

CONDITIONS OF APPROVAL (CASE NO. 05-VAR-009)

STANDARD CONDITIONS

1. This decision for approval of the Variance 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 Site Plan, Sign Plan, and colored rendering, approved by the Planning Commission on February 16, 2006.
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, Variance No. 05-VAR-009 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
7. The applicant shall comply with all requirements of the Building and Safety Department for installation of the signs.

SPECIAL CONDITIONS

8. The monument signs shall be in conformance with requirements and conditions of Sign Program Case No. 05-SP-059.
9. The monument signs shall not exceed 6 feet in height.
10. The background of the monument shall match the color depicted in the approved exhibit.
10. The monument signs shall not be internally illuminated. External 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.

END