



P.O. Box 1609, Mammoth Lakes, California 93546
PLANNING DEPARTMENT 619-934-8983

**NOTICE OF TENTATIVE
PARCEL MAP APPROVAL**

TENTATIVE PARCEL MAP # 36-158 DATE: 4/30/90

APPLICANT: Sondermann Glenberg Properties III

SUBJECT PROPERTY: Assessor's Parcel Number 33-123-07

Pursuant to Section 17.36.120(E) of the Town of Mammoth Lakes Municipal Code, you are hereby notified that the Mammoth Lakes Town Council did on April 4, 1990, hold a public hearing to hear any and all testimony relative to the approval of Tentative Parcel Map # 36-158, and did approve the above map for a period of twenty-four (24) months, subject to the following conditions:

See Attached Conditions

Notice of Tentative Parcel Map Approval

PM# 36-158

A final map, which includes compliance with the above 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 not later than forty five (45) days prior to expiration of the tentative map. Extension may be granted for a one-year period, or successive one-year periods, not to exceed a total of two (2) additional years.

If the applicant or agent is not satisfied with the decision of the Planning Commission, he may, within fifteen (15) days of the effective date of the decision, submit in writing an appeal to the Secretary of the Planning Commission, P.O. Box 1609, Mammoth Lakes, California 93546, or to the Town Clerk at the same address.

The appeal shall include the following:

- 1) Appellant's interest in the subject property,
- 2) the condition appealed and,
- 3) specific reasons why the appellant believes the condition appealed should be amended or upheld.

Date of Expiration 4/4/92

By: Mammoth Lakes Planning Commission

cc: Applicant
Public Works Director
Enclosure: Notice of Determination

6/85

ZONE VARIANCE 89-11, SONDERMANN

CONDITIONS OF APPROVAL

1. The subject properties shall be limited to and shall share one driveway on Mono Street.
2. This variance shall not constitute grounds for an additional variance from the requirements for parking, site coverage or setbacks.

TENTATIVE PARCEL MAP 36-158, SONDERMANN

CONDITIONS OF APPROVAL

1. The applicant shall pay the sum of \$300 per parcel for long range planning reimbursement.
2. The applicant shall monument the property corners in accordance with the specifications of the Director of Public Works.
3. The applicant shall pay the sum of \$1307.20 towards the rehabilitation of Mono Street. This amount is based upon \$1.00 per square foot of pavement improvement X 130.7 linear feet of frontage X 20 feet of pavement width divided by two.
4. All applicable requirements of the Lahonton Regional Water Quality Control Board and the Town of Mammoth Lakes with regard to runoff control and retention shall be met.
5. All new utilities, including water, sewer, telephone, cable T.V., and electricity shall be provided to each parcel. All utilities shall be placed underground. Utility design and installation shall conform to the requirements of the serving utility companies. All utility easements shall be shown on the Final Map.
6. According to Section 66490 of the Subdivision Map Act and Section 17.36.090(H) of the Town Code, a Preliminary Soils Report is required for this subdivision. The Soils Report may be submitted any time prior to the issuance of the first building permit.
7. All requirements of the Public Works Department shall be complied with prior to the approval of the Final Map. Said Requirements shall be based upon state and local law, the Planning Commission conditions of approval, OSHA, good engineering principles and practices, and on the physical conditions of the site as revealed by the final design and site inspections.

8. The subdivider shall conform to the requirements of all federal, state, and local agencies regulating the work. This shall include the Lahonton Regional Water Quality Control Board, the Great Basin Unified Air Pollution Control District, OSHA, the Mammoth Lakes Fire Protection District, and the Mammoth County Water District.
9. The applicant shall pay the required Murphy Gulch fee in the amount of \$272.19.
10. A one foot non-access strip along Mono Street extending southward from the proposed driveway easement shall be dedicated to the Town.
11. A ten foot wide easement along Mono Street shall be dedicated to the Town for road purposes.