

**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

**DIRECTOR REVIEW
APPLICATION**

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

APPLICANT/AGENT DENNIS & LORIE ISOM

ADDRESS MM 26, HWY 359 CITY/STATE/ZIP HAWTHORNE, NV

TELEPHONE (775) 312 0195 E-MAIL dennis@icrss.com

OWNER, if other than applicant SAME

ADDRESS _____ CITY/STATE/ZIP _____

TELEPHONE (_____) _____ E-MAIL _____

DESCRIPTION OF PROPERTY:

Assessor's Parcel # 019-040-024-000 General Plan Land Use Designation RESIDENTIAL

PROPOSED USE: Applicant(s) should describe the proposed project in detail, using additional sheets if necessary. Note: An incomplete or inadequate project description may delay project processing.

PREFABRICATED "INTERSHELTER" DOME STORAGE
BLDG., 20' DIAMETER X 12' HEIGHT ON ENGINEERED
CONCRETE SLAB. LOT #27, EASY STREET, VIRGINIA
LAKES, CALIFORNIA

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

[Signature]
Signature

01/21/22
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 STORAGE BLDG.

APPLICANT DEANIS E LORIE ISOM

PROJECT TITLE "INTERSHELTER" PREFAB STORAGE DOME

LOT SIZE (sq. ft./acre) 10,000 SQFT ASSESSOR'S PARCEL # 019-040-024-000

PROJECT LOCATION LOT 27 EAST STREET VIRGINIA LAKES

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

Please Specify:

Number of Units 1 Building Height/# of floors 12'
Number of Buildings 1 Density (units/acre) 441 SQ FT.

Total lot coverage/impervious surface (sq. ft. & %) 444 SQ FT. 0.444%
a. Buildings (first-floor lot coverage /sq. ft. & %) 444
b. Paved parking & access (sq. ft. & %) Ø

Landscaping/screening and fencing:

a. Landscaping (sq. ft. & %) Ø
b. Undisturbed (sq. ft. & %) f

Total parking spaces provided:

a. Uncovered 4
b. Covered Ø
c. Guest/Handicapped NA

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

WATER, SEWER SEPTIC TANK

3. ACCESS/CIRCULATION:

Name of Street Frontage(s) EASY STREET

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 1 - PICKUP TRK

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.).

LAND USE

LAND USE

North PRIVATE LOT

South PRIVATE LOT

East PRIVATE LOT

West PRIVATE LOT

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.) _____

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) _____

NONE

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 LODGE POLE TREES

- 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 _____

- 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 NONE

11. AIR QUALITY:

- A. Will the project have wood-burning devices? Yes No If YES, how many? _____
- 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?
BLEND PERFECTLY WITH LANDSCAPE
- 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 NONE

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

E. Will there be a substantial change in existing noise or vibration levels? Yes No

If YES to any of the above, please describe _____
More on back...

14. OTHER PERMITS REQUIRED:

List any other related permits and other public approvals required for this project, including those required by county, regional, state and federal agencies:

- Encroachment Permits from *Public Works or Caltrans*.
- Stream Alteration Permit from *Department of Fish and Game*
- 404 Wetland Permit from *Army Corps of Engineers*
- Grading Permit from *Public Works*
- Building Permit from *County Building Division*
- Well/Septic from *County Health Department*
- Timber Land Conversion from *California Department of Forestry*
- Waste Discharge Permit from *Lahontan Regional Water Quality Control Board*
- Other _____

IV. **SERVICES**

1. Indicate how the following services will be provided for your project and the availability of service.

Electricity NONE
Underground Overhead (Show location of existing utility lines on Plot Plan)

Road/Access EXISTING

Water Supply EXISTING

Sewage Disposal EXISTING

Fire Protection NONE

School District NONE

2. If an extension of any of the above is necessary, indicate which service(s), the length of extension(s), and the infrastructure proposed _____

CERTIFICATION: I hereby certify that I have furnished in the attached exhibits the data and information required for this initial evaluation to the best of my ability, and that the information presented is true and correct to the best of my knowledge and belief. I understand that this information, together with additional information that I may need to provide, will be used by Mono County to prepare a Specific Plan in compliance with state law.

