

Draft Stipulations - El Chorro Lodge:

**RECOMMENDATION A**

Deem the requested amendment at the El Chorro Lodge as a minor amendment to the Special Use Permit zoning per the criteria listed in Section 1102.7.B of the Zoning Ordinance.

**RECOMMENDATION B**

Approve the Minor Special Use Permit Amendment at the El Chorro Lodge related to the new entry monument and the renovation and addition of office, kitchen, and storage space, subject to the following stipulations:

1. All improvements shall be in substantial compliance with the following:
  - a. Project Narrative, prepared by Jorden Hiser & Joy, P.L.C., document "00071572 2";
  - b. Site Plan Sheets SP1, SP2, and SP3, prepared by Ideation Design Group, sealed by registered architect Carl Frederick Schaffer, dated April 6, 2017;
  - c. Sign Elevations and Site Plan, Sheets SK1 and SK2, , prepared by Ideation Design Group, dated April 6, 2017;
  - d. Color renderings prepared by Ideation Design Group;
  - e. Lighting cut sheets for the Focus Industries LED Flood Light, Kichler Mount Vernon Collection wall light, and Philips LED wall sconce 102L light; and
  - f. Corner Vision documentation prepared by prepared by CivTECH Inc., sealed by registered professional engineer Douglas Ostler, dated April 7, 2017;
2. Lighting
  - a. The lighting for the entry monument sign shall be placed on a timer to shut off between the hours of 12:00 a.m. and 7:00 a.m., unless otherwise approved by the Town Manager or designee for special events.
  - b. The loading dock emergency light shall be on a motion sensor that limits operation to five minutes per incidence.
3. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by this Minor Amendment SUP 17-01.