

CONDITIONS OF APPROVAL
Use Permit 20-006/Schott & Reedy

1. The project shall comply with provisions of the Mono County General Plan, Mono County Code, and project conditions.
2. The project shall comply with applicable requirements by other Mono County departments and divisions including, but not limited to, Public Works, Tax Collector, Sheriff's Office, Building Division, and Environmental Health.
3. Camping or living on the property is prohibited until the main residence has been constructed and receives a Certificate of Occupancy from the Building Division.
4. The shed is restricted to storage and as a utility occupancy, is prohibited as habitable space.
5. The shed shall follow Mono County Design Guidelines, including the use of non-reflective materials. The shed shall be painted a solid color that blends into the surrounding landscape, vegetation, and/or structures.
6. A complete Building Permit application for the residence shall be submitted within (2) two-years of the decision date of this Use Permit.
7. The project shall obtain approval and any necessary permits from the Lahontan Regional Water Quality Control Board and the Army Corps of Engineers for construction activities in wetlands as well as California Department of Fish and Wildlife for construction activities near a streambed.
8. Property shall be maintained in a neat and orderly manner. Storage of materials and equipment shall occur only within the storage shed.
9. If any of these conditions are violated, this permit and all rights hereunder may be revoked in accordance with Section 32.080 of the Mono County General Plan, Land Development Regulations.