



Town of Jerome

Post Office Box 335, Jerome, Arizona 86331

(928) 634-7943 Fax (928) 634-0715 info@jerome.az.gov

Applicant

Project Name: Cellar 433
Project Address: 240 HULL AVE
JEROME, AZ 86331
Assessor's Tax Parcel Number(s): 401-06-054

Property Owner: MARGE GRAZIANO
Mailing Address: 7235 E HAMPTON AVE #110
City: MLSA

State: AZ
Zip Code: 86209

Phone: 480 988 5206
Fax: 480 988 5200

Email: info@cellar433.com

For Office Use Only

Type of Application: Conditional Use Permit

Fee (\$100): Pd Check # 2177
Receipt#: P & Z
Current Zone:
Date Applied: 6/22/18
Taken By: JS
Parking Req's:

Parking Req's Met: Y N Final Action: A D

Applicant/Agent: Brigid McLoughlin
Mailing Address: PO Box 1027
City: JEROME

State: AZ
Zip Code: 86331

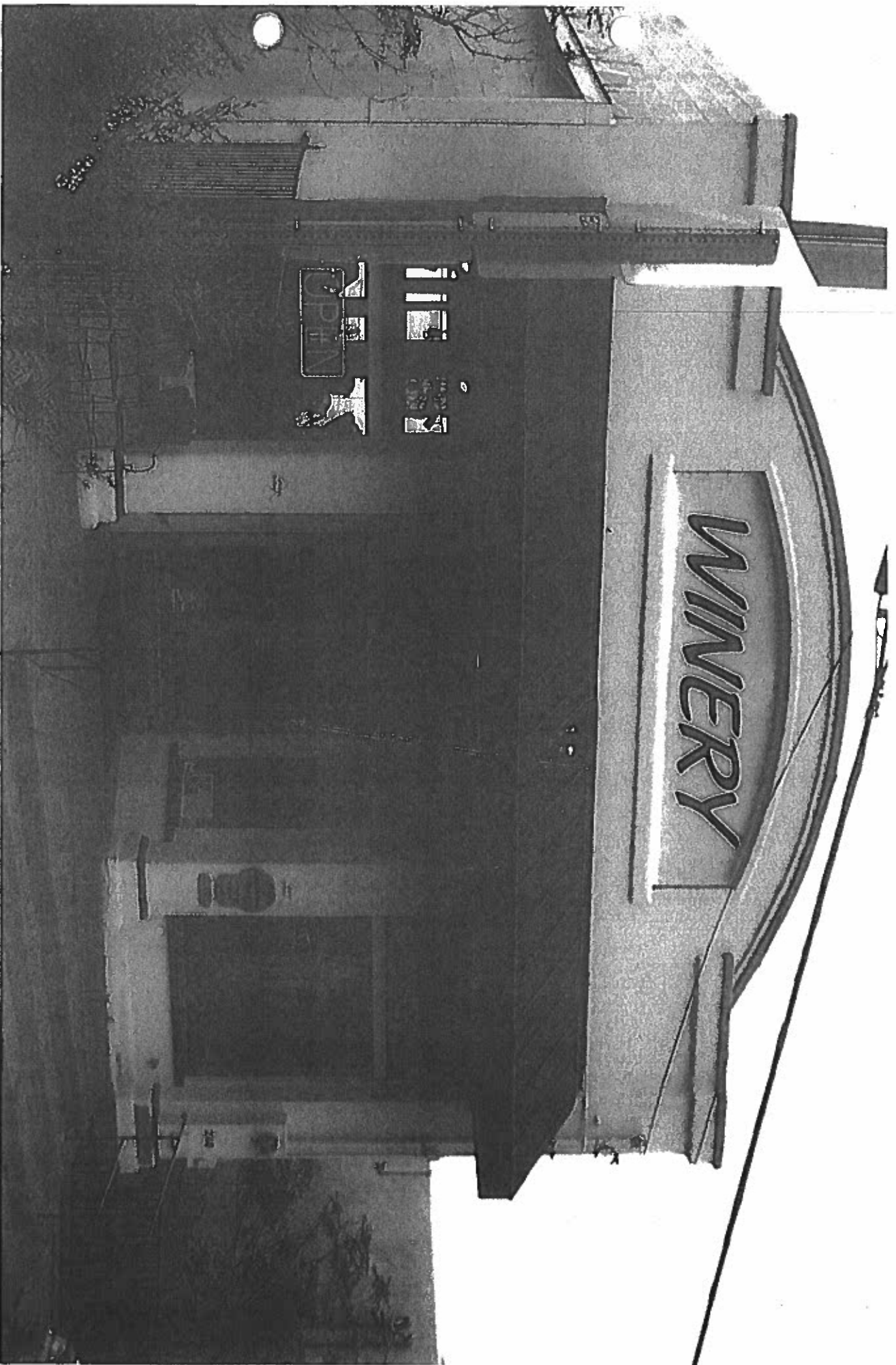
Phone: 928 457 4078
Fax:

Email: info@cellar433.com

Request (state the proposed usage requiring this permit and any other information pertinent to the consideration of granting of this permit): SERVICE OF FOOD & BEVERAGE ITEMS
outside of contained walls

I hereby certify that the information submitted on this application is complete and accurate to the best of my knowledge and that I am the owner or authorized agent of the same as stated in the attached documentation.

Signature: [Signature]
Print Name: Brigid McLoughlin
Date: 06/15/18





TOWN OF JEROME, ARIZONA
POST OFFICE BOX 335, JEROME, ARIZONA 86331
(928) 634-7943 FAX (928) 634-0715
zoning@tojaz.us

Founded 1876

Incorporated 1899

**MEETING OF