact Designer prior to any changes or deviations from plan.
- Any new wood construction or framing required per plan shall meet or exceed any requirements of 2013 CBC, 2012 International Code.
- Any doors that have glazing are required to be tempered glass.
- Any windows or glazing with in 2'-0" from end of door swing to be tempered.
- All egress windows may exceed the following dimensions: Clear openable area of 5.7 sq ft. Clear width of 20" min. and a Clear Height of 24" min. Not to exceed 44" above finished floor per C.D.C. section 1026/ CDC, R-310.
- All LPG appliances to be directly vented to roof or exterior termination; addressing all requirements per Mfr. specifications.
- Provide LPG Sensor/Alarm @ all appliances and lowest point of floor area, and provide @ subfloor, wire to audible alarm system.
- Proposed FAU to be YORK-TM9V 80,000 btu/hr., LPG, 96% AFUE. All LPG supply and drains required by manufacturer. Located within existing mechanical platform in Residence, refer to plan for location.
- Proposed water heater by BRADFORD-WHITE 74 GAL., LPG, 92% EFT, located in Mech. platform to be plumbed into recirculating pump @ location in Garage.
- All windows at exterior to be Aluminum tempered, dual pane, thermally broken 42 AFUE, minimum.
- All new glazing shall be installed with labels which shall remain in place for inspection.
- Provided all required LPG drains, venting per Mfr. @ Mechanical appliances, to allow jurisdiction for equipment at their specific locations and brought to exterior via Class B vent for exhaust or PVC for liquids.
- Ceramic, fiber-reinforced, fiber-mat reinforced cement, glass mat gypsum or fiber-reinforced gypsum backers shall be used in a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas (CRC R702.4.2)
- The residence shall have address numbers placed in a position that is plainly legible from the street or road fronting the property. Numbers shall contrast with background, be Arabic or alphabetical letters and a minimum of 4" high with a minimum stroke of 3/8" (CRC R319.1).
- Per practice through Design Dimension, suggests Gas and Carbon Monoxide detectors need to be verified/installed throughout the residence per CRC R314.3, etc. Liquid Propane Gas sensors need to be located in the lowest point of the residence and lowest point of any under floor crawl space and connected to an audible alarm within the living area(s). Carbon monoxide detectors (or combo smoke/monoxide detectors) are needed within 20' of combustion appliances including, Natural gas, Propane, woodstoves, etc., in close proximity to the bedroom. Carbon monoxide alarms to be "listed" as complying with UL 2034 and UL 2075. CRC R315.3
- All exterior Glue Laminated Beams to be protected from elements with roof cover and treated with a minimum of Semi-Transparent oil based stain.
- All exterior mounted vents for Bathroom fans, Kitchen hoods, clothes dryer, to be protected with a metal back draft damper that is fit into the wall mounted GL, ICBO approved protected appropriate device. The vent termination should be water tight and painted to match exterior.
- Where valley flashing is installed, the flashing shall not be less than .019-inch, 26 gage galvanized steel or match color of drip edge metal corrosion-resistant metal installed over not less than one layer of minimum 72-pound mineral-surfaced non-perforated cap sheet complying with ASTM D 3909, at least 36" wide running the full length of the valley.
- Site information provided by owner.
- All wood exposed to weather shall be of preservative-treated per CRC R317.1. Further, connectors for pressure treated or fire retardant treated wood are hot-dipped zinc coated galvanized steel, stainless steel, aluminum bronze or copper. Coating types shall be per manufacturer recommendations or as a minimum can be mechanically deposited zinc-coated galvanized steel. CRC R317.3
- All adhesives, sealants, caulking, paints and coatings shall not exceed the limits specified in CGBSC Sections 4.504.2.1.
- At the time of final inspection, an Operation and Maintenance manual shall be provided to the building occupant or owner describing (CGBSC Section 4.410)
- At the time of rough installation or during storage on the construction site and until final startup of the heating and cooling equipment, all ducts and other air related distribution components shall be covered with tape, plastic, sheet metal or other methods acceptable to reduce the amount of dust or debris which may collect in the system.
- All egress windows must exceed the following dimensions: Clear openable area of 5.7 Sq Ft, clear openable width of 20" and clear openable height of 24". Not to exceed 44" above finish floor.
- All exterior windows and exterior doors to be dual glazed with "owner approved" color. Windows are to be of a Alum. thermally broken manufactured frame. All exterior doors to be dual pane tempered glass. Refer to plans to verify windows that are to be tempered.

