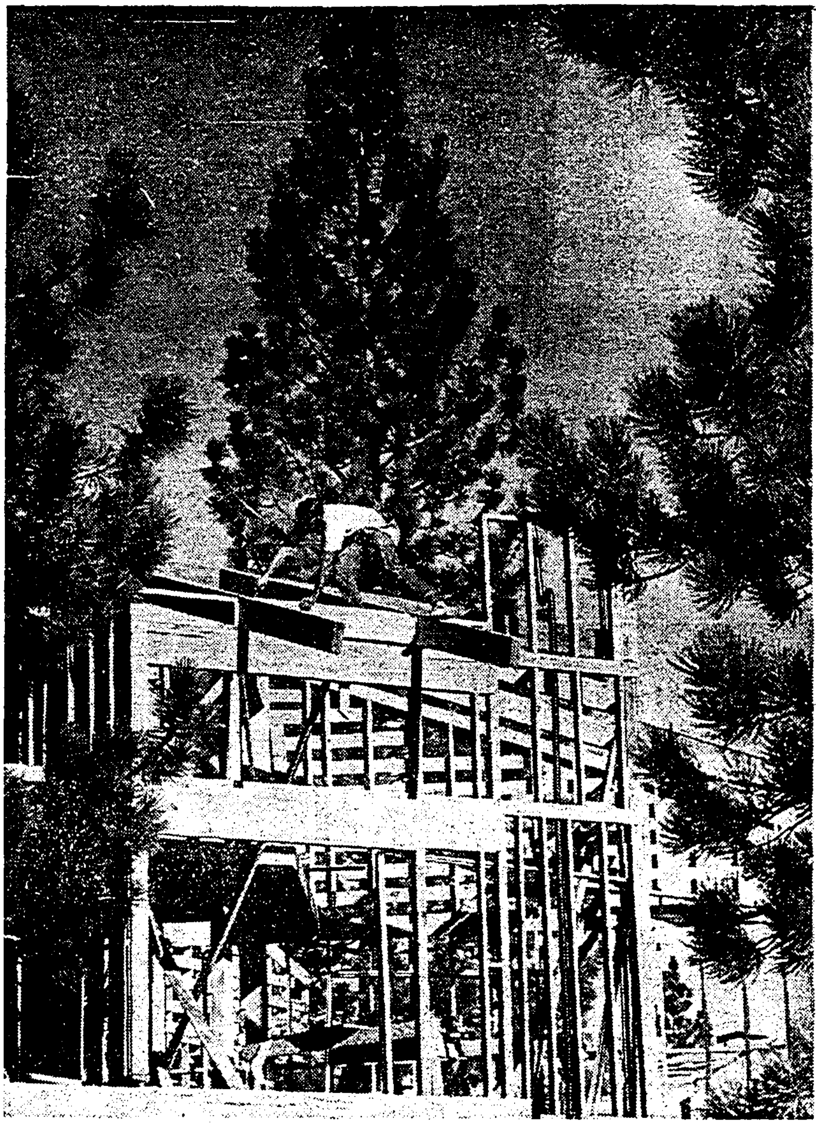

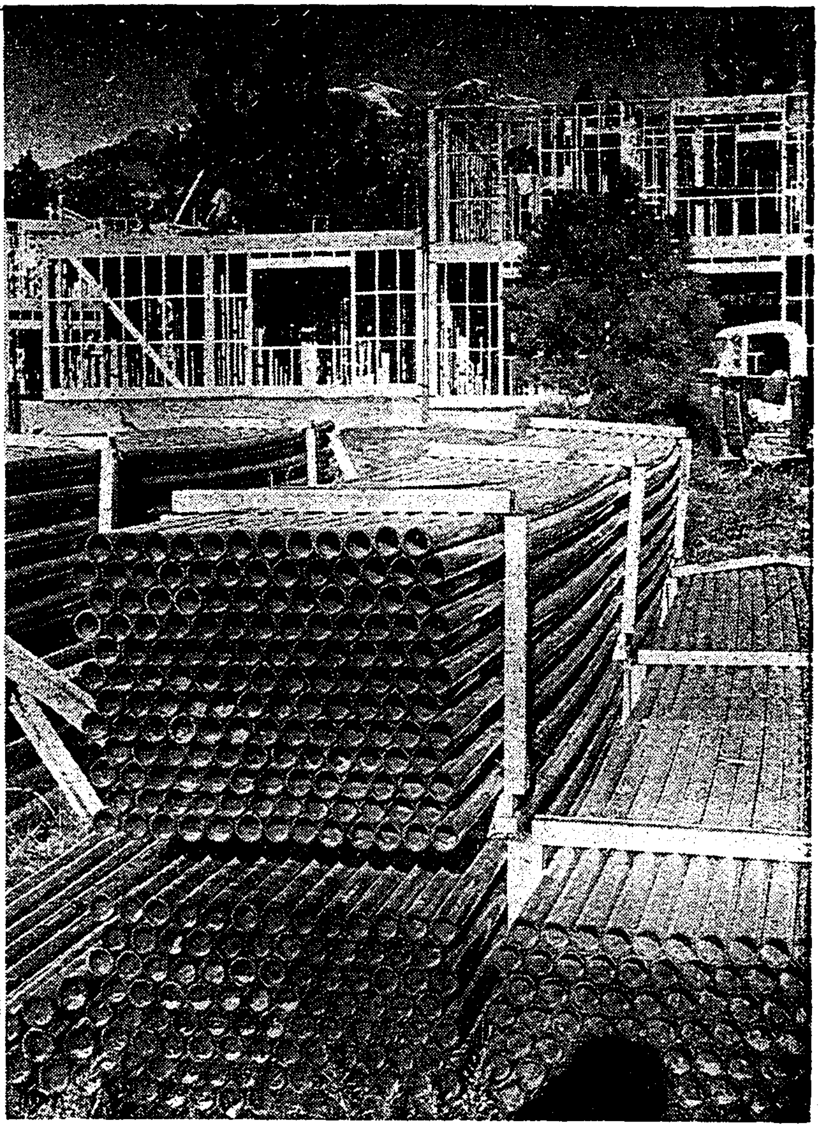

FOR SKIERS —Workers speed construction on Sierra Park Villas, left, and Chateau Blanc condominiums at Mammoth Mountain ski resort.
Times photos by Art Rogers

