

Attachment A- Stipulations- PHO-1-19_Z-46-03-7

Location: Northeast corner of 83rd Avenue and Encanto Boulevard

Stipulations:

Site		
1.	That The development shall be in general conformance to WITH the site plan AND ELEVATIONS date stamped OCTOBER 4, 2019 March 24, 2003 , as approved or modified by the FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND Development Services Department.	
2.	That parking/drive-throughs shall be reoriented as follows:	
	Pad A:	The drive-through shall be moved to minimize: 1) impacts (such as noise and fumes from idling cars) to the adjacent residential and 2) traffic circulation conflicts, as approved or modified by the Development Services Department.
	Pad B:	Parking shall be reoriented so the majority of parking provided for the restaurant is located so access to the main entry can be accommodated without crossing the drive-through aisle, or as approved or modified by the Development Services Department.
2.	THE DEVELOPER SHALL PROVIDE A PEDESTRIAN PATHWAY ALONG THE WEST PROPERTY LINE, WITHIN 220 FEET OF THE INTERSECTION OF 83RD AVENUE AND ENCANTO BOULEVARD, WHICH PROVIDES CONNECTIVITY BETWEEN THE PROPERTY AND 83RD AVENUE, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.	
3.	That aAll public sidewalks shall be set back a minimum of eight feet from back-of-curb, including sidewalks adjacent to right-turn-lanes, as approved or modified by the PLANNING AND Development Services Department.	
4.	That textured concrete shall be installed at All locations where internal pedestrian paths cross drive aisles SHALL BE CONSTRUCTED OF STAMPED ASPHALT, DECORATIVE PAVERS, STAMPED OR COLORED CONCRETE, OR ANOTHER MATERIAL, OTHER THAN THOSE USED TO PAVE THE PARKING SURFACES AND DRIVE AISLES, as approved or modified by the PLANNING AND Development Services Department.	
5.	That the architectural theme of the site shall be in general conformance with the elevations date stamped March 24 and April 10, 2003, as approved or modified by the Development Services Department.	
5. 6.	That aAll structures including buildings, site walls, enclosed service areas, and loading areas shall be integrated with the primary architectural theme of the site, as approved or modified by the PLANNING AND Development Services Department.	

Streets and Right-of-Way	
6. 7.	The Right-of-way shall be dedicated and a bus bay (Detail P-1256-2) and transit pad (P-1261) shall be constructed on northbound 83rd Avenue north of Encanto Boulevard, as approved by the PUBLIC Transit Department.