Signature  Date 4/21/22

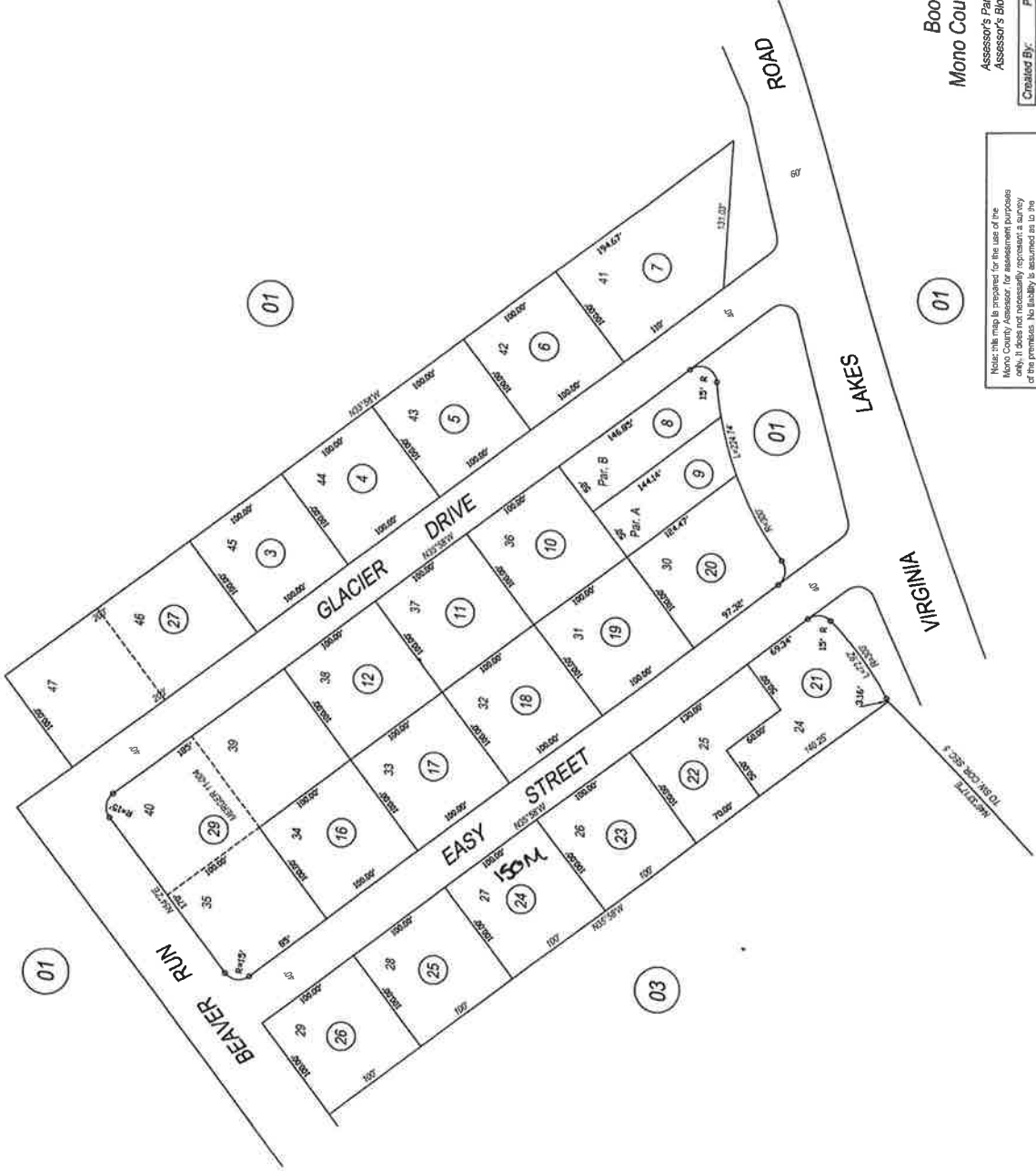
For _____

NOTE: Failure to provide any of the requested information will result in an incomplete application and thereby delay processing.

