

GREY HAWK

MASTER PLAN

June 2001

Prepared by:
Triad/Holmes Associates
P.O. Box 1570
Mammoth Lakes, CA 93546
(760) 934-7588
(760) 934-5619 (fax)
triad@triadholmes.com

ORDINANCE NO. 2001- 05

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, TO AMEND THE GREYHAWK MASTER PLAN

THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA DOES ORDAIN AS FOLLOWS:

Section 1: AMEND THE GREYHAWK MASTER PLAN AS FOLLOWS:

- See Attachment "A".

Section 2: EFFECTIVE DATE OF ORDINANCE

This ordinance shall become effective and enforceable thirty (30) days from and after the date of its adoption.

Section 3: POSTING

The Town Clerk shall, within fifteen (15) days after the passage of this Ordinance, cause it to be posted at the duly designated posting places established by resolution of the Town Council, published once in a newspaper of general circulation, and entered in the Book of Ordinances of the Town.

Section 4: SEVERABILITY

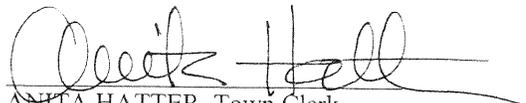
If any provision of this Ordinance of the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of this Ordinance are declared to be severable.

The foregoing Ordinance was introduced on the 6TH OF JUNE, 2001 and PASSED, APPROVED AND ADOPTED on the 20TH day of June, 2001.



KATHLEEN R. CAGE, Mayor

ATTEST:



ANITA HATTER, Town Clerk

ATTACHMENT "A"

Modifications to the Greyhawk Master Plan

1. Lots 5, 6, and 7 are permitted alternative building pads – either at the top or bottom of the slope as shown on Exhibit A of the Master Plan. Unless modified by the subdivision map, access must be taken from the top of slope with the maximum disturbance area adjusted throughout the site not to exceed the designated maximum disturbance area and to respect the preservation of trees to the maximum extent possible.
2. Only one driveway is permitted per lot.
3. Lots 3, 4a, 4b, 10, 11, 12, 13, 14, 18, 20, 24 are permitted new disturbance outlines to go around existing trees which are desired to be saved as shown on Exhibit A of the Master Plan.
4. Lots 11 and 12 shall have disturbance areas which extend northerly a maximum of 70 feet from the street property line, to force the building away from adjacent properties.
5. The side yard setbacks for all lots are 15 feet, except where lots border USFS lands; then, the setback is 10 feet adjacent to the USFS lands.
6. Garages may be as close as five feet to the street property line for all lots except 1, 2, 3, 4, 5, 8, 21, 22 and 23 which shall have 20-foot front yard setbacks.
7. Maximum garage height for all garages within the 20-foot front yard setback (as close as five feet to the street property line) shall be 21 feet as measured from street centerline.
8. Notwithstanding any other provision regarding height in this Master Plan, the 21-foot garage height above center line of the street for all lots except 1, 2, 3, 4, 5, 8, 21, 22 and 23 shall also set the maximum building height above centerline of the street for said parcels.
9. The upper building pads of lots 5-7 shall be permitted a maximum 21-foot building height as measured from John Muir Road. The lower building pads of lots 5-7 shall not exceed 35-foot average height and a 45-foot maximum height.
10. Lot 7, upper pad only, shall not exceed a 38-foot average height and a 51-foot maximum height.
11. Lot 10 shall not exceed a 48-foot average height and a 55-foot maximum height.
12. Lot 11 shall not exceed a 45-foot average height and a 55-foot maximum height.
13. Lot 12 shall not exceed a 42-foot average height and a 51-foot maximum height.

INTRODUCTION

The property which will be developed under the Greyhawk Master Plan is comprised of approximately 9.8 acres of a 13.2 acre parcel. 25 single-family up-scale residences will be constructed on the 9.8 acres. The remainder parcel of 3.4 acres is under separate ownership and will be subject to future development under the resort zone as permitted by the Town of Mammoth Lakes.

Pursuant to Town of Mammoth Lakes Municipal Code §17.28.240, the base density for the project area is 6 units per acre and the maximum density is 8 units per acre. Under those standards the number of permitted units is 78. However, the Greyhawk project proposes a density of approximately 2.5 units per acre, which, along with the elimination of most uses permitted in the resort zone, constitutes a substantial down-zoning.

“Resort” zoning currently applies to most of the 13.2 acre parcel. That zone allows transient or residential occupancies such as hotels, motels and other residential structures, together with commercial uses and facilities. Under the Greyhawk Master Plan, however, approximately 75 percent of the gross area of the parcel (9.8 acres) will be restricted to single-family residences. Transient, multi-family, commercial, and recreational uses are prohibited in that area. The result is a project which will better fit the natural character of the land.

The property is partially covered by a mature forest. The trees, particularly at the lower end of the property overlooking the Town, have all been identified and will be preserved to the maximum extent possible so as to reduce or eliminate visual impacts. Tree planting by individual lot owners is encouraged. Lot configuration as shown on the tentative subdivision map also has the objective of eliminating visual impacts. The large average lot size- 17,700 square feet (with the exception of lots A and B)- encourages construction design which will further implement that objective and otherwise reduce potential environmental impacts. All residences will have covered parking.

Goal 3 of the Overall Goals of the land Use Element of the Mammoth Lakes General Plan¹ is to preserve and maintain the unique setting and mountain resort character of the community. The down-zoning proposed by the Greyhawk Master Plan better serves that goal than the much more intensive development otherwise permitted under the resort zone. This Goal also emphasizes economic stability. The Master Plan is consistent with current economics and market conditions, which show a heavy demand for up-scale housing.

The Findings in the Plan under the Residential Land Uses section of the General Policies of the Land Use Element (Plan, p. 64) note that residential development in the community is comprised

¹ See Goal 3 at page 63 and Goal 4 at page 65 of the General Plan. All references to “the Plan” are to the General Plan.

primarily of condominiums, and that wider variety of housing types should be encouraged. The Greyhawk Master Plan meets that objective.

Construction of commercial and recreational facilities as permitted under the present resort zoning of the property would increase the need for affordable housing for employees. The Greyhawk Master Plan avoids that problem.²

The General Plan (p. 63) encourages the use of specific plans. The Greyhawk Master Plan achieves that objective. The Master Plan also avoids all of the impacts on Town resources and public infrastructure which would be associated with the more intensive development permitted by the resort zone.

The Declaration of Covenants, Conditions and Restrictions of Greyhawk [CCR's] provide for an Architectural Control Committee, which will be responsible for design review with respect to individual homes in the project area. The Committee will assure that design and construction are consistent with the Master Plan and with applicable standards and conditions of approval of the Town of Mammoth Lakes. The Master Plan includes specific design standards in order to eliminate the need on the part of the Town to carry out comprehensive design review. The Town will, however, conduct an administrative review at the time building plans are submitted for each residence. The provisions of the Master Plan are enforceable by the Town in the event of a violation. In addition, the CCRs's incorporate all provisions of the Master Plan and will be enforceable by the Greyhawk Homeowners Association and by individual Association members.

² See, generally, the policy discussion on affordable housing at pp.65-66 of the Plan.

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GREY HAWK MASTER PLAN

LAND USE AND DEVELOPMENT STANDARDS

The following land use and development standards shall apply to all development within the area of the Grey Hawk Master Plan as shown on Exhibit 1, 2, 3, Exhibit "A", and as modified herein. Unless otherwise modified herein, the zoning standards for residential single family (RSF) zone apply.

I. DENSITY

The maximum density or yield of development shall be 25 dwellings.

