

CONDITIONS OF APPROVAL (Case No. 06-SP-045)

STANDARD CONDITIONS

1. This decision of approval, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of this letter, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts 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 complete conformation to the approved Sign Plans.
4. All colors and materials used in this Sign Program shall be in conformance with the colors and materials samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
6. 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.
7. Unless this permit is used within two (2) years from the date of City approval, Case No. 06-SP-045 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
8. 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

9. The internal illumination of the signs shall be subject to compliance with the City Architectural Design Standards and Guidelines and the regulations of the Building and Safety Department.
10. Upon installation of the sign, the intensity level of the internal illumination shall be subject to the review and approval by the Director of Planning and Community Development. The Director may require the reduction of the intensity of illumination at any time.
11. In the event that the applicant chooses to internally illuminate the monument sign, it shall be subject to the Director of Planning and Community Development review and approval.
12. No sign shall be illuminated after 11:30 p.m. or close of business, whichever occurs last.
13. The applicant shall turn off the light fixtures currently existing under the roof overhang of the tower element and remove the light fixtures currently located at the base of the sign.
14. No temporary signage is permitted on the site in addition to the signs approved in this Sign Program.

END