

4. Urban Design Objectives and Controlsa. 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 Covenants and the applicable codes and ordinances of the City. The procedures for applications, permits, inspections and appeals related to such codes and ordinances of the City shall be as established by law.

5. Effective Duration of Land Use Standards and Controls

All provisions and requirements of the Restrictive Covenants contained herein shall remain in full force and effect until January 1, 1995.

If the parties hereto, or any of them, or their successors or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any of the aforementioned parcels or parts thereof to prosecute any proceedings at law or in

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