POR. SW1/4 SW1/4 SEC. 5, T.2N., R.25E., M.D.B.&M.
 VIRGINIA LAKES SUBDIVISION NO. 2
 M.O.R. Bk.2, Pg. 55

Tax Rate Area
 51-06

19-04



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 land and is not intended to be a warranty of accuracy or authority of the data shown herein.

Book 19, Page 04
 Mono County Assessor's Map

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

Created By: P. Elstrom
 Created On: 4-16-2012
 Revised By: JDL Mapping
 Revised On: 4-16-2012

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**PLOT PLAN
CHECKLIST**

Lack of a plot plan or any of the required information will delay the review of your plans by the Planning Division.

PLOT PLANS MUST INCLUDE:

- Name/address/phone number of owner, applicant, plan preparer
- North arrow, scale (1"=20', etc.)
- Assessor's Parcel Number (APN)
- Location/name of boundary streets, surface waters and recorded easements on property (include type and size of any easements)
- Dimensioned property lines/project boundary lines
- Location/outside dimensions/use of proposed structures, driveways, parking areas -- distance between structures and setbacks to all property lines and surface waters
- Contour lines if the property is in a flood zone

PLOT PLANS MUST ALSO INCLUDE THE FOLLOWING, if applicable:

- Location/outside dimensions/use of existing structures: distance between structures and setbacks to all property lines and surface waters
- Location and name of surface waters within 50 feet of property
- Location of utility lines 115 kV or greater within 35 feet of property
- Unusual site features (e.g., hilly terrain, drainages) on property

NOTE: New development in the Swall Meadows area are required to submit a Wheeler Crest Design Review application.

The items checked above have been included on the submitted plot plan.



Signature of Applicant



Date

Subject RE: Intershelter dome assembly animation.mp4
Sender Jason Davenport <jdavenport@mono.ca.gov>
Recipient dennis@icrss.com <dennis@icrss.com>
Date 03/23/2022 15:17



Dennis,

Upon discussion and review among Community Development Department Divisions we have come up with the following options.

Installation of a permanent structure over 120 sq ft with intent to occupy or use as habitation:

- 1) Submit full permit application for new single family residence. ---Heidi / Permit Tech (760) 924-1800
- 2) Structure must meet requirements for a dwelling unit as per the California Building Code.
- 3) Structure must meet requirements for life and safety as per California Building Code including emergency egress and fire sprinklers systems.
- 4) Structure must meet requirements for California Energy Code.
- 5) Structure must meet local design criteria for structural design including foundation.
- 6) Setbacks must be compliant with land use designation and California Fire Code.

Installation of a permanent structure over 120 sq ft for utility use (storage) prior to a primary use

- 1) Contact Planning Department for modification of Directors Review to allow secondary use prior to the Main use. Scott Burns / Planning (760) 924-1807
- 2) Submit Minor Building Permit application for utility structure
- 3) Structure must meet local design criteria for snow, wind and seismic.
- 4) Structure must have engineer approved foundation or earth attachment complying with local design criteria.

Regards

Jason Davenport
Mono County Community Development
Building Inspector / Plans Examiner
Office: (760) 932-5433