II. PERMITTED AND CONDITIONAL USES

A. The following uses are permitted within the Grey Hawk Master Plan area:

1. Single Family Detached Dwellings
2. "Granny housing" pursuant to Government Code Sec. 65852.1 (or current Government code)
3. Small family day care homes (max. 6 children)
4. Home Occupations pursuant to the Town of Mammoth Lakes regulations in effect at the time of application on home occupations in a residential single family zone
5. Caretaker's quarters (pursuant to Municipal Code standards)
6. Accessory uses located on the same site as a permitted use
7. Single family homes on Lots 4A and 4B

All other listed uses permitted or otherwise for an RSF zone in the Mammoth Lakes Zoning Code in effect at the time of application by the user, shall require a Use Permit and Grey Hawk Homeowner's Association approval.

If any change in development standards are made to the residential zoning standards of the Municipal Code, such standards may be applied to the GreyHawk as applicable to the project provided such standards are consistent with all mitigation measures and conditions of approval for the project as outlined in GPA 99-1, DZA 99-1, UPA 99-1, and TTM 36-189.

A Master Plan amendment shall be required should any substantial disturbance plan modifications be proposed (such as a lot line adjustment, etc.) that results in a potential for greater impact on land disturbance and vegetation removal than that shown on Exhibit "A".

The Planning Director shall resolve any conflicts that exist between requirements.

III. PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply within the Grey Hawk Master Plan area:

A. Parcel Requirements (minimum):

- | | | |
|----|--------------------------|---------------------------------------|
| 1. | Gross Lot Area: | 10,000 s.f. |
| 2. | Lot Width: | 80 feet |
| 3. | Lot Depth: | 100 feet |
| 4. | Minimum Bldg. Site: | 2,000 s.f.—area within setbacks only* |
| 5. | Minimum width for access | 50 feet. |

- The 30% slope rules do not apply – land slope not considered
- The Remainder Parcel is not subject to the provisions of the Greyhawk Master Plan. At such time the property is proposed for development, it shall be subject to the provisions of Section 17.28.220-240 of the Municipal Code.

B. Setbacks and Separations:

Front Yard, from right-of-way line - 20 feet minimum. Garages may be as close as 5 feet to the street property line for all lots except 1, 2, 3, 4, 5, 8, 21, 22 and 23 which shall have 20 foot front yard setbacks.

The side yard setbacks for all lots are 15 feet, except where lots border USFS lands; then, the setback is 10 feet adjacent to the USFS lands.

Street Side Yard – 20 feet minimum

Rear Yard – 20 feet or as shown on Exhibit 2

Rear Street Yard – 20 feet or as shown on Exhibit 2

Building Separation – Minimum building separation shall be 30 feet

Adjustments – No adjustments allowed

C. Encroachments into Setback Areas:

1. Front yard setbacks on steep slopes. Where the elevation of the lot at a point twenty feet from the lot line facing the street from which access is gained is seven feet above or below the grade of the centerline of the street, a private garage, attached or detached, and associated entries (not including rooms), shall have a minimum setback of five feet from the front or street side lot line, provided; (a) that such garage does not exceed twenty-one feet (or as specified on Exhibit A) in overall height as measured from the centerline of the street, (b) such main entry does not exceed twenty-one feet above natural grade, (c) such garage is not closer than twenty-five feet to the centerline of the street; and (d) all required parking can be provided.
2. Projections of Structures.
 - a. Stairways, eaves of roofs not sloping toward the affected yard, uncovered decks and balconies, awnings, chimneys, wingwalls or bay windows without floor area may project into any required side or rear yard a maximum of three feet, but may not encroach into snow storage easement areas. Bay windows exceeding twelve feet in width or fifty percent or more of the width of the wall on which they are located must conform to the setback requirements for the main structure.
 - b. Uncovered decks, balconies, stairs and walkways less than eighteen inches above grade may encroach into any required side or rear yard, but not closer than three feet to the property line. Stairways and walkways providing access to the main entrance of any residence may be permitted in any front or street side yard provided that no portion of said stairway or walkway other than required handrails may exceed eighteen inches in height as measured from edge of pavement grade.
 - c. Uncovered bridges providing access to required parking areas and main entries may be permitted in the front or street side setback areas.
3. Accessory Structures

- a. All portions of any satellite dish/antenna shall meet all setback and height requirements. Antennas larger than 3 feet in diameter shall be screened from view of the street or any surrounding lot/home.
- b. Swimming pools and spas at grade, including all accessory or appurtenant structures and equipment, shall maintain the setback requirements set forth for the main structures.
- c. Detached storage sheds of no more than one hundred twenty square feet and no more than eight feet in height shall be no closer than three feet to any property line, provided that the roof does not drain toward the property line and the structure is no closer than seventy feet to any property line fronting on a public street; and shall conform to the design review guidelines for the main structure in Section VII.

D. Lot Coverage:

Maximum lot coverage shall be as shown on Exhibit "A". Pavement or structures common to the homeowners of Grey Hawk, such as the driveway to Lots 18-20, shall not be counted in lot coverage calculations.

E. Building Heights

1. The minimum front yard garage setback, maximum average building height from natural grade from natural grade and maximum face height shall be as follows on the following lots. Maximum garage height for all garages within the 20 foot front yard setback (as close as 5 feet to the street property line) shall be 21 feet as measured from street centerline. Notwithstanding any other provision regarding height in this Master Plan, the 21 foot garage height above center line of the street for all lots except 1, 2, 3, 4, 5, 8, 21, 22 and 23 shall also set the maximum building height above centerline of the street for said parcels.

LOTS 5-7: The upper building pads shall be permitted a maximum 21' building height as measured from John Muir Road. The lower building pads of lots 5-7 shall not exceed 35' average height and a 45' maximum height. **LOT 7 (upper pad only):** not to exceed 38' average height and a 51' maximum height. **LOT 10:** Front setback for garage minimum requirement of 5'. Average building height from natural grade: 48'; maximum height from natural grade to ridgeline: 55'. **LOT 11:** Front setback for garage minimum requirement of 5'. Average building height from natural grade: 45'; maximum height from natural grade to ridgeline: 55'.

LOT 12: Front setback for garage minimum requirement of 5'. Average building height from natural grade: 42'; maximum height from natural grade to ridgeline: 51'.

LOT 13: Front setback for garage minimum requirement of 5'. Average building height from natural grade: 46.5'; maximum height: 59'.

LOT 14: Front setback for garage minimum requirement of 5'. Average building height from natural grade: 46.5'; maximum height from natural grade to ridgeline: 57'.

LOT 15: Front setback for garage minimum requirement of 5'. Average building height from natural grade: 47.5'; maximum height from natural grade to ridgeline: 62'.

LOT 16: Front setback for garage minimum requirement of 5'. Average building height from natural grade: 46.5'; maximum height from natural grade to ridgeline: 60'.

LOT 17: Front setback for garage minimum requirement of 5'. Average building height from natural grade: 42.5'; maximum height from natural grade to ridgeline: 58'.

LOT 18: Front setback for garage minimum requirement of 5'. Maximum building height: 35'.

LOT 19: Front setback for garage minimum requirement of 5'.

LOT 20: Front setback for garage minimum requirement of 5'.

LOT 22: Front setback for garage minimum requirement of 5'.

LOT 24: Front setback for garage minimum requirement of 5'.

Maximum average height for lots where not specified in these conditions shall be 35' and all other provisions of the RSF standards not modified by the Master Plan shall apply.

2. Structures with maximum heights allowed greater than 45 feet shall not have a solid building face greater than that height. On lots with maximum heights greater than 45 feet, building faces shall be broken by rooflines and decks.
3. No administrative adjustments shall be permitted to these standards.

