

DRAFT CONDITIONS OF APPROVAL
Use Permit Modification 23-005 /June Lake Brewing

1. The project shall comply with all conditions of Use Permit 13-003 & 15-003
2. An easement shall be recorded against the parcel APN 015-113-074 for the purposes of snow storage, access, and off-site parking beginning November 1 through April 15 for as long as this project exists.
3. The property shall have no more than 72 outdoor seats for customers November 1 through April 15. The property shall have no more than 132 outdoor seats April 15 through November 1.
4. The project shall provide 27 parking spaces year-round and 39 parking spaces April 15 – November 1 in conformance with the approved parking analysis.
5. The project shall comply with any requirements of the June Lake Public Utility District and the June Lake Fire Department.
6. The project shall comply with provisions of the Mono County General Plan and Mono County Code.
7. Project shall comply with applicable requirements by other Mono County departments and divisions including, but not limited to, Mono County Building Division, Public Works, and Environmental Health requirements, and any California state health orders.
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.