

## **RECOMMENDED CONDITIONS OF APPROVAL**

**Case PL2016-86**

**Project Description:** Master Sign Plan for the Alpha B planned development located at 8100 and 8150 26th Avenue South and 2400 and 2500 E. 82nd Street

**Address:** 8100 26TH AVE S

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

1. Prior to Permit A master sign development agreement, including all conditions of approval, shall be executed by the applicant and the City and shall be properly recorded by the applicant with proof of recording provided to the Director of Community Development
2. Ongoing Signs must be limited to the type, function, location and maximum size described in the approved Master Sign Plan and accompanying table in Case PL2016-86.
3. Ongoing Signs must be made of durable, weather resistant material to withstand the exposure to the elements
4. Ongoing Major revisions to this Master Sign Plan shall be subject to the requirements of Section 21.501.06;
5. Ongoing Sign construction and installation must be consistent with the manufacturer standards.
6. Ongoing Signs must not exceed the maximum luminance levels (Sec. 19.108(h) and Sec. 21.301.07(c)(5))
7. Ongoing Sign permits, unless exempted through Section 19.105, are required prior to installation of the signs