

MASTER SIGN PLAN

Bear Creek Business Center

APN 220 Sierra Manor Rd, APN 35-210-13, Sierra Park South, lot 6

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

1 - TERM

The Sign Plan for Bear Creek Business Center shall be valid for a period of ten years from the date of adoption, March 13, 1996, and shall be required to be renewed in its entirety by March 13, 2006, in accordance with the legal sign requirements in affect 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 Bear Creek Business Center 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.

Signs shown on the attachments or listed below shall be removed, or conform to the Master Sign Plan, no later than whatever date the Town Council requires other similar illegal non conforming signs to conform, or October 1, 1994, whichever occurs last, or as required below.

4 - Approved Signs

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

North elevation:

1. None.

East Elevation:

1. Sign #1; Free standing sign:
The freestanding sign for Bear Creek Business Center shall not list any tenants and shall only identify the center. The sign shall be at least 6 feet from the property line, and not more than 8 feet in height from the approved grade. There shall be a minimum of 30 square feet of landscaping at the base of the sign. The sign location shall not impact vehicular egress visibility (200 feet both directions). Any visibility problems, including to the sign itself and egress from the property, or damage problems to the freestanding sign related to Town of Mammoth Lakes snow removal operations from the adjacent right-of-way shall be the responsibility of the property owner.
2. Sign # 2; The floor Store:
This space is on the first floor closest to Sierra Manor Rd. The sign ordinance permits corner units to have two signs. Accordingly, two signs are being requested, one facing south and one facing east. Letter size is 14 inch's by 15 feet. Proposed square feet is 17.50. The color requested for all first floor tenant signage is teal, and all such signage consists of individually cut out letters

mounted on the wall with two 2" X 4" wood strips painted the same color as the building. The lettering height shall remain at 14", however the length and square feet may change to accommodate potential future tenant changes. Applicable sign permit shall apply.

3. ***Sign # 3; John Hooper, Inc.*** Letter size is 8" inch's by approximately 14 feet. The square feet is approximately 10 square feet. The color requested for all first floor tenant signage is teal, and all such signage consists of individually cut out letters mounted on the wall with one 2" X 6" wood strip painted the same color as the building. The lettering height shall remain a 8", however the length and square feet may change to accommodate potential future tenant changes. Applicable sign permit shall apply.

South Elevation

1. ***Sign # 2; The floor Store***, this is the second of two permitted signs for this corner space. The lettering height shall remain at 14", however the length and square feet may change to accommodate potential future tenant changes. Applicable sign permit shall apply.
2. ***Sign # 3; Slatz's Plumbing***. Letter size is 8" inch's by 14 ½ feet. Approximately 10 square feet. The color for all first floor tenant signage is teal, and all such signage consists of individually cut out letters mounted on the wall with one 2" X 6" wood strip painted the same color as the building. The lettering height shall remain a 8", however the length and square feet may change to accommodate potential future tenant changes. Applicable sign permit shall apply.
3. ***Sign # 4; Tenant Directory Sign***. The tenant directory sign shall be mounted on the first floor south face, east corner, centered to the first floor window next to the sign. There shall be a minimum space between the corner edge of the building and the sign of 4 inches. The lettering is light gray and 2 inches in height. The background is charcoal gray with teal space numbers on front of the name. Twelve square feet.
(Note: Tenant application requested this sign to be on the east face, left of the south window. Planning Commission felt this created a cluttered / cramped effect and moved the sign to the south face.)

West Elevation

1. None

Window Signs

1. Window vinyl lettering is approved for each door and for the floor store first floor windows indicating the name of the business, or other general information pursuant to the window signage as outlined in the sign ordinance.

All window lettering shall be the same color as the main tenant signs, or white, and all door lettering shall be the same size, font and style. All window lettering shall receive Town approval prior to installation, and shall be the same Town approved color.

Town code related to window signs:

40.070 MAXIMUM SIGN AREA G. 3. Permanent window signs shall not exceed 25% of the window area or thirty (30) square feet, whichever is less. The total maximum square footage

of other permitted signage including window signage shall not exceed fifty five (55) square feet. In addition to the business name or logo, there shall be no more than four window signs per business and no more than four messages, such as "ski rental", "fishing equipment" "clothing", "camping gear" "hours of operation". No permanent window signs are allowed on or above the second floor of any structure.

Additional standards for Bear Creek Business Center

- All first floor tenant signs shall be the same font, style and color as indicated by attachments.
- Sign lettering height, font, style, color and mounting shall not change without staff approval, however, sign length may change to accommodate new tenant names and pursuant to other applicable sign regulations in affect at the time of application.
- Minor changes to the Master Sign Plan for Bear Creek Business Center may be approved by Staff.
- Lighting shall be approved by staff prior to installation and use.

Free Standing Sign

Note: Any damage or visibility problems to the freestanding sign related to snow removal operations by the Town of Mammoth Lakes shall be the sole responsibility of the sign owner. As an alternative, sign owners may install a building mounted sign, as may be approved by the Town.

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

Any change in copy or sign installation shall receive prior approval by the Planning Department. It shall be the landlords responsibility to apprise 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: (see attached color chips) building mounted & window signs, Kashmir 5645 A; directory, background to match building trim, charcoal gray, lettering to match top part of building & garage doors, cannon gray, 5837 M. Notwithstanding the name and brand colors, any reference to required colors shall be indistinguishable from those existing colors to be matched, i.e., if the Master Sign Plan states that a green shall match the building trim, the colors shall be indistinguishable.

Any change in copy or sign installation, including all window signage, shall receive prior approval by the Planning Department.

It shall be the landlords responsibility to apprise existing and future tenants of this sign plan as approved.