

CONDITIONS OF APPROVAL (CASE NO. 06-SP-044)

STANDARD CONDITIONS

1. This decision for approval of the Sign Permit application, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the required forms and related fees with the City.
2. The approval of this permit shall not be effective for any purpose until the applicant and property owner have agreed in writing that they are aware of, and accept all Conditions of this Permit with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires the complete conformation to the approved Sign Plans.
4. It is hereby declared to be the intent that if any provision of this Permit is held or declared invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. Unless this approval is used within two (2) years from the date of City approval, Case No. 06-SP-044 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
7. The applicant or property owner shall obtain a Building Permit from the Department of Building and Safety prior to construction of any sign.

SPECIAL CONDITIONS

8. This permit is valid for this particular application only. No other signage is approved as part of Sign Permit 06-SP-044.
9. The sign shall comply with the requirements of the City Sign Ordinance.
10. The face color of the monument sign shall match the approved trim color of the building. The stone veneer on the monument sign shall match the stone veneer approved for the furniture retail center.
11. The monument sign shall not be internally illuminated. External illumination shall be subject to review and approval by the Director of Planning and Community Development.

12. Upon installation of the signs, the intensity level of illumination shall be subject to the review and approval of the Director of Planning and Community Development. The director may require the reduction of the intensity of illumination at any time.
13. No sign shall be illuminated after 11:30 p.m., or after the close of business, whichever occurs last.
14. All future tenants shall comply with the approved sign program. Per the Zoning Ordinance, the Director of Planning and Community Development may, at his discretion, approve minor changes to the Sign Program or refer changes to the Planning Commission for review.
15. All future tenants shall provide a minimum one foot above, below and on the sides of the letters on the signs for Buildings 1 and 2.

END