IV. GRADING AND CLEARING

- A. No lot may be graded or vegetation cleared unless such action is consistent with an approved development plan or building permit from the Town of Mammoth Lakes and approval by the Grey Hawk Association Architectural Control Committee. The term development plan includes parcel and tract maps, use permits, encroachment permits, and similar authorizations. Grading shall be limited to that area required for construction of the structure and access. Maximum physical limits of disturbance shall be limited to that area shown on Exhibit "A".
- B. Lots 5, 6, and 7 are permitted alternative building pads – either at the top or bottom of the slope as shown on Exhibit A of the Master Plan. Unless modified by the subdivision map, access must be taken from the top of slope with the maximum disturbance area adjusted throughout the site not to exceed the designated maximum disturbance area and to respect the preservation of trees to the maximum extent possible.
- C. The CC&R's for this project shall prohibit any removal of trees unless they are within the building footprint of a Town approved building permit, are subject to an approved grading permit, MLFPD approved vegetation management plan, or constitute a hazard to adjacent structures. If any trees shown to be preserved as shown on Exhibit "A" are determined to be in poor health upon inspection by the Town of Mammoth Lakes, then such trees may be removed subject to approval by the Town of Mammoth Lakes.
- D. All trees shown to be preserved on a development plan shall maintain a minimum distance of 8' from the trunk or outside the drip line of the affected tree, whichever is less, from any disturbance required for construction of individual structures and access.
- E. A condition of each building permit of each lot shall be to install a cobble-lined swale at the drip-line of the eaves of all structures. The purpose of the swale is to mitigate the potential of erosion.
- F. All construction shall adhere to the current standards of the Town of Mammoth Lakes for erosion control. All homes built shall have roof drip line trenches designed for percolation of roof runoff and interim erosion control measures such as filter fabric fencing or hay bale fencing to contain silt runoff during construction activities. Project drainage facilities and courses shall not be altered without approval of the Grey Hawk Homeowners' Association and the Town of Mammoth Lakes.
- G. The following conditions shall apply to vegetation removal required under an approved grading permit for subdivision improvements and in conjunction with grading permits for individual lots.
 1. The applicant shall prepare a detailed final revegetation plan for the replacement of the trees and vegetation removed. The plan shall consist of a detailed planting and irrigation plan

and accompanying text and shall include the recommendations as set forth in the environmental documents prepared for the project.

2. The planting and irrigation plans shall contain the following information:
 - a. Cover sheets indicating the areas approved for tree removal, and areas approved for tree replacement, as they relate to the entire site.
 - b. Planting arrangements for each area to be revegetated.
 - c. Irrigation plans and details for each area to be revegetated.
3. The text shall include the following:
 - a. Background information: This section should include a discussion of the areas of the project that are to be revegetated. Also, characteristics of the site that may influence the design of the revegetation effort shall be discussed, including the site's physiography, hydrology, and any grading which may be necessary.
 - b. Protection of adjoining trees. Since portions of the revegetation effort will occur adjacent to undisturbed habitat, measures shall be discussed demonstrating how impacts to this adjacent habitat will not occur. These measures may include but are not limited to the installation of temporary fencing and the presence of a biologist on-site during any grading operations.
 - c. Plant materials. The selection of plant materials shall be based upon the plant material removed and that of the material adjacent and within the areas to be revegetated.
 - d. The discussion within this portion of the text should specify the species to be revegetated, the numbers, the size of the plant materials and the spacing on center.
 - e. Planting program. The diameter and depth of the augured planting hole and the nature of the backfill material shall be addressed. In addition, the actual installation of both the plant materials and the irrigation system shall be discussed.
 - f. Site protection. The revegetation site shall be protected from trespass and animals. At a minimum, this shall require the use of temporary fencing and the caging of trees.
 - g. Maintenance. Discuss the maintenance of the irrigation system and the gradual phase out so that at the end of the maintenance period the plant material will be self-sustaining.
 - h. Discuss the replacement of plant materials and selective weed abatement. This shall be done by hand.
 - i. Monitoring. Monitoring shall occur at 0, 3, 6, 9, 12, 18, 30 and 36 months after installation. Monitoring shall consist of fixed transects to determine total plant cover, growth of each species, and the percent survival, as well as a general overview of the site to assess overall compliance with the success criteria, to the satisfaction of the planning director.
 - j. This section of the revegetation plan shall establish a series of progress milestones and success criteria and the maintenance that shall be undertaken if the milestones are not reached.
 - k. Within 30 days of each monitoring period, a report of the monitoring results and necessary maintenance that was performed shall be prepared and submitted for approval to the planning director.
4. Security. Enter into a Secured Agreement with the Town of Mammoth Lakes a security for 110 percent of the estimated cost associated with the implementation of the revegetation plan. A cost estimate shall be submitted to and approved by the planning director which shall include the cost of the plant stock and its installation, irrigation materials and their installation, costs of monitoring and maintenance of the revegetated areas for the three year period, and report preparation. This agreement is intended to guarantee commitment to project completion and success. The Secured Agreement shall be released upon completion of the revegetation plan to the satisfaction of the Planning Director. Eighty percent success rate shall be considered satisfactory completion of the revegetation plan.

V. SNOW SHEDDING AND STORAGE STANDARDS

An area equal to a minimum of seventy-five percent of all uncovered required parking and driveway areas shall be provided for the storage of snow. All designated snow storage areas shall be at least ten feet wide and deep in the smallest dimension, shall be readily accessible and usable, and shall not overlap the Grey Hawk common area snow storage areas. These areas shall be substantially free and clear of obstructions (e.g., propane tanks, trees, boulders, dumpsters, utility pedestals, etc.) there shall be no required parking in snow storage areas.

VI. WALLS AND FENCES

- A. Due to the nature of the Grey Hawk property, retaining walls greater than three feet are allowed in the front setback and greater than six feet are allowed within side or rear setbacks. If the retaining wall is such that it is visible from the lot's access street, it shall be decorative. Split face masonry block is not acceptable as a decorative finish. Rock facing is preferable, but "Keystone" type, "Rockery" type, stucco facing, cultured stone facing and decorative "UltraBlock" are examples of acceptable decorative finishes. Retaining walls built in conjunction with street improvements shall be decorative (as described above) if above street level or clearly visible from a point off the Grey Hawk property.
- B. In any required front or street side yard, a fence shall not exceed three feet in height. An increase in height may be granted for required retaining walls as stated above.
- C. A wall or fence not more than six feet in height as measured from the lower adjacent grade may be constructed within the side or rear setback areas. A height increase for required retaining walls may be granted as stated above.
- D. The provisions of this section do not apply to a wall or fence required by any law or regulation of the state or agency thereof.
- E. Fencing materials shall consist of cedar, redwood, natural rock or logs. Stain and colors shall be consistent with the color standard under Paragraph B of the Design Review standards (Section VII, infra.).

VII. DESIGN REVIEW

All proposed home plans shall be approved by the Grey Hawk Association Architectural Control Committee prior to submittal to the Town of Mammoth Lakes for permit review. All plans submitted to the Association shall at a minimum provide a site plan with topographic information, structure location, propane tank location, driveway width/slope, drainage information at a minimum scale of 1"=20'; four sides of elevations with exterior finishes, roofing, colors, lighting, etc. noted on the elevations at a minimum scale of 1"=8'; and floor plans at a minimum scale of 1"=4'. A color board with roof, primary and trim materials/colors shall be provided with the submittal.

- A. Exterior Lighting. All exterior lighting shall be shielded or constructed so that the source of the illumination (e.g., the bulb or globe) is not readily visible from off the subject property. This requirement shall not apply to decorative fixtures of forty watts or less. Maximum wattage is 60 watts, incandescent type. This requirement will be implemented through review of each building permit application. Low level and incandescent lighting sources shall be used. No "flood lights" which are visible offsite shall be allowed. Minimum lighting shall be allowed as required by currently adopted building and safety codes.
- B. Exterior Structure Colors and Materials. Colors and materials used on the exterior of structures within the project area shall blend with the surrounding natural environment.

