

## CONDITIONS OF APPROVAL

UP 22-003 is issued with the following conditions:

1. The project shall comply with provisions of Chapter 26 – Transient Rental Standards and Enforcement prior to conducting transient short-term rental.
2. The 1BD/1BA unit will be limited to a total maximum occupancy of four people and one parking space. All required parking shall be maintained on-site. Consistent with Chapter 26, there shall be no off-site or on-street parking allowed and parking on property owned by other persons shall be considered a trespass.
3. All exterior lighting shall be shielded and directed downward to comply with Chapter 23, Dark Sky Regulations.
4. The gate or opening to the parking space shall be widened to a minimum of 10-ft prior to issuance or the Vacation Home Rental Permit.
5. All short-term rental customers must sleep within the dwelling; customers are not allowed to reside in an RV, travel-trailer, or similar mobile-living unit on the property or any neighboring property.
6. Property shall be maintained in a neat and orderly manner.
7. Project shall comply with all Mono County requirements including, but not limited to Building Division, Public Works, and Environmental Health requirements.
8. Future development shall meet Mono County requirements including, but not limited to, the Mono County Code, Mono County General Plan, and Mono County Community Development Department.
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.