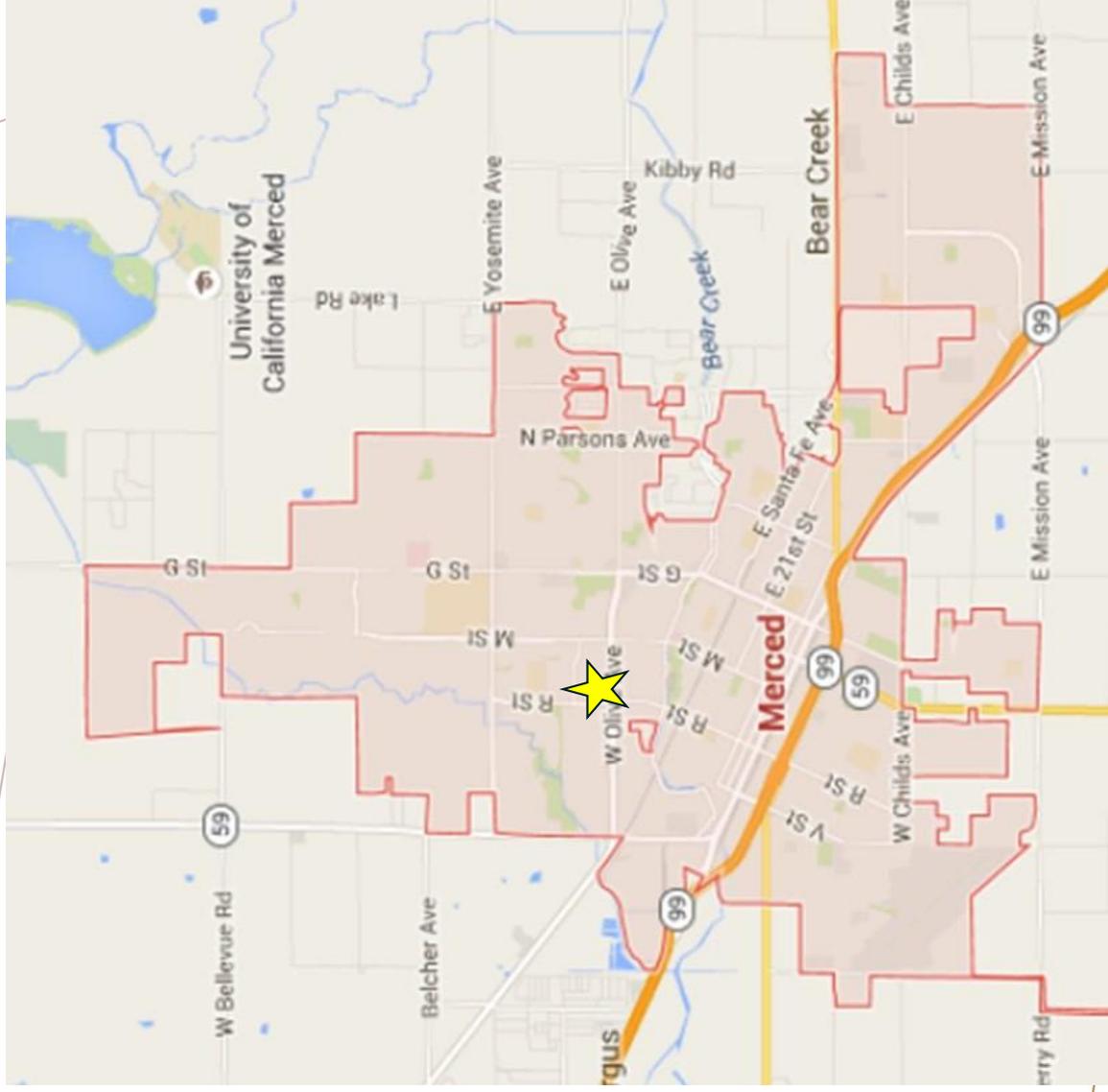


*MARKETPLACE AT MERCED
SHOPPING CENTER SIGN*

*CUP25-0007 & SP25-0009
851 W OLIVE AVE*

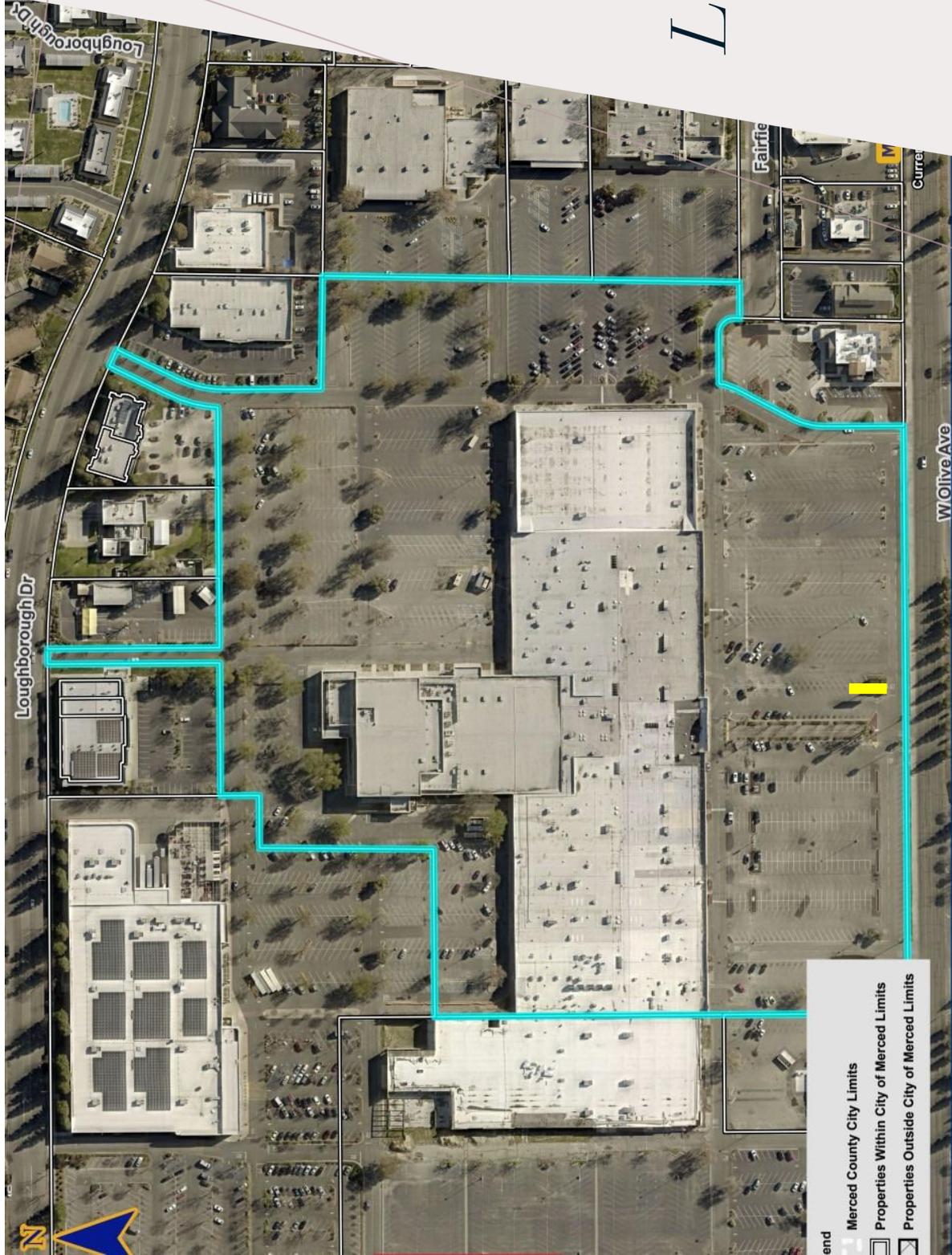
SITE INFORMATION

- Zoned Planned Development #1
- General Plan designation of Regional/Community Commercial (RC)



LOCATED AT THE CENTER
OF SOUTHERN PORTION
OF THE SITE
TO ACCOMMODATE
EXISTING AND NEW
TENANTS

LOCATION MAP



- end
- Merced County City Limits
- Properties Within City of Merced Limits
- Properties Outside City of Merced Limits



EXISTING SIGN :

