

CONDITIONS OF APPROVAL

Use Permit 24-010/Lehman

1. Future development shall meet all requirements of Mono County including, but not limited to, the General Plan, Mono County Code, and project conditions and site plan.
2. Project is required to comply with any requirements of the Antelope Valley Fire Protection District.
3. Project shall comply with all Mono County Building Division, Public Works, and Environmental Health requirements.
4. The project shall be in substantial compliance with the project description and the site plan of the staff report.
5. The southern half of the property is to remain vacant until the use permit is modified or a building permit for a residence is permitted.
6. All utilities shall be installed underground.
7. Both cargo containers and the engineered roof between will be painted a non-reflective gray.
8. The 1200-sf structure will be gray with white trim, with a matching, non-reflective roof.
9. Apply a redwood-colored, transparent oil stain to the redwood fence.
10. The design, color, and materials for all buildings, fences, and accessory structures shall be compatible with the natural setting.
11. All construction will be designed and constructed to meet WUI standards for fire resistive construction.
12. Cargo containers will be permanently installed and meet the provisions of the California Building Code.
13. Contents to be stored shall be limited to building material supplies, tools, and equipment for a General Contractor's business use, as well as General Contractor's business vehicles and trailers.
14. No storage of equipment or materials shall be allowed outside of the fenced area.

15. Land used for parking shall be developed with paving, draining and painting according to the specifications of the county Planning Division and Public Works Department.
16. Project shall comply with all provisions of MCGP LUE Section 20.050 General Provisions for Permanent Cargo Container Installation
17. No vehicles shall be stored outside of the garage or roofed container structure.
18. The driveway shall be paved with asphalt or similar impervious or semi-pervious surface.
19. Construction for the project shall be contained within the boundaries of the parcel.
20. Appeal. Appeals of any decision of the Planning Commission may be made to the Board of Supervisors by filing a written notice of appeal, on a form provided by the division, with the Community Development director within ten calendar days following the Commission action. The Director will determine if the notice is timely and if so, will transmit it to the clerk of the Board of Supervisors to be set for public hearing as specified in Section 47.030.
21. Termination. A use permit shall terminate and all rights granted therein shall lapse, and the property affected thereby shall be subject to all 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. Exercise of rights shall mean substantial construction or physical alteration of property in reliance with the terms of the use permit. (b) There is discontinuance for a continuous period of one year, as determined by the Director, of the exercise of the rights granted. (c) No extension is granted as provided in Section 32.070.
22. Extension: If there is a failure to exercise the rights of the use permit 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. Conditions of approval for the use permit may be modified or expanded, including revision of the proposal, if deemed necessary. The Planning Division may also recommend that the Commission deny the request for extension. Exception to this provision is permitted

for those use permits approved concurrently with a tentative parcel or tract map; in those cases the approval period(s) shall be the same as for the tentative map.

23. Revocation: The Planning Commission may revoke the rights granted by a use permit, and the property affected thereby shall be subject to all of the provisions and regulations of the Land Use Designations and Land Development Regulations applicable as of the effective date of revocation. Such revocation shall include the failure to comply with any condition contained in the use permit or the violation by the owner or tenant of any provision pertaining to the premises for which such use permit was granted. Before revocation of any permit, the commission shall hold a hearing thereon after giving written notice thereof to the permitted at least ten days in advance of such hearing. The decision of the commission may be appealed to the Board of Supervisors in accordance with Chapter 47, Appeals, and shall be accompanied by an appropriate filing fee.