bull stockwell allen
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MEMORANDUM

TO: Kimberly Cooke, Senior Planner; Nolan Bobroff, Community & Economic Development Director; Haislip Hayes, Public Works Director, Town of Mammoth Lakes

FROM: Edgardo Pena Colorado, AIA, Bull Stockwell Allen

RE: **Project Narrative - Site 3 Temporary Parking Lot**

DATE: August 27, 2026

CC: Bobby Laughlin, Mark Carney, Kanishk Sharma, John Ashworth

The Applicant proposes a temporary 40-stall parking lot on Site 3 within the Mammoth Crossing zoning district to provide additional parking capacity for the surrounding area while the property continues through longer-term planning, design, and entitlement activities.

The temporary parking improvements are associated with the following parcels identified in the accompanying civil drawings:

- **5920 Minaret Road** — APN 033-110-021-000
- **5948 Main Street** — APN 033-110-020-000
- **3923 Main Street** — APN 033-110-017-000
- **3921 Main Street** — APN 033-110-018-000
- **3943 Main Street** — APN 033-110-019-000

These parcels correspond with the APNs identified in the Civil plan set, included with this submittal.

The temporary parking lot is proposed as a stand-alone interim use and is not intended to constitute a phase of, or early construction for, the larger Mammoth Crossing development. Improvements are limited to those necessary to establish and operate the 40-stall parking area, including associated paving, grading, drainage, and erosion-control work as shown in the accompanying civil plans.

The parking lot will operate through a digital self-service payment system. On-site signage will provide users with a QR code or similar digital access method through which they can register their vehicle and pay for parking using a mobile device. This approach avoids the need for permanent payment kiosks or staffed facilities and is consistent with the temporary nature of the use.

Given the interim nature of the parking lot, the Applicant is also requesting a waiver or modification of the otherwise applicable parking lot lighting requirements. Installation of a permanent lighting system would require additional infrastructure that would likely be removed or substantially modified when the property is ultimately developed. The requested waiver is limited to this temporary use and is not intended to apply to, or establish a precedent for, future development of Site 3.

The temporary parking use is intended to remain only until the property is needed for future development or the temporary use is otherwise discontinued. Any future development of Site 3 will proceed through a separate entitlement, design, and permitting process and will independently address all applicable development standards.