

DRAFT NOTICE OF DECISION
Director Review 22-015

Applicant: Jeffery Hinds
Subject Property: 55 Springer Court, Walker (APN 002-343-003-000)
Proposal: Rebuild of a garage prior to the main residence for MVF rebuild.

Pursuant to the Mono County General Plan, Chapter 31 Director Review Procedures, and based upon the following findings, you are hereby notified that Director Review 22-015 has been:

	Granted as requested
X	Granted subject to the attached Conditions of Approval
	Denied

DRAFT CONDITIONS OF APPROVAL

1. Project shall comply with Mono County Building Division, Environmental Health, and Public Works Department requirements.
2. The garage will not be used for a residential occupancy and will only be used for storage as stated in the project description.
3. Owner shall submit an application for a single-family home building permit within three years, subject to an extension that may be granted by the Director given the lack of available designers and contractors and the cost of materials.
4. Utilities shall be installed underground in compliance with General Plan Land Use Element Section 11.010.
5. Project shall comply with CalFire requirements.
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 one year 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 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.

6. Extension: If there is a failure to exercise the rights of the Director Review within one year 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.
7. Revocation: The Planning Commission may revoke the rights granted by a Director Review, and the property affected thereby shall be subject to all 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 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 permitted 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.