

Mono County Community Development Department

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Planning Division

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PREAPPLICATION REVIEW REQUEST

DATE 1 November 2022

PROJECT NAME 780 Cemetery Rd — Parcel Split and Home Build

ANTICIPATED PERMIT OR APPLICATION:

- General Plan Amendment Specific Plan Conditional Use Permit Director Review
 Other Parcel Map

REPRESENTATIVE Brian Scavone & Aaron Sitze

ADDRESS 780 Cemetery Rd CITY/STATE/ZIP Lee Vining, CA 93541

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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.

This project inquiry involves the creation of a new property parcel to be split off from the existing property parcel at 780 Cemetery Rd. The existing property is just over 4 acres, zoned Rural Residential, with a seasonal cabin and two small “sleeper-cabins” which have been in place for 50+ years. The property has a driveway access off Cemetery Rd.

The potential new property parcel would be sold to the existing property Care Taker, Brian Scavone, by the current property owner, The Sitze Family. The new property parcel would then be the location for a new dwelling/home build-out where the new owner would live.

The details of new parcel lot size, new building design and location, and square footage, etc. would all be negotiable so as to create an available, permanent, year-round living option for the care taker. This would be done with great concern for the existing qualities of the original property, the environmental location, neighbors, and all existing codes and statutes, etc.

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