235 CONDOMINIUM UNITS READIED FOR NEW SEASON

Developers Race Snows at Mammoth Ski Resort

BY DICK TURPIN
Times Real Estate Editor

The sounds of construction ringing in the clear Mammoth Mountain air indicate the steady pace of building at the ski resort where 235 condominium units are being readied for the coming season.

By realty authority estimates, that figure is less than half of what is needed (500) annually to accommodate the rush of weekend skiers—as many as 8,500 on a busy Saturday or Sunday during the peak season.

Mammoth's visitor influx, comprising the largest weekend attendance among the nation's ski resorts, is expected to triple within five years, according to projections of realty firms.

Since 1964, nine condominium projects have been built and sold at the popular eastern Sierra community. In 1964, only 32 apartments were built; last year, 240 were built and sold. The 235 units now under construction by five developers are expected to be completed this fall before the snows come.

Ron McCormick, recreation staff officer at Inyo National Forest, said the U.S. Forest Service is very concerned with the progress and development of Mammoth and that a master plan for recreational land use is currently being prepared for presentation to the Forest Service's regional offices in San Francisco.

The study will be presented to Mammoth residents for community reaction next month. An earlier (1959) plan is considered outdated in view of the rapid growth of the resort area, he added.

McCormick said as many as 8,500 skiers were counted on the Mammoth slopes one weekend day, "all on the hill at one time." Coupled with the area's permanent population of between 1,500 and 2,000 it is conceivable that as many as 10,000 persons could be at the resort during the skiing season, he said.

He cited a private projection for growth which forecast a population of 45,000 by 1980.

A major developer at Mammoth, East Sierra Development Corp., based at 10889 Wilshire Blvd., is presently adding 100 condominium units to its existing 100-unit Sierra Park Villas.

The other projects under way are Seasons Four, 60 units; Lakeside Villages, 31; Krystal Villas, 28 and Chateau Blanc, 16.

Present prices for units range from $20,000 to $48,500, according to Jack Jevne, president of Mam-

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MAMMOTH CONDOMINIUMS

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moth Slopes Realty, exclusive sales agents for ESDC.

The development firm built and operates the 148-unit Sierra Manors, long since sold out.

"All condominium developments at Mammoth have sold very well," Jevne said. "The ski condominium's advantages of shared maintenance costs, reliable snow removal, rental income, tax deductions and superior location have proven real and valuable and are in demand.

Construction costs have risen steadily from 1964 to 1969, increasing from about $20 per square foot to over the present $30, Jevne added.

But the continuing popularity of the sport and the increasing number of visitors to Mammoth could warrant construction of 500 units yearly, he said.

The current money situation has slowed expansion plans, another developer said.

But the resort, claiming the highest skier-day usage in the nation, has added three ski lifts recently and has plans for 10 more, a new gondola system and the 1972-73 development of the new Sherwin Bowl area.

Plans by Jevne's firm include construction of La Maison, a 150-unit hotel-condominium within walking distance of ski lifts; an Alpine-type mall to be called Mammoth Slopes Village with a 60-unit motel, restaurants, shops, night clubs, sun decks for slope-watching and subterranean parking.

La Maison will offer complete hotel services in a three-story structure of studio design with kitchen facilities. Parking facilities will be included in the project. Units will be offered for leasing.

ESDC reported "brisk" selling at its two existing Mammoth projects, Mammoth West and Sierra Park Villas.

The latter complex, with 100 condominium units, offers one, two and three-bedroom plans, all with lofts, Jevne said. It has a recreation building with lounge, bar, kitchen, sauna and showers, heated swimming pool and Jacuzzi pools.

Buyers of units at Mammoth West "can walk to the ski lifts and ski all the way home, right to their doorsteps," Jevne said.

This project also includes a clubhouse and recreational center with heated pool, sauna bath and whirlpool.

ESDC has built and sold more than 200 condominiums and 900 residential and commercial lots in Mammoth since 1962.

Market studies made for the firm indicate the minimum estimated market for new condominiums is 540 units per year, taking into consideration current and projected visitor influx and the existing lodging accommodations.

As a result, a company official said, the resale-profit potential is high.

"Condominiums are the optimum housing investment at Mammoth," Jevne said. "They offer the buyer both luxurious, maintenance-free year-round accommodations and a sound income, investment and tax-saving opportunity.

Condominium owners at ESDC projects are provided exterior repairs, maid service, landscaping maintenance, snow clearing of roads and private parking areas.

"This enables the condominium owner to gain income and tax deductions by renting his unit to qualified screened tenants whenever he is not using it. Since class-A lodging is at a premium at Mammoth, owners can virtually let their condominiums pay for themselves year-round," he said.

"The potential market for condominiums should increase importantly during the next few years as Mammoth and the new Sherwin Bowl increase their capacities and as Mammoth continues to grow into a major resort, attracting skiers from throughout the world," he predicted.

To further serve the rapidly growing area, the Mono County Board of Supervisors has commissioned Quinton-Budlong, Los Angeles engineering firm, to conduct site selections for a new airport.

Supervisors are considering expansion of the existing Long Valley Airport or development of a new facility to accommodate scheduled air carrier service and night operations.