**WILDLAND URBAN INTERFACE REQUIREMENTS**

- This project shall comply with the Wildland Urban Interface standards in the high hazard zone and meet the required fire protection measures of California building code Chapter 7A. All fire protection, under-floor and attic vents, exterior wall awnings, decks/decking and underfloor projections, etc shall be in accordance with standard SPM-12-7A-1.
- Construction to be completed following Fire & Life Safety review to guidelines in accordance with Chapter 14, 2013 California Fire Code.
- An approved Spark arrestor will be required for all Fireplaces, Barbecues, or other heaters in which solid or liquid fuels are used.
- Building address must be on a contrasting background, 4 inches in size, located in the vicinity of the Garage, and be readily visible and legible from the road serving the structure. Numbers shall contrast with background, be Arabic or Alphabetical letters a minimum of 4 inches tall with a minimum stroke of 1/2".
- All exterior wood products must comply with the construction materials certified by the State Fire Marshal's Office and identified in the "WUI Products Handbook" and installed in compliance with the Chapter 7A of the 2013 California Building Code.
- Defensible Space: Maintain 10ft. radius from building per Wildland Urban Interface fire resistive construction requirements. Further information provided via Chapter 7A stating that the defensible space will be reduced dependent upon the proposed Fire Rating of the proposed Structure and proposed openings.

**2013 CRC R327 WILDLAND-URBAN INTERFACE (L.W.U.I.C.)**

ALL EXTERIOR MATERIALS TO COMPLY WITH THE WILDLAND-URBAN INTERFACE BUILDING STANDARDS 2013 CRC R327, REQUIREMENTS FOR THE DEFENSIBLE SPACE OF THE PROJECT TO BE PER CRC 4294 AND IN ACCORDANCE WITH CRC 4294.

**EXTERIOR WALL FIRE EXPOSURE (CRC 2013 R327)**

- ROOFING (CRC 2013 SECT. R327.5)**
- ROOF SHALL COMPLY WITH R327.5 AND CRC 2013 R902.
  - WHERE ROOFING PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF SHEATHING, THE ROOFING SHALL BE INSTALLED PER CRC 2013 R327.5.2.
  - ROOF VALLEYS SHALL COMPLY WITH CRC 2013 R327.5.3, VALLEY FLASHING SHALL BE 26 GA. GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72-POUND MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36 INCHES WIDE RUNNING THE FULL LENGTH OF THE VALLEY- IN ADDITION TO THE UNDERLAYMENT ALREADY REQUIRED.
  - NOTE: USE NO 22 GALVANIZED SHEET CORROSION-RESISTANT ANODIZED, IN HIGH SNOW LOAD APPLICATIONS.
  - ROOF GUTTERS SHALL COMPLY WITH CRC 2013 R327.5.4. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