1. Siding and trim materials shall be natural wood cedar or redwood with clear stain. Log railings, posts, corbels and gabled end details are encouraged. Log homes are also permitted, provided that the exterior logs are stained to natural colors. Logs or log detail may be pine or fir and need not be cedar or redwood.
 2. Rock veneer or accent is required on all structures. It shall be natural rock material. Cultured or manufactured stone is not permitted. The primary color of the stone veneer shall be in medium or dark earth tones (e.g., browns, medium grays, tans). Examples of permitted veneers are: Randsburg, Bouquet Canyon, Sierra Sunset, and River Rock (excluding white tones).
 3. Roofs shall be of materials acceptable to the Town of Mammoth Lakes and the Mammoth Lakes Fire Protection District. Roof colors shall be muted darker tones, such as browns, dark grays and dark greens. Shake or shingle roofs are encouraged, as are synthetic slates or authentic slate roofs. All vents and fireplace cupolas shall be painted to match roof color. Alternatively, fireplace cupolas may be constructed of natural rock which matches the rock veneer of the structure.
 4. Exterior window colors may be white, dark green, bronze, tan or brown. On lots 14 through 20 and lot 24, all east-facing windows shall be tinted in order to minimize light dispersion in the view corridor.
- C. Final design review guidelines shall be approved by the Planning Commission prior to issuance of building or grading permits for homes in the project.

VIII. LARGE FAMILY DAY CARE HOMES

Large family day care homes shall not be allowed.

IX. PARKING

- A. Required paving may be asphalt, concrete pavers, or similar coverings.
- B. In order to keep driveways as shallow as possible due to lot elevation falloff, side setback areas shown in Exhibit 2 may be used for required parking. In addition, a 10' x 20' parking space may be permitted extending into the private roadway right-of-way only on a driveway accessing garages provided a minimum of 20' must be provided from the garage door to the back of curb. This shall be included in Section X of the Master Plan. Common area snow storage areas may not be used for required parking.
- C. The residential driveway standards shall be modified to allow 30-foot wide driveways and no property line setback requirements in order to encourage shallow driveways on sloping lots.
- D. Tandem parking of two vehicles within a garage shall count as two spaces towards required parking for each site.
- E. Only one driveway is permitted per lot.

X. STREET STANDARDS

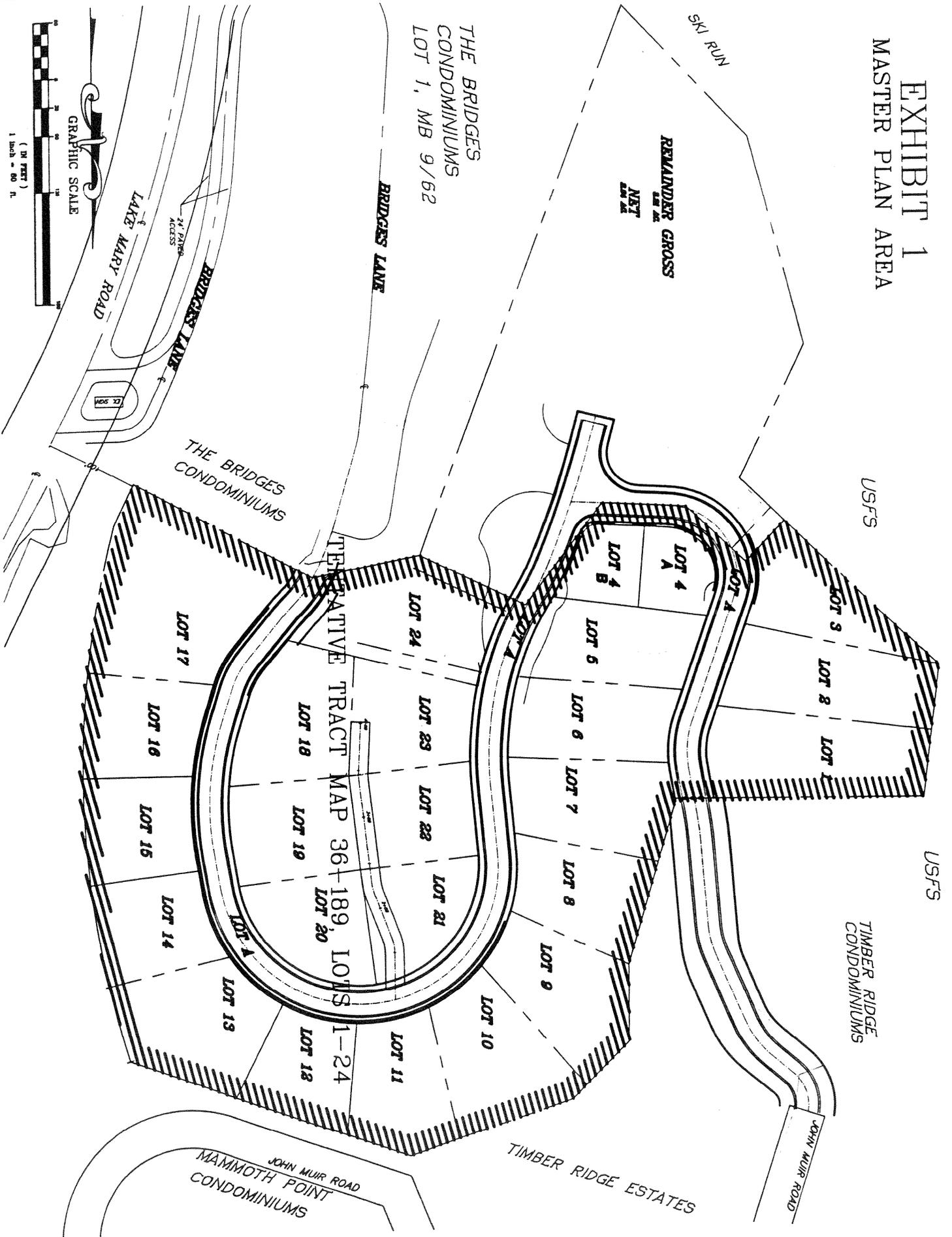
- A. Interior circulation streets shall be constructed with 24 feet of pavement and shall meet the construction standards for residential streets of the Town of Mammoth Lakes Engineering Department. The driveway serving more Lots 18-20 shall be constructed with 12 feet of pavement and meet the Class II Residential Drive Standard of the Mono County Road Standards.

- B. Driveway connection to streets shall be designed and constructed per the Mammoth Lakes Residential Driveway Standards. Drainage across driveways shall be maintained in the gutter or shoulder swale, as originally designed for the subdivision.
- C. The emergency access connection of John Muir Road shall be constructed with 24 feet of pavement, shall be gated and unlocked, shall be used for emergency and snow removal vehicles only. Improvement plans and gate selection shall be approved by the Town of Mammoth Lakes Fire Protection District. The Town of Mammoth Lakes shall approve the final design.
- D. The Homeowner's Association shall remove the subdivision gate at such time as required by the Mammoth Lakes Fire Protection District.
- E. Snow removal and street maintenance shall be provided by the Grey Hawk Homeowners Association. A snow removal contract must be maintained on file with the MLFPD for clear road access and in compliance with minimum depth standards established by the Town public works department, from John Muir Road to Lake Mary Road.
- F. There shall be no streetlights in the subdivision.

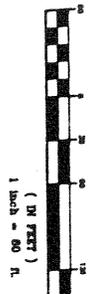
XI. UTILITIES

All utility lines must be placed underground and must be constructed to the standards of the entity providing the utility service.