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

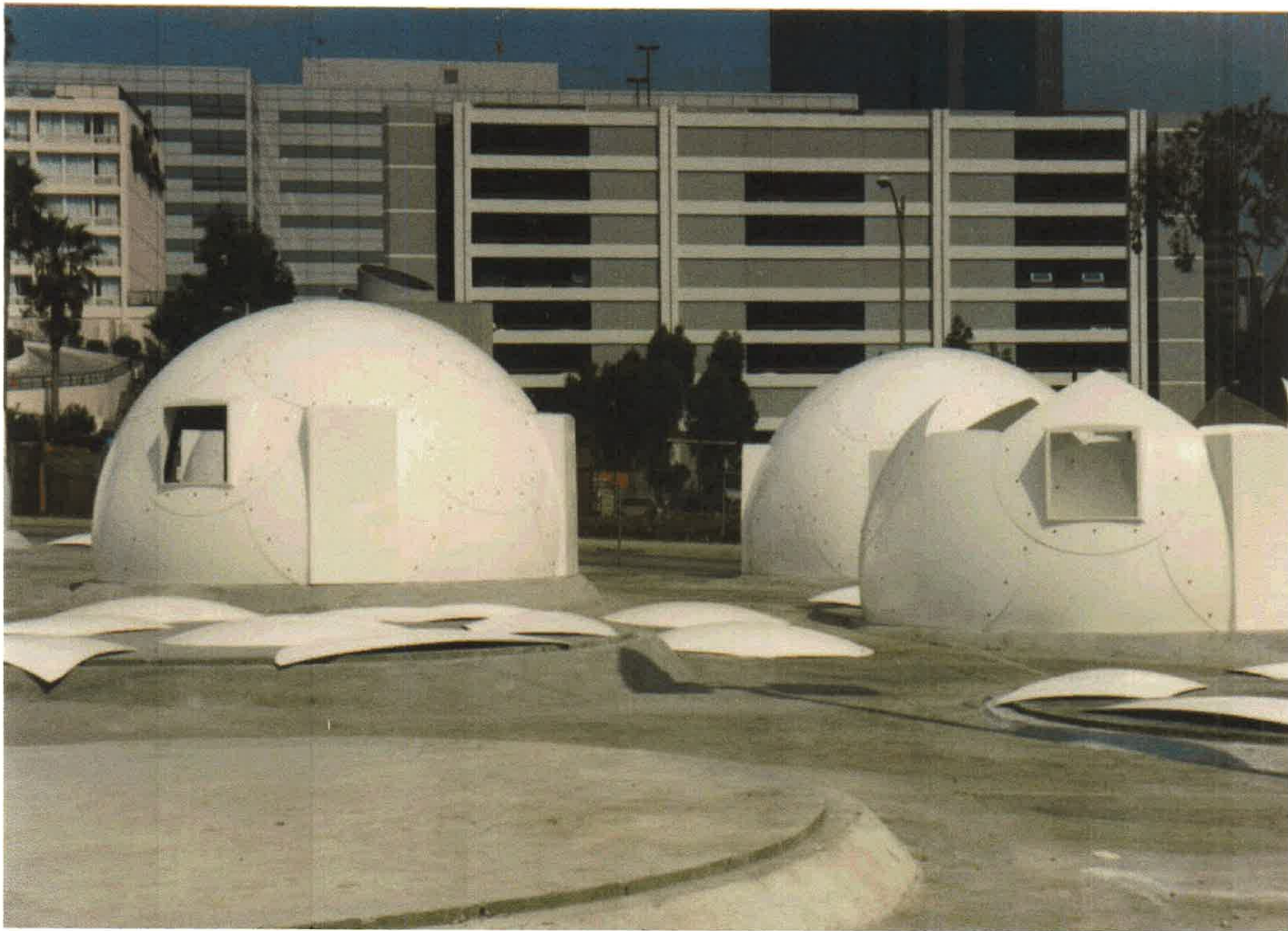
From: Dennis Isom <dennis@icrss.com>
Sent: Wednesday, March 23, 2022 9:11 AM
To: Jason Davenport <jdavenport@mono.ca.gov>
Subject: RE: Intershelter dome assembly animation.mp4
Importance: High

