

## CONDITIONS OF APPROVAL

### Variance 24-002/Wilson

1. The project shall be in substantial compliance with the project description and site plan approved with Variance 24-002.
2. Variance 24-002 allows for development within the front setback only and does not grant any additional variance from the Mono County General Plan.
3. If a building permit application is submitted for development of the parcel, a “will serve” letter from the June Lake PUD will be required.
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5. Project shall comply with standards and requirements of the General Plan and County Code, including Public Works, Environmental Health, Community Development, and the Building Division.
6. Extensions. If there is a failure to exercise the rights of the variance within two years (or as specified in the conditions) of the date of approval, the applicant may apply for an extension for an additional one year. Only one extension may be granted. Any request for extension shall be filed at least 60 days prior to the date of expiration and shall be accompanied by the appropriate fee. Upon receipt of the request for extension, the Planning Division shall review the application to determine the extent of review necessary and schedule it for public hearing.
7. Revocation. The Commission may revoke the rights granted by a variance and the property affected thereby shall be subject to all of the provisions and regulations of land use designations and development requirements applicable as of the effective date of revocation. Such revocation shall include the failure to comply with any condition contained in the variance or the violation by the owner or tenant of any provision of this General Plan pertaining to the premises for which such variance was granted. Before the Commission shall consider revocation of any variance, the Commission shall hold a public hearing thereon after giving written notice thereof to the permittee at least 10 days in advance of such hearing. The decision of the Commission may be appealed to the Board of Supervisors in accordance with Section 47, Appeals, and shall be accompanied by the appropriate filing fee.
8. Termination. A variance shall terminate and all rights granted therein shall lapse, and the property affected thereby shall be subject to all of the provisions and regulations applicable to the land use designation in which such property is classified at the time of such abandonment, when any of the following occur:
  - A. There is a failure to commence the exercise of such rights as determined by the Director within two years from the date of approval thereof or as specified in the conditions. If applicable, time shall be tolled during litigation. Exercise of rights shall mean substantial construction or physical alteration of property in reliance with the terms of the variance; or

- B. There is discontinuance for a continuous period of two years, as determined by the Director, of the exercise of the rights granted; or
- C. No extension is granted as provided in Section 33.070.