

PROPOSED DEVELOPMENT CONDITIONS

SE 2011-PR-008

February 22, 2012

If it is the intent of the Board of Supervisors to approve SE 2011-PR-008 located at 1751 and 1753 Pinnacle Drive [Tax Map 29-4 ((1)) 2] for a waiver of certain sign regulations in a Sign Control Overlay District and a Highway Corridor Overlay District, pursuant to Sect. 9-620 of the Fairfax County Zoning Ordinance, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These conditions shall be in addition to conditions previously approved pursuant to Special Exception and Special Exception Amendment Applications SE 84-D-003, SE 95-P-045, and SEA 95-P-045.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. A copy of the Special Exception SHALL BE POSTED in a conspicuous place on the property along with the Non-Residential Use Permit of the use and shall be made available to all Department of the County of Fairfax during hours of operation of the permitted use.
4. This Special Exception is subject to the issuance of a Sign Permit(s). Any permit submitted pursuant to this special exception shall be in substantial conformance with the Sign Plan entitled *Wells Fargo Special Exception Exterior Signage*, prepared by Site Enhancement Services and dated December 2, 2011 as revised through February 22, 2012, except as may be modified by these development conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. The applicant shall submit a letter of authorization or approval from the property owner with each sign permit application.
6. Sign permits shall not be issued until the applicable non-RUP(s) and/or tenant layout permits are obtained.
7. No sign shall move, display any flashing or intermittent lights nor have any features which could be construed as fluorescent or neon in character or color.
8. All signage lighting shall be in accordance with the Performance Standards contained in Part 9 of Article 14 of the Zoning Ordinance.