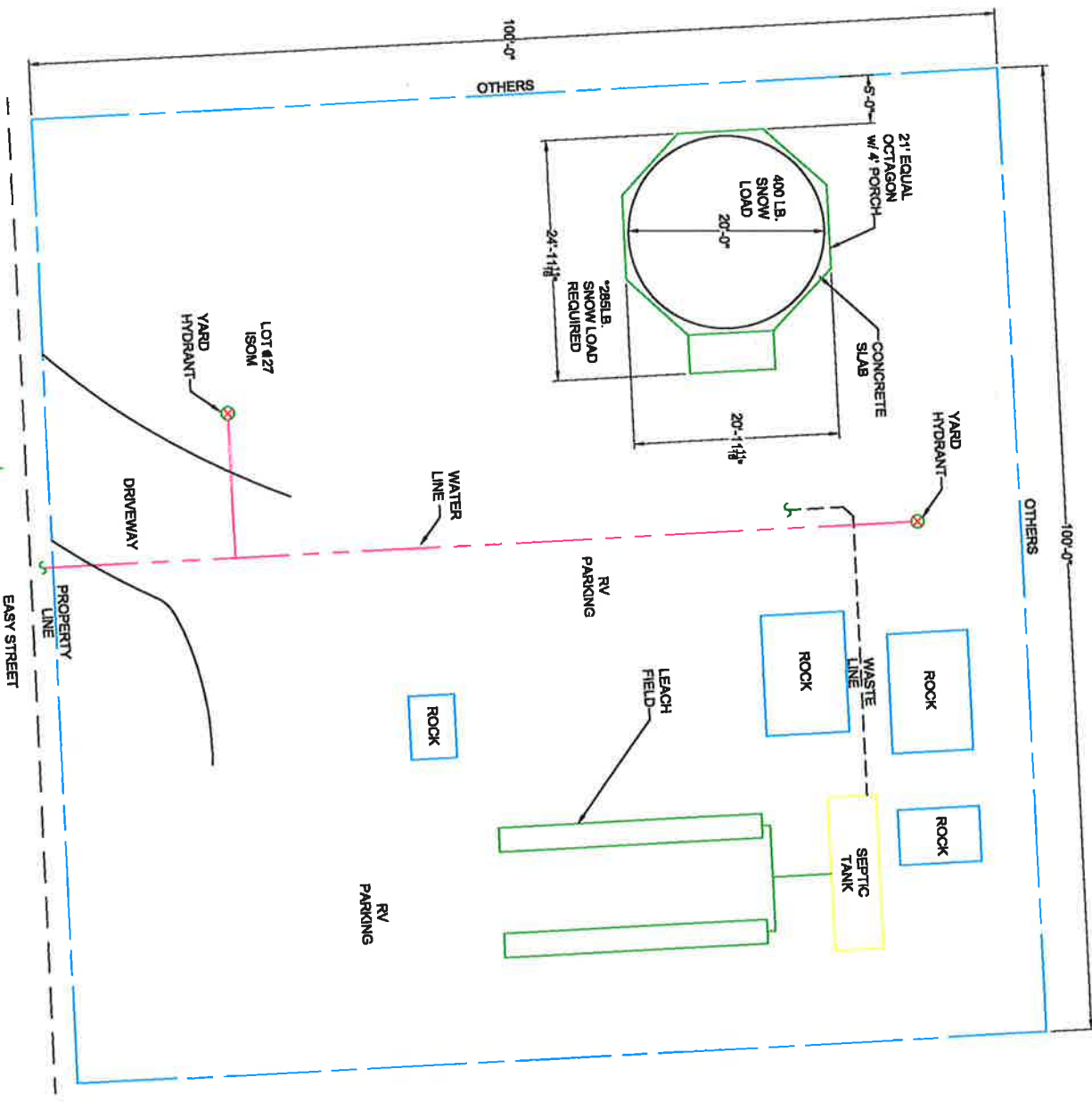
[EXTERNAL EMAIL]

