

DRAFT CONDITIONS OF APPROVAL

DR 23-005 is issued with the following conditions:

1. The Project shall comply with all Mono County requirements, including but not limited to, those of the Community Development Department, Environmental Health Department, and Public Works Department.
2. Retail operation and any associated signage shall be oriented in a way to encourage retail usage primarily for on-site patrons. All signage shall be in compliance with Chapter 07 (Signs) and Chapter 23 (Dark Sky Regulations) of the Mono County General Plan.
3. Retail operation as intended shall generate no additional vehicular traffic from off-site, and shall have no designated on-site parking spaces beyond those currently indicated for RV use.
4. The retail conversion shall be limited to no more than 25% of the existing clubhouse's floor area.
5. All construction shall conform to the requirements of the Mono County Building Division, as well as the California Building Code, setbacks, lot coverage, snow storage, and other development requirements applicable to commercial construction in the CL land use designation.
6. Termination: A Director Review 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 compliance with the terms of the Director Review.
 - 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 31.080.
7. Extension: If there is a failure to exercise the rights of the Director Review within two years of the date of approval, the applicant may apply for an extension for an additional one year. 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. Conditions of Approval for the Director Review may be modified or expanded, including revision of the proposal, if deemed necessary. The Planning Division may also deny the request for extension. Exception to this provision is permitted for those Director Reviews 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.

8. Revocation: The Planning Commission may revoke the rights granted by a Director Review, and the property affected thereby shall be subject to all 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 Director Review or the violation by the owner or tenant of any provision pertaining to the premises for which such Director Review was granted. Before revocation of any permit, the commission shall hold a 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 Chapter 47, Appeals, and shall be accompanied by an appropriate filing fee.