

- Type of temporary runoff control structures to be installed to carry increased runoff from type of landscaping development
- Type of permanent vegetation which will be planted and erosion control structures which will be installed.

The LPA shall have responsibility to review and approve required sediment control programs, to review work in progress and may, at its discretion, require performance bonds to insure that conservation measures will be carried out.

4. Urban Design Objectives and Controls

a. LPA Review of Developer's Proposals

Before an application shall be made for a building permit on any disposal parcel sold by the LPA, whether for public or private reuse, a site plan and preliminary building plans including proposed landscaping shall be submitted to the LPA for their review and finding that said plans conform to all Land Use Standards and Controls and any other conditions of sale and that said plans meet the objectives of the Urban Renewal Plan and these Restrictive Covenants.

b. Permits Required

- (1) Demolition permit required. No building or structure shall be demolished before the issuance of a demolition permit.
- (2) Building permit required. No structure or facility shall be constructed on the subject parcels before the issuance of a building permit. A building permit shall not be required for the necessary construction, replacement, or maintenance by a public utility organization of its outside plant facilities, including such items as poles, cross arms, wire, cable and drops.
- (3) Sign permit required. No sign requiring the issuance of a permit by the City shall be erected, hung, placed, painted in place, or structurally altered before such permit has been issued. No permit shall be required for a mere change of copy on a sign, the customary use of which involves frequent or periodic changes of copy.

c. Procedure to be Followed for Permits

Applications for all demolition permits, building permits, and sign permits shall be made to the Building Commissioner. Permits shall be issued only for uses and structures which meet the requirements of the Urban Renewal Plan and these Restrictive

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