Jason,

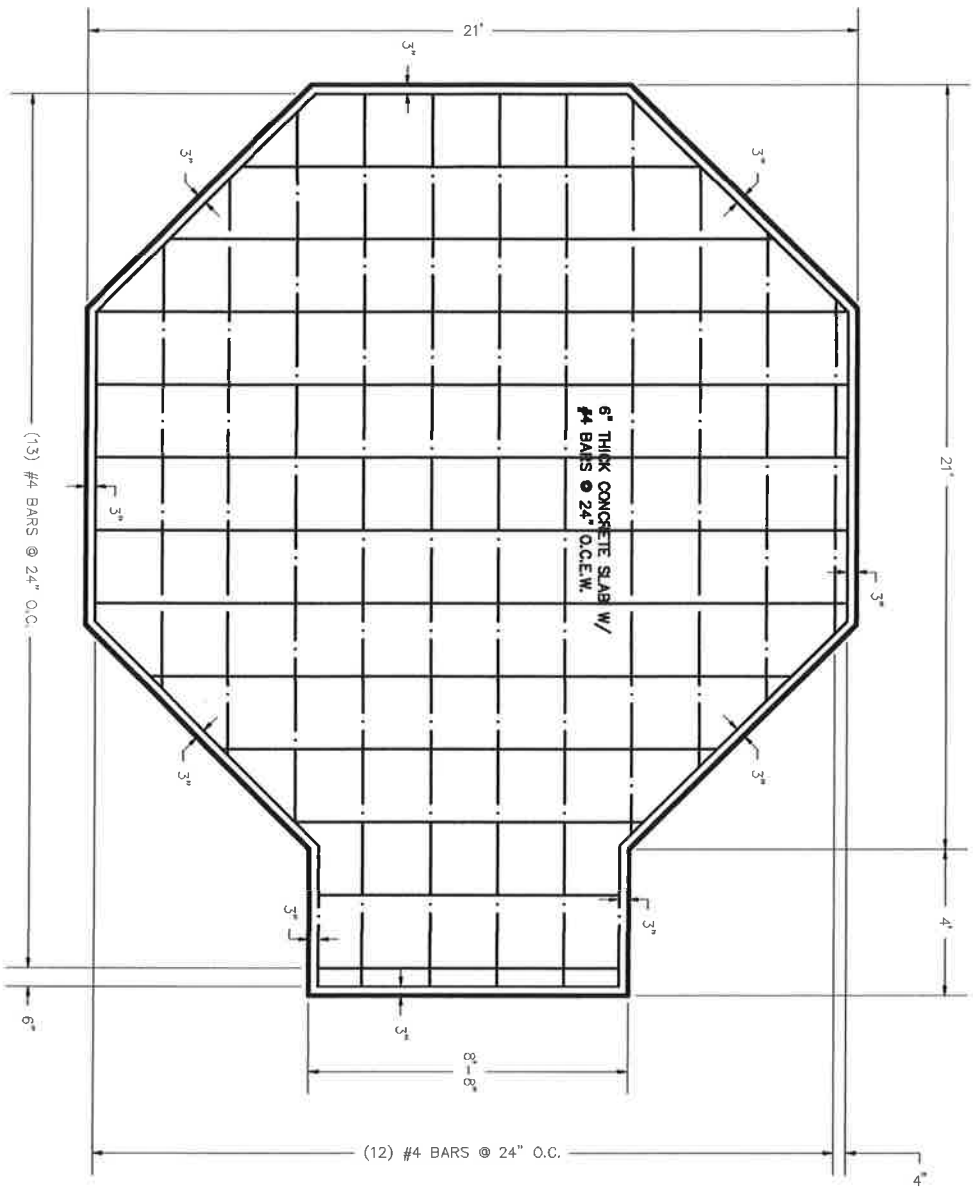
We have septic and take our camp trailer up there and we also, have a port-a-potty placed there every year by Mammoth Disposal. We also, have a patio with table and chairs and do all our cooking outside. Thanks for all your help.

Regards,
Dennis Isom (775) 312-0195 Cell





CONCRETE SLAB FOR INTER-SHELTER DOME



CONSTRUCTION NOTES:
 1. MINIMUM CONCRETE STRENGTH SHALL BE 2,500 PSI

FOUNDATION PLAN
 SCALE: 1"=40'

PROPRIETARY AND CONFIDENTIAL
 THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF PARA-WELLS SOLUTIONS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF PARA-WELLS SOLUTIONS IS PROHIBITED.

SHEET No. S-1	DATE: 4-19-22	OWNER	PROJECT
	SCALE: AS SHOWN	DENNIS ISOM	CONCRETE SLAB FOR INTER-SHELTER DOME
DESIGNED: JMW	DRAWN: LW	VIRGINIA LAKES, CA 93517	VIRGINIA LAKES, CA 93517
CHECKED: JMW	PWS JAL		
PWS JAL	22-02		