

MASTER SIGN PLAN

BRADMONT BUILDING

588 Old Mammoth Rd., APN 35-190-06

In accordance with the Zoning Ordinance of the Town of Mammoth Lakes, Chapter 17.40 "Signs", The Master Sign Plan for the Main Street Center shall be as follows:

1 - TERM

The Sign Plan for the Bradmont Building shall be valid for a period of ten years from the date of adoption, May 26, 1999, and shall be required to be renewed in its entirety by May 26, 2009, in accordance with the legal sign requirements in effect at that time. Any deviations from this sign plan shall be approved by the Planning Commission and such deviations shall be valid only for the period of the originally approved master sign plan. All allocated signs per the approved sign plan are "existing signs" and only the copy may be added or changed with Planning Director approval. Therefore, any changes or additions shall have a valid amortization corresponding to the remaining period of the approved sign plan. At the end of the original 10 year period, all signs at the Bradmont Building shall be required to reapply and come into conformance with whatever sign requirements are in affect at that time, regardless of when any particular wording or copy of an approved sign was installed. Chapter 17.40 of the Town of Mammoth Lakes Zoning Ordinance shall become an attachment to this approved Master Sign Plan.

2 - AMORTIZATION OF UNPROVED SIGNS

All existing signs on this parcel not approved as part of this sign plan shall be removed by whatever date the Town Council requires other similar illegal non conforming signs to conform, or as required below. There shall be no signs displayed on this property other than in accordance with the approved master sign plan.

3 - Approved Signs

In Accordance with the attached layouts, there shall be approved signs as follows:

North elevation:

1. Tenant directory sign displaying types of businesses in center (one per business), maximum 12 square feet. Sandblasted redwood with burgundy red sign frame, "silver sage" background, blue border and black lettering.

East Elevation:

1. Individual tenant signs shall be permitted subject to the following requirements:
 - Maximum area of signage is 18 square feet. Maximum width is that allowable by the window well and maximum height is 3'. Signage must be located within window well area mounted below lowest point of windows but no lower than the bottom of the window well. See attached drawing.
 - All signs must meet requirements of Town Design Review Manual.
 - Lighting shall meet requirements of Section 17.40.050 (D) of the Town Code.
 - All signs must provide a ½" routed or raised border 1 1/2" in width at edge of sign.

South Elevation:

2. Tenant directory sign displaying types of businesses in center (one per business), maximum 12 square feet. Sandblasted redwood with burgundy red sign frame, "silver sage" background, blue border and black lettering.

West Elevation:

1. No signage permitted on this elevation.

Free Standing Sign

No free standing sign is approved.

Projecting Signs

No projecting signs are approved.

4 -- STYLE, COLOR, MOUNTING METHOD, SIZE AND APPROVALS

Any change in copy or sign installation shall receive prior approval by the Planning Division. It shall be the landlords responsibility to inform all existing and future tenants of the requirements of the approved sign plan.

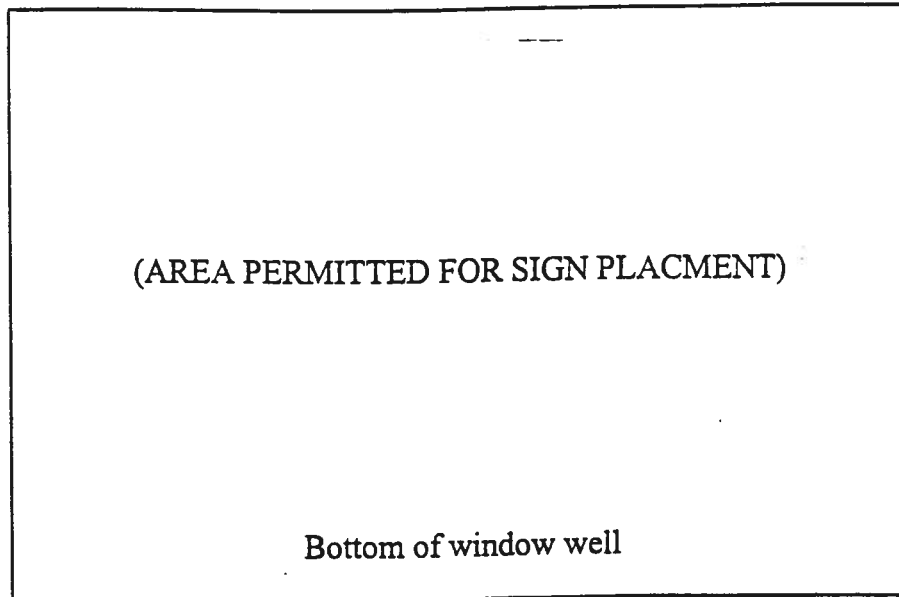
Style, color, mounting method, size and location shall be per this master sign plan. Colors: Individual sign colors shall be reviewed by staff at time of sign permit application.

Any change in copy or sign installation shall receive prior approval by the Planning Division.

It shall be the landlord's responsibility to inform existing and future tenants of this sign plan as approved. **All signs authorized herein must submit an application and receive a sign permit prior to display.**

Typical sign placement – BRADMONT BUILDING MSP

Bottom of window



(AREA PERMITTED FOR SIGN PLACEMENT)

Bottom of window well

6' 3"