- DOUBLE PYLON
- 45 FEET TALL

ELEVATIONS

FRONTAGE VISIBLE
FROM OLIVE AVE





Marketplace
at Merced



JCPenney

BOOT BARN

verizon

Foot Locker

KOHL'S

Michaels

AVAILABLE
916-779-1000



MERCED
ELITE GYM

Will See Throat

ILLUMINATION
COMPONENT

ELEVATIONS
AT NIGHT

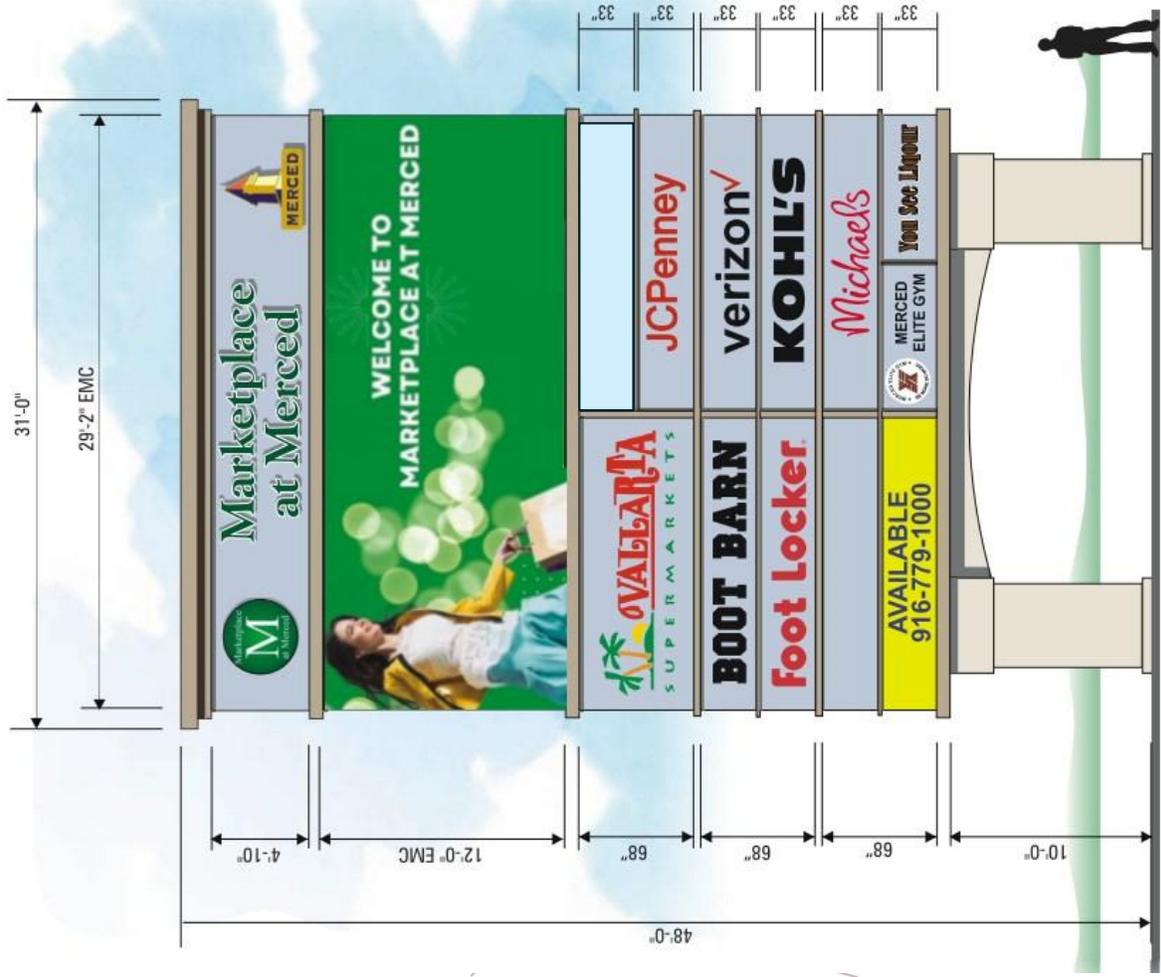
SIZE

ALLOWED FOR A 25,000-SF BUILDING

- MAXIMUM HEIGHT – 25 FEET + 3 FEET FOR APPURTENANCES
- STRUCTURE AREA – 20 FT HEIGHT BY 13 FEET WIDE MAXIMUM. 260 SQ FT PER FACE MAX
- SIGN AREA – 50% OF STRUCTURE AREA, NOT TO EXCEED 130 SQ FT PER FACE

PROPOSED FOR AN APPROX. 439,000-SF BUILDING

- HEIGHT - 48 FT(ALLOWED PER MMC FOR CITY LOGO ON TOP RIGHT, AND LANDSCAPING AT BASE)
- STRUCTURE ARE - 48 FT HEIGHT BY 31 FT WIDTH
- SIGN ARE – 80% OF STRUCTURE AREA



CONDITIONS

- Condition #9: All existing landscaping shall be kept healthy and maintained, and any damaged or missing landscaping shall be replaced immediately.
- Condition #11: The City may use the digital screen to advertise City – or community sponsored events, pursuant to MMC Section 20.62.140. (B.4)
- Condition #13: No portion of the digital display sign shall flash, blink, or include video display.
- Condition #14: The sign shall not emit any audible sound, buzz, or noise.
- Condition #15: The sign shall be limited to advertising related uses(s) on the premises on which the sign is located.

*PLANNING COMMISSION MAY:
APPROVE/MODIFY/DENY:*

Conditional Use Permit #25-0007

Site Plan Review #25-0009

Environmental review #25-0017 (Categorical Exemption)