EXHIBIT 1 MASTER PLAN AREA



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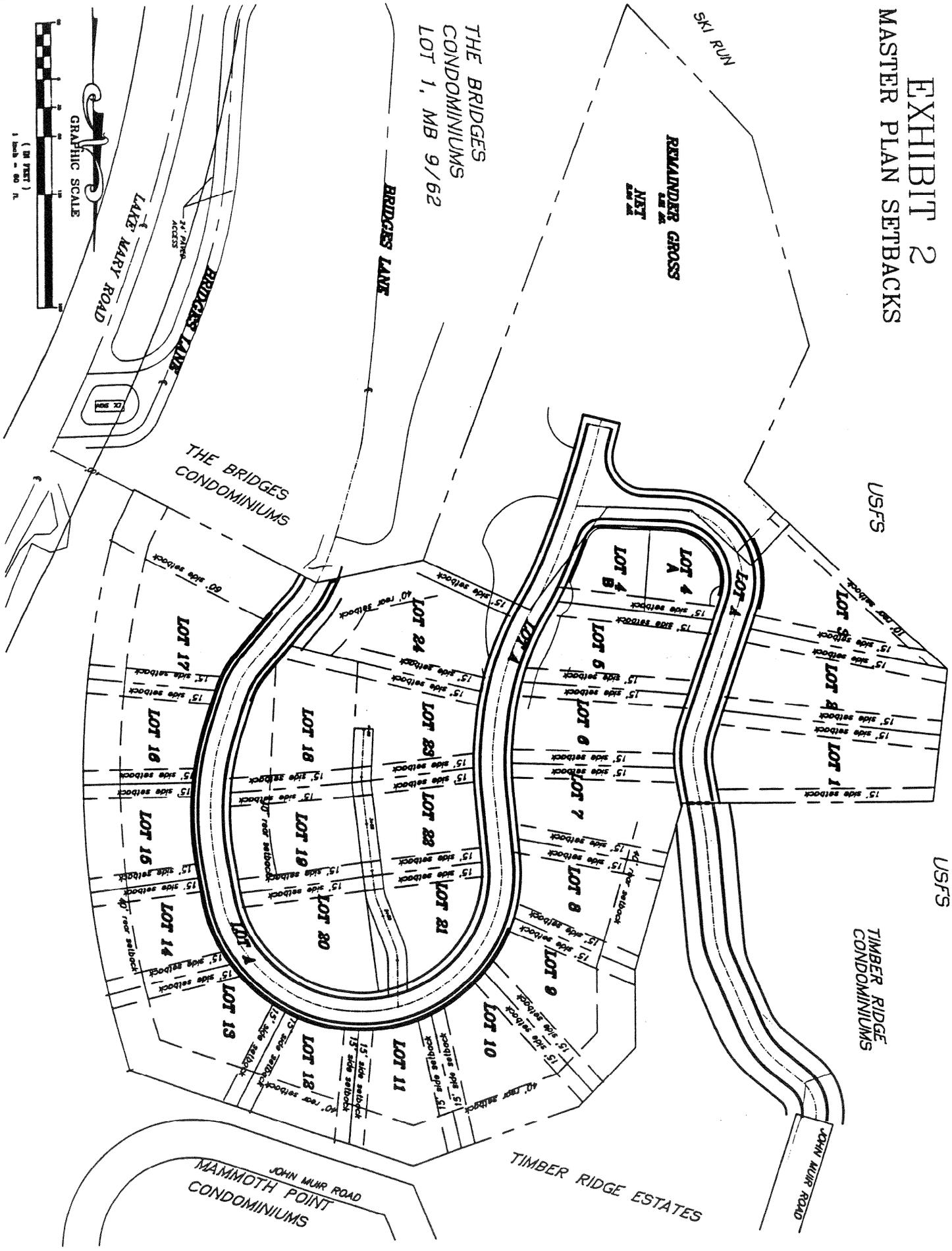


DATE	2/28/01
BY	1" = 6'
CHKD	05/05
APP'D	3/22
SCALE	amb/d
NO.	1

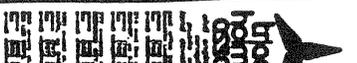


MASTER PLAN
GREYHAWK

EXHIBIT 2 MASTER PLAN SETBACKS



MASTER PLAN
GREYHAWK



LOT NUMBER	MAX BLDG. HT. FROM STREET & BLDG. HLT.	MAX BLDG. HLT.	AVG. SEGRADE	MIN. GRADE
1	N/A	45'	35'	NORM. REQ.
2	N/A	45'	35'	NORM. REQ.
3	N/A	45'	35'	NORM. REQ.
4	N/A	45'	35'	NORM. REQ.
5	N/A	45'	35'	NORM. REQ.
6	N/A	45'	35'	NORM. REQ.
7	N/A	45'	35'	NORM. REQ.
8	N/A	45'	35'	NORM. REQ.
9	N/A	45'	35'	NORM. REQ.
10	N/A	45'	35'	NORM. REQ.
11	N/A	45'	35'	NORM. REQ.
12	N/A	45'	35'	NORM. REQ.
13	N/A	45'	35'	NORM. REQ.
14	N/A	45'	35'	NORM. REQ.
15	N/A	45'	35'	NORM. REQ.
16	N/A	45'	35'	NORM. REQ.
17	N/A	45'	35'	NORM. REQ.
18	N/A	45'	35'	NORM. REQ.
19	N/A	45'	35'	NORM. REQ.
20	N/A	45'	35'	NORM. REQ.
21	N/A	45'	35'	NORM. REQ.
22	N/A	45'	35'	NORM. REQ.
23	N/A	45'	35'	NORM. REQ.
24	N/A	45'	35'	NORM. REQ.