**EAVES (CRC 2013 SECT. R327.7.4)**

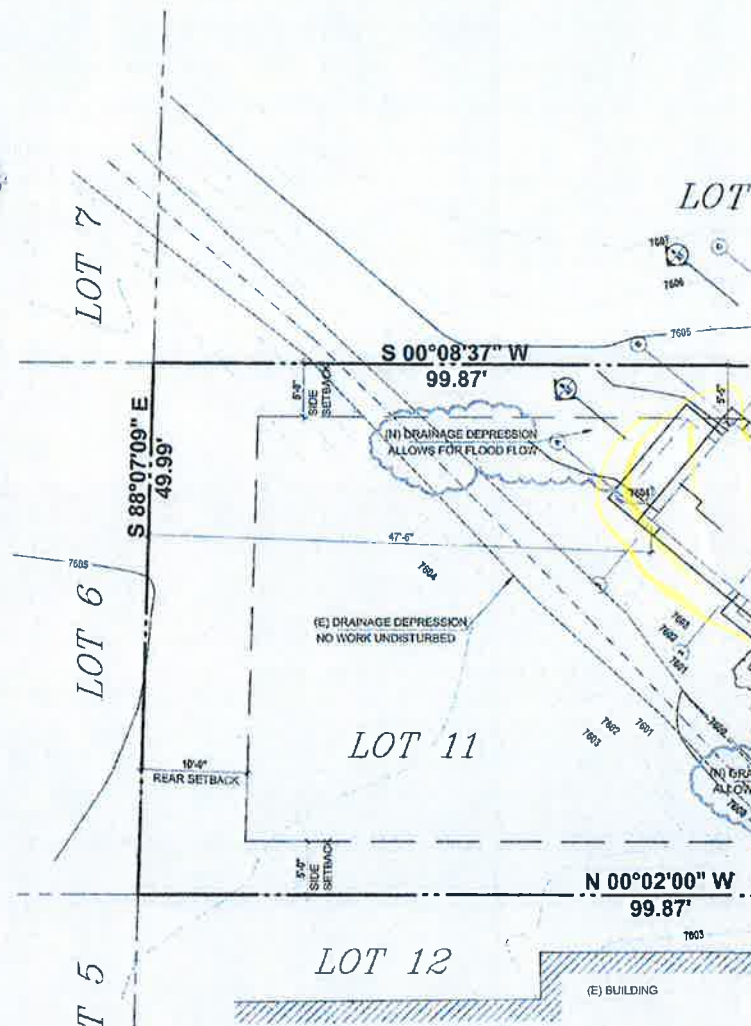
- EAVES AND SOFFITS SHALL BE PROTECTED ON THE EXPOSED UNDERSIDE BY IGNITION RESISTANT MATERIALS APPROVED FOR A MINIMUM OF 1-HOUR RATED CONSTRUCTION 2X NOMINAL DIMENSIONED LUMBER, 1X NOMINAL FIRE RETARDANT LUMBER, OR 3/4" FIRE RETARDANT PLYWOOD PRODUCT.
- FASCIAS ARE REQUIRED AND SHALL BE IGNITION RESISTANT, 1-HOUR RATED, OR OF 2X NOMINAL DIMENSIONAL LUMBER.

**VENTS (CRC 2013 SECT. R327.6)**

- ALL ROOF VENTILATION OPENINGS SHALL BE IN ACCORDANCE WITH 2013 CRC R327.6 SEE ROOF VENTING CALCULATIONS / ATTIC AREA 1/150 FOR VENTED AREA.
- ROOF AND ATTIC VENTS MUST BE CORROSION RESISTANT AND MADE OF NON-COMBUSTIBLE MATERIAL WITH 1/8 INCH MESH (MAX.).
- EAVE AND CORNICE VENTS CAN ONLY BE USED IF THEY ARE APPROVED TO RESIST THE INTRUSION OF FLAME AND BURNING EMBERS PER 2013 CRC R327.6.2

**TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES**

- All finished grades adjacent to structures shall be sloped away at a minimum slope of 1% to be generated from structure and sloping down (out) and away to diversion control basin or approved retention basin.
- Any and all excavated soil shall be removed from Job Site or stored on Job Site until stabilized with approved Hay wadde rolls or with Fiber rolls.
- Erosion and Sediment control measures as shown and noted on plans are meant to meet the intent of the California Regional Water Control Board-Lahontan Region, Resolution 6-91-92 requirements.
- Cut and Fill slopes shall not exceed a ratio of (2:1) two units horizontal to one unit vertical.



(E) BUILDING