

## RECOMMENDED CONDITIONS OF APPROVAL

Case PL202500203

**Project Description:** Major revision to Final Development Plans to reduce parking requirements at 8101 34th Avenue S. to allow for a retail tenant.

**Address:** 8101 34TH AVE S

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

1. Prior to Permit A building permit for all required changes to accommodate the proposed use be obtained.
2. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer. All parking stalls must meet dimensional requirements in City Code.
3. Prior to Permit Per the recommendations of the parking study, a plan for internal traffic,, wayfinding, and parking signage must be approved by the City Engineer. Updates to signage must be completed prior to occupancy.
4. Prior to Permit Parking lot and site security lighting plans must satisfy the minimum requirements. See §21.301.07.
5. Prior to C/O All necessary State and local licenses must be in obtained and valid prior to the dispensary becoming operational.
6. Prior to C/O A sidewalk must be provided to link the primary entrance of the retail space with the public sidewalk network. See §21.301.04(g).
7. Ongoing Retail use is limited to floor areas as shown on the approved plans in Case File #PL202500203.