REMAINDER GROSS

NET AREA

THE BRIDGES CONDOMINIUMS
LOT 1, MB 9/62

BRIDGES LANE

LAKE MARY ROAD

THE BRIDGES CONDOMINIUMS

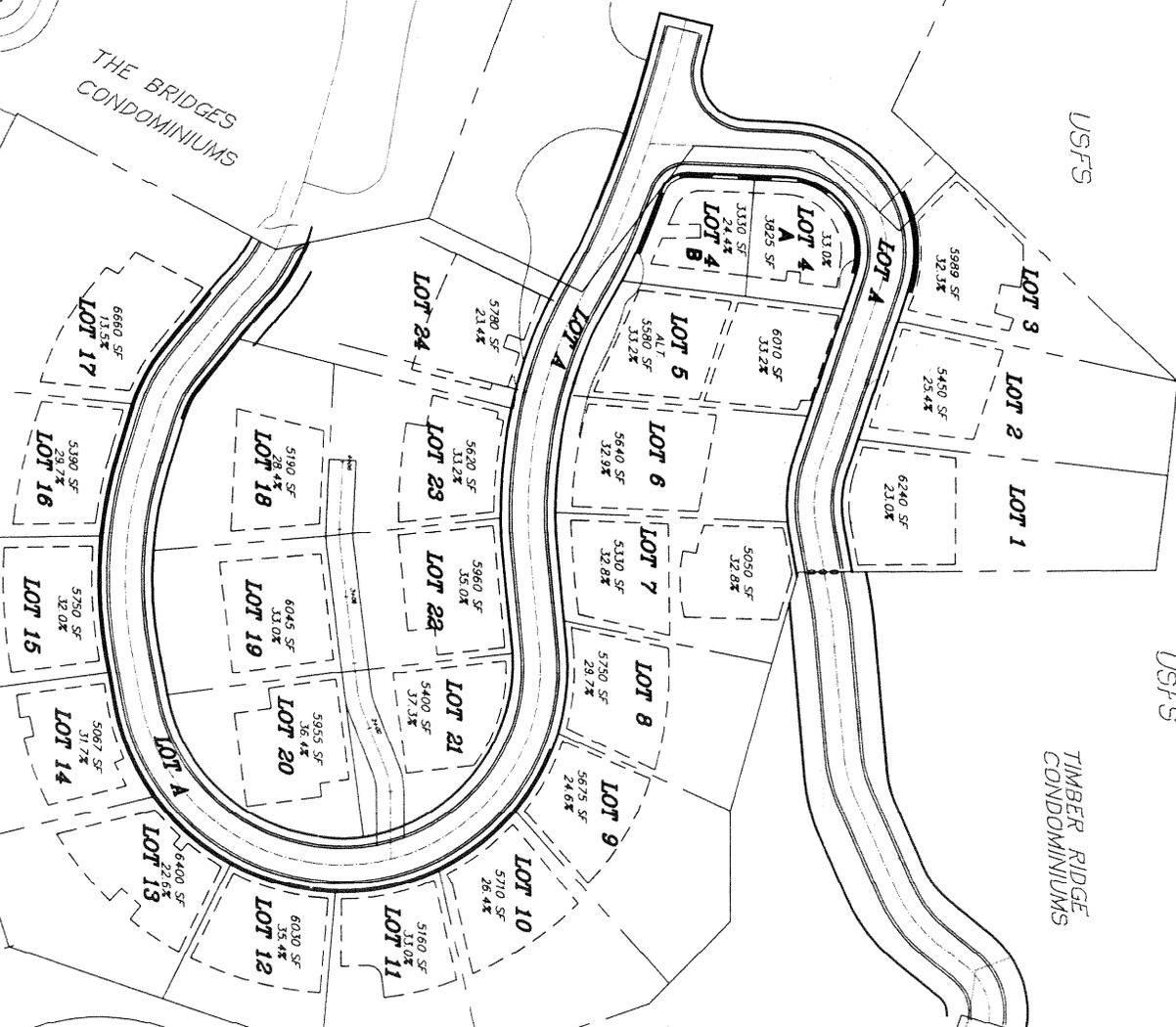
USFS

USFS

TIMBER RIDGE CONDOMINIUMS

TIMBER RIDGE ESTATES

JOHN MUIR ROAD
MAMMOTH POINT CONDOMINIUMS



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GREYHAWK

MASTER PLAN
GREYHAWK
GREYHAWK, LLC MAMMOTH LAKES, CA



trind/
holmes
ASSOC.

DATE	5/21/01
SCALE	1" = 60'
DRAWN BY	DLE
CHECKED BY	JH2
EXHIBIT DMC	1
SHEETS	1

Use Permit 99-1 Conditions

1. This approval authorizes a 25-lot single family Planned Unit Development subdivision together with Lot A and a Remainder Parcel, and adoption of the "Greyhawk" Master Plan.
2. All lots shall be subject to administrative design review approval. The Planning Commission shall approve final design review standards, which may include submission of a sample palette for permitted colors for exterior siding, decking, and roofing prior to issuance of the first grading or building permit for the project. This language shall be included in the CC&R's and in Section VII of the Master Plan.
3. An Engineered grading permit shall be obtained for building sites greater than 30% or as required by the grading ordinance prior to issuance of a building permit.
4. In order to accommodate the required turn pockets along the access roadway for Lots 18-20, any retaining walls required shall be subject to review and approval by staff for the extent of land disturbance to accommodate walls, height and required wall surface treatment.
5. The gate shall be subject to the requirements of the MLFPD, including the following:
 - a. It must have a clear operable width of 20 feet.
 - b. Clear swing of the gate must not be obstructed at all.
 - c. Any latching must be approved, or no latching is allowed.
6. A snow removal contract must be maintained on file with the MLFPD for clear road access, in compliance with minimum depth standards established by the Town public works department, from John Muir Road to Lake Mary Road.
7. The Homeowner's Association shall remove the subdivision gate at such time development density in the subdivision exceeds MLFPD thresholds for provision of two public access ways into the project site. This language shall be placed in the Master Plan and CC&R's.
8. The roadway retaining wall systems shall be comprised of a "sculpted soil" system or alternative wall system that must be approved by the Planning Commission prior to the issuance of a grading permit for project improvements. All other retaining walls on the subject property shall be rock stacked or similar system to be approved by staff.
9. A condition of each building permit of each lot shall be to install erosion control measures prior to any grading associated with the building permit. This requirement shall be included in the CC & R's for the project.
10. Identify on a plan all dead standing and downed trees greater than 30" dbh that will be removed for construction, including areas of building footprints as shown on the Master Plan. These trees to be removed shall be approved by staff prior to any grading and building permits issued for the project.
11. All downed 30" dbh trees affected by roadway or home construction shall be shown on a plan that relocates all such trees to areas not affected by new development. This shall be shown on a plan to be approved by staff and the MLFPD prior to any grading and building permits issued for the project.
12. Windfalls and other coarse woody debris removed from building sites on the project area shall be redistributed out of disturbance areas on-site to enhance structural diversity and promote continued wildlife use of forested habitats. This shall be included on plans prior to issuance of grading and/or building permits. Such redistribution shall be coordinated under the project's

N/A

vegetation management plan to be approved by the MLFPD. The removal of existing stored downed trees on site may be permitted.

13. The CC&R's for this project shall prohibit any removal of trees unless they are within the building footprint of a Town approved building permit, are subject to an approved building or grading permit, MLFPD approved vegetation management plan, or constitute a hazard to adjacent structures.
14. Construction areas shall be clearly delineated to minimize impact. Chain link or other approved fencing shall be erected no farther than 5 feet from the limits of grading, and the tops and toes of all natural and manufactured slopes. The fencing shall be shown on the grading plans. No ground disturbance shall be permitted outside these areas. This language shall be placed on the final grading permit, in the Master Plan, and in the CC&R's for the project.
15. Access to work areas shall utilize existing dirt roads or primary access routes within the project area to the maximum extent feasible to avoid unnecessary disturbance to native vegetation outside the project area limits. This note shall be placed on the approved grading plans.
16. Vegetation removal shall be limited to only those areas identified on the approved plan, consistent with Master Plan Exhibit "A". This language shall be placed in the CC&R's for the project.
17. Revegetation of disturbed areas shall be conducted immediately following construction as shown on the approved grading plan and building plans.
18. The spread of weeds shall be deterred by covering stockpiled topsoil and revegetating disturbed sites as soon as possible.
19. No permanent solid fences (not including temporary construction fencing), that could be a barrier to wildlife movement shall be constructed on the subject property. This language shall be placed in the CC&R's for the project.
20. Management of open space areas shall be specified in the CC&R's, including restrictions on tree removal and disposal of hazardous materials.
21. Town leash laws shall be reiterated in the project CC&R's.
22. Construction activities shall be scheduled during daytime hours only. Noise levels shall be kept to a minimum by muffling equipment such as engines and generators.
23. Open ditches and trenches shall be covered during nighttime hours.
24. Refueling and repair of equipment shall be confined to disturbed areas.
25. Reduced speed limits of 10 miles per hour shall be imposed along all roads within and leading to and from the development to reduce the risk of wildlife-vehicle collisions, and as recommended in the traffic report of the environmental studies for the project.
26. Preservation of valuable habitat features such as trees, downed logs, snags, and rock piles shall be preserved to the maximum extent feasible and in conjunction with a vegetation management plan approved by the MLFPD.
27. If during construction, any historical resources are discovered, work shall be stopped and a qualified archaeologist shall determine the nature of the find before proceeding.
28. The MLFPD has commented that the project lies within a "very high fire danger" zone. Therefore, a vegetation management plan shall be approved prior to issuance of a grading permit for project improvements and roadway construction and prior to issuance of building permits for individual structures in the project.

