

CONDITIONS OF APPROVAL

Variance 24-001/Connaughton

1. The project shall be in substantial compliance with the project description and site plan.
2. Only features approved through this Variance as shown on the site plan may be constructed closer to the front property boundary along West Steelhead Road.
3. Project shall provide a “will serve” letter from the June Lake PUD.
4. Project shall provide a “will serve” letter from the June Lake FPD.
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. An additional 3.5’ feet of height has been permitted for this project for a maximum height of 38’- 6” (including roofs and handrails) and shall be measured from natural grade or finished grade, whichever is more restrictive. This maximum height does not apply to features specifically listed as exempt (such as chimneys) per Mono County General Plan, Land Use Element, Table 04.010.
7. 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.
8. 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.
9. 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.