

MONO COUNTY

Planning Division

NOTICE OF DECISION & USE PERMIT

USE PERMIT: 20-007

APPLICANT: Carolyn Crowl

ASSESSOR PARCEL NUMBER: 026-200-023

PROJECT TITLE: Use Permit 20-007/Crowl

PROJECT LOCATION: 580 Hunter Avenue, Chalfant, CA 93512

CONDITIONS OF APPROVAL

See attached Conditions of Approval

ANY AFFECTED PERSON, INCLUDING THE APPLICANT, NOT SATISFIED WITH THE DECISION OF THE COMMISSION, MAY WITHIN TEN (10) DAYS OF THE EFFECTIVE DATE OF THE DECISION, SUBMIT AN APPEAL IN WRITING TO THE MONO COUNTY BOARD OF SUPERVISORS.

THE APPEAL SHALL INCLUDE THE APPELLANT'S INTEREST IN THE SUBJECT PROPERTY, THE DECISION OR ACTION APPEALED, SPECIFIC REASONS WHY THE APPELLANT BELIEVES THE DECISION APPEALED SHOULD NOT BE UPHELD AND SHALL BE ACCOMPANIED BY THE APPROPRIATE FILING FEE.

DATE OF DECISION/USE PERMIT APPROVAL: November 16, 2020

EFFECTIVE DATE USE PERMIT: December 1, 2020

This Use Permit shall become null and void in the event of failure to exercise the rights of the permit within one (1) year from the date of approval unless an extension is applied for at least 60 days prior to the expiration date.

Ongoing compliance with the above conditions is mandatory. Failure to comply constitutes grounds for revocation and the institution of proceedings to enjoin the subject use.

MONO COUNTY PLANNING COMMISSION

DATED: _____

cc: Applicant
 Public Works
 Building
 Compliance

CONDITIONS OF APPROVAL

- 1) Existing nonconforming structures may not be altered or expanded except for minor alterations necessary to improve or maintain the health and/or safety of the occupants or if required by law or ordinances unless the expansion complies with MCGP 34.020 criteria A through D; and If the nonconforming structure is damaged or destroyed to 50% or more of its value for whatever reason (fire, explosion, intentional demolition, act of God), the building and land shall then be subject to all requirements of this General Plan. Deviations to this requirement, such as rebuilding to a former size or in a previous location, may be permitted subject to a use permit. In no case may the intensity of use or size of the structure be increased beyond what existed before it was destroyed unless it complies with all current County requirements. Single-family homes are exempt from this provision and may be rebuilt as originally permitted when destroyed beyond 50% of value (excluding intentional demolition) when sufficient evidence is provided confirming any nonconformance was legally permitted.
- 2) The arena and stalls shall be located 50' from the front property line. (MCGP 4.120.G.6)
- 3) The tack-room shall be relocated outside the rear setback yard of 50'.
- 4) A minimum 10' traffic lane shall be maintained along the north and west side of the property for fire safety. Trailers and vehicles may not block the traffic lane.
- 5) A maximum of 10 animal units, as defined in General Plan Table 04.030, are permitted on the property.
- 6) Future development shall meet requirements of the Mono County General Plan, Mono County Code, and project conditions.
- 7) Project shall comply with all Mono County Building Division, Public Works, Code Compliance and Environmental Health requirements.
- 8) 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.