29. All trees shown to be preserved on Master Plan Exhibit "A" shall maintain a minimum distance of 8' or the drip line of the affected tree, whichever is less, from any disturbance required for construction of individual structures and for subdivision improvements. All protected trees shall be shown with this note on the approved grading permit and building permits.
30. Consistent with Municipal Code standards, construction hours are limited to between 7 am and 8 p.m. Mondays through Saturdays. Prior approval from the Town is required for work on Sundays and holidays. All noise regulations of the Municipal Code shall be met.
31. Parking shall not extend into minimum clear widths of the road.
32. The project will require the provision of employee housing or mitigation fees pursuant to any future adopted Town of Mammoth Lakes employee housing mitigation policy.

Use Permit 99-1 Improvement Plan Conditions

1. All conditions required in TTM 36-189, UPA 99-1, DZA 99-1 and GPA 99-1 applicable to the grading plan must be met prior to issuance of said permit.
- DONE* 2. The MLFPD has commented that the project lies within a "very high fire danger" zone. Therefore, a vegetation management plan shall be approved prior to issuance of a grading permit for project improvements and roadway construction.
3. The project will be subject to the Best Management Practices (BMP's) as determined by the CRWQCB through the issuance of a Stormwater Pollution Prevention Plan (SWPPP) if applicable to comply with all applicable erosion control standards.
- DONE* 4. A cobble swale shall be constructed along the rear of lots 13 through 17 to a drainage inlet that intersects the proposed drainage facility proposed along the south boundary of lot 17. These requirements shall be included in the CC&R's for the project.
- DONE* 5. The retaining wall shall be constructed in a manner that will provide for the passage of water and wastewater pipelines for individual home sites. The locations of water meter boxes and wastewater clean-outs shall be provided at street grade for each lot. The MCWD will review specific construction plans prior to final map approval.
6. Both Bridges Lane and the secondary access road will be required to have a minimum paved surface of 24 feet wide, capable of supporting imposed emergency vehicle weights with a minimum clear height of 13' 6".
7. "No Parking" signs shall be used to guarantee width maintenance requirements. Widths may need to be increased in driving areas adjacent to fire hydrants to allow for clear access. Additional parking "turnouts" are permitted subject to approval of MLFPD.
8. Minimum access road widths will be required to be maintained in the area of the roadway island proposed.
9. Maximum allowable road grade is 10%.
10. Recommendations for roadway curve signing in the LSA letter dated October 22, 1999 shall be required for the project.
11. The removal of trees for construction of the proposed drainage facility along the south boundary of Lot 17 shall be replaced on a one-to-one basis. Mitigation shall also include revegetation and 3 years of irrigation and monitoring to ensure regrowth to cover the scarring caused by grading.
12. The CRWQCB and MCWD will require the project to comply with applicable permit requirements, including a stormwater pollution prevention plan (SWPPP) if applicable and construction of water and sewer facilities to the satisfaction of the MCWD.
13. Bridges Lane fronting all lots within the subdivision shall be constructed to 24 feet of pavement with curb on each side, together with 8 foot shoulders on each side, within a 40-foot access easement. John Muir Road from Lot 1 to the existing southerly terminus of John Muir Road off-site shall be constructed to a pavement width of 24 feet with 8 foot shoulders on each side, within a minimum 40 foot wide easement or right of way. The side-slopes of the roadway shall not exceed 2 to 1, horizontal to vertical. Letters of permission to shall be obtained for all grading on private property outside of the easement or right of way.

14. Watering of the project site during construction shall be required on an as-needed basis by the Town of Mammoth Lakes Engineering inspector. A permit from GBUAPCD shall also be required.
15. The access drive serving Lots 18, 19 and 20 shall be designed and constructed in accord with the details and cross section as shown on the tentative map. The access drive shall include provisions for turnaround pockets on Lots 23, 22 and 21 to serve Lots 18, 19 and 20, respectively. These pockets shall be a minimum of 20 feet wide, a maximum of 30 feet wide, and 7 feet deep. *N/A reqs 15 now 20'*
16. The Planning Commission shall approve a landscape plan for the roadway retaining wall above the Bridges common area. The landscape plan shall include provisions for adequate screening of the wall, which may include terraced walls providing planting areas for additional conifers. This plan shall be approved prior to the issuance of the first building or grading permit for homes in the subdivision.
17. The applicant shall enter into an Improvement Agreement with the Town and post the required Improvement Securities as required by the Municipal Code and the Subdivision Map Act. At the discretion of the Town Engineer a minimum of ten- percent (10%) bond may be required to be deposited in cash. Said security may be a bond, a cash deposit, or an instrument of credit, acceptable to the Town Engineer. At a minimum, ten percent (10%) of the surety shall be retained for one-year guarantee and warranty of the work following completion and acceptance.
18. Prior to the commencement of any and all grading operations for the project the limits of grading and disturbance shall be fenced. The fencing shall be within the disturbance area identified in Master Plan Exhibit "A" but no further than five feet from the limits of grading and disturbance and shall include all areas proposed for material storage, staging and stockpiling of earth materials. The storage, staging and stockpiling areas shall be limited to areas previous disturbed where possible. The fencing shall be shown on the grading and improvement plans and reviewed and approved by town staff prior to grading.
19. A final hydrology and hydraulics study is required and shall be submitted with the grading and improvement plans for the project. The study shall be prepared in accordance with the grading ordinance of the municipal code and shall be prepared by a licensed civil engineer. The study shall include runoff from the entire site and shall also include runoff that enters the property from all upstream sources, and include storm drains, drywells and surface flows. The study shall indicate the method of conveying surface and underground runoff and shall address drainage conveyances downstream to the extent they exit to an existing facility or natural drainage course. All existing drainage facilities on-site and tributary to the site shall be identified and shown on the grading plans. The hydraulic calculations shall include all pipe flows, velocities and head loss calculations sufficient to show the adequacy of all conveyance systems.
20. Drainage facilities shall be constructed along Bridges Lane sufficient to collect all runoff along the roadway wherever superelevation of the roadway is proposed.
21. The storm drain proposed along the southern edge of Lot 17 shall be extended off-site and along Lake Mary Road to the northeast and shall connect to the existing storm drain in Lake Mary Road. The design of the storm drain shall meet the 100-year storm event and shall take into consideration a future extension of the storm drain upstream and southerly along Lake Mary Road.
22. Construction of water and sewer improvements shall require water and sewer permits from the Mammoth Community Water District. Grading plans shall be submitted to the Town for

review and approval. A grading permit in accordance with the municipal code shall be obtained from the Town and all mitigating measures to prevent erosion and to protect existing trees shall be constructed prior to work commencing for any and all water and sewer improvements.

23. A cobble-lined swale shall be constructed along the rear of lots 13 through 17. The swale shall be directed to a drywell located near the southeast corner of lot 17. The swale and drywell shall be sized to accommodate the flow of a 100-year storm event. These facilities shall be constructed and secured as a part of the grading and improvement plans for the extension of Bridges Lanes into the project and shall be completed prior to the issuance of the first building permit for lots 13 through 17.
24. All roads within and leading to and from the development shall be posted as 10 MPH to reduce the risk to wildlife-vehicle collisions and in accordance with the recommendations set in the letter from LSA and Associates dated October 22, 1999. The signs shall be constructed together with the improvements to Bridges Lane and with John Muir Road.
25. An encroachment permit or a letter of exemption shall be obtained from the Engineering Division of the Town prior to construction within public right of way.
26. No work shall be permitted within the public right of way on Sundays, holidays, after October 15th of each year or before April 1st of each year, and shall be restricted to hours of 7:00 am and 5:00 pm. Variation from these times shall only be upon the permission of the town engineer.
27. No work within Town right of way shall be commenced until a Traffic Control Plan has been approved by the Engineering Division of the Town.
28. Drainage shall be maintained across the subdivision. Any improvements needed to meet drainage requirements shall be in accordance with Town standards and the California Regional Water Quality Control Board, Lahontan District requirements. If grading is proposed in the future the necessary grading permit shall be obtained by the property owner.
29. No change to the existing conditions of the site, including site grading, drainage interruption, land clearing, etc. shall be commenced until an engineered grading and drainage plan has been approved by the Town Engineer. A surety acceptable to the Town Engineer shall be submitted to assure project completion. A geotechnical report is required that confirms that the proposed drywell locations will not be subject to groundwater entering the drywell. The grading plan shall indicate all snow storage areas and drainage facilities. All export must be taken to a permitted site, which must be identified at grading permit issuance. All easements shall be shown on the grading plan. Private streets shall be designed to Town standards. All permanent erosion control measures shall be irrigated for at least one season.
30. All site work is to be completed and "winterized" prior to October 15th of each year. Any work proposed after this date requires approval of the Town Engineer and must be finished no later than November 15th and shall be capable of being "winterized" within 48 hours notice from the Town Engineer or designee. Winterized shall mean that all permanent erosion control facilities shall have been constructed together with drywells and the cobble-lined swale long the rear of Lots 13 through 17 as shown on the approved plans, and all temporary erosion control facilities shall be constructed in a manner sufficient to withstand the winter snowfalls and spring runoff. Work shall not resume prior to May 1st of the following year, however, work may resume between April 1st and May 1st upon the express written consent of the Town Engineer.

31. The project shall comply with the Guidelines for Erosion Control in the Mammoth Area. This shall include submittal of a Report of Waste Discharge. Prior to issuance of a grading permit, the applicant will provide evidence that the CRWQCB, Lahontan District, has adopted waste discharge requirements or the Board's Executive Officer has issued a written waiver if applicable.
32. Any public or private property altered, damaged, or destroyed by site preparation, grading, construction or use shall be restored to its pre-existing condition by the Permittee.
33. Storm drain facilities shall be designed and constructed in accordance with the Master Storm Drain Plan and to the approval of the Town Engineer.
34. The property owner, applicant and holder of any and all permits associated with this property shall conform to the requirements of the Town of Mammoth Lakes and Federal, State, County and Local agency requirements, as they may apply. This includes, at a minimum, the CRWQCB, Lahontan District, the Great Basin air Quality Control District, OSHA, the Mammoth Lakes Fire Protection District, and the Mammoth Community Water District.
35. Dogs shall be prohibited in the project area during construction and shall be noted on the grading permit and building permits.
36. Letters of permission to grade shall be obtained for any and all grading off-site.

UPA 99-1 Vegetation Disturbance/Removal Mitigation and Monitoring Conditions

The following conditions shall apply to vegetation removal required under an approved grading permit for subdivision improvements and in conjunction with building or grading permits for individual lots.

1. The applicant shall prepare a detailed final revegetation plan for the replacement of the trees and vegetation removed. The plan shall consist of a detailed planting and irrigation plan and accompanying text and shall include the recommendations as set forth in the environmental documents prepared for the project.
2. The planting and irrigation plans shall contain the following information:
 - a. Cover sheets indicating the areas approved for tree removal, and areas approved for tree replacement, as they relate to the entire site.
 - b. Planting arrangements for each area to be revegetated.
 - c. Irrigation plans and details for each area to be revegetated.
3. The text shall include the following:
 - a. Background information: This section should include a discussion of the areas of the project that are to be revegetated. Also, characteristics of the site that may influence the design of the revegetation effort shall be discussed, including the site's physiography, hydrology, and any grading which may be necessary.
 - b. Protection of adjoining trees. Since portions of the revegetation effort will occur adjacent to undisturbed habitat, measures shall be discussed demonstrating how impacts to this adjacent habitat will not occur. These measures may include but are not limited to the installation of temporary fencing and the presence of a biologist on-site during any grading operations.
 - c. Plant materials. The selection of plant materials shall be based upon the plant material removed and that of the material adjacent and within the areas to be revegetated.
 - d. The discussion within this portion of the text should specify the species to be revegetated, the numbers, the size of the plant materials and the spacing on center.
 - e. Planting program. The diameter and depth of the augured planting hole and the nature of the backfill material shall be addressed. In addition, the actual installation of both the plant materials and the irrigation system shall be discussed.
 - f. Site protection. The revegetation site shall be protected from trespass and animals. At a minimum, this shall require the use of temporary fencing and the caging of trees.
 - g. Maintenance. Discuss the maintenance of the irrigation system and the gradual phase out so that at the end of the maintenance period the plant material will be self-sustaining.
 - h. Discuss the replacement of plant materials and selective weed abatement. This shall be done by hand.
 - i. Monitoring. Monitoring shall occur at 6, 12, 24 and 36 months after installation. Monitoring shall consist of fixed transects to determine total plant cover, growth of each species, and the percent survival, as well as a general overview of the site to assess overall compliance with the success criteria, to the satisfaction of the planning director.
 - j. This section of the revegetation plan shall establish a series of progress milestones and success criteria and the maintenance that shall be undertaken if the milestones are not reached.
 - k. Within 30 days of each monitoring period, a report of the monitoring results and necessary maintenance that was performed shall be prepared and submitted for approval to the planning director.
 - l. Security. Enter into a Secured Agreement with the Town of Mammoth Lakes consisting of a surety for 110 percent of the estimated cost associated with the implementation of

the revegetation plan. A cost estimate shall be submitted to and approved by the planning director which shall include the cost of the plant stock and its installation, irrigation materials and their installation, costs of monitoring and maintenance of the revegetated areas for the three year period, and report preparation. This agreement is intended to guarantee commitment to project completion and success. The Secured Agreement shall be released upon completion of the revegetation plan to the satisfaction of the Planning Director. Eighty percent success rate shall be considered satisfactory completion of the revegetation plan.

Use Permit 99-1 Standard Conditions

1. It is the intent of these conditions of approval that all provisions herein are to be consistent with and in accordance with all municipal codes and ordinances, and all local, State and federal standards, policies, regulations and laws, unless specifically provided for herein.
2. The approved site plan shall be adhered to and maintained for the duration of the permit.
3. New or changed improvements, exterior illuminations, elevations, designs, materials and colors shall conform to the adopted Design Guidelines and shall be submitted to the Planning Division for approval and may be subject to Planning Commission review.
4. The site shall be maintained in a neat, clean and orderly manner. All improvements shall be maintained in a condition of good repair and appearance. Vehicles, equipment and materials inappropriate to the site and its use shall not be stored on site.
5. The use and all existing and new improvements constructed on the site shall be in compliance with this Use Permit and all Town of Mammoth Lakes, County of Mono, Mammoth Community Water District, Mammoth Lakes Fire Protection District, the California Regional Water Quality Control Board (Lahontan) region, Great Basin Air Pollution Control District, State of California and United States of America laws, statutes, ordinances, regulations, directives, orders and the like applicable thereto and in force at the time thereof. Any violation of the above may constitute grounds for revocation of this Use Permit under Section 17.60.130 of the Mammoth Lakes Municipal Code.
6. This Permit and all rights hereunder shall automatically terminate unless business operation, site preparation, landscaping, or construction has been commenced within 24 months after the issuance of this Permit and such work is diligently carried on until completion.
7. Town staff shall have the right to enter the subject property to verify compliance with these conditions. The holder of this Use Permit shall make the premises available to Town staff during regular operating hours and shall, upon request, make records and documents available to Town staff as are necessary to evidence compliance with the terms and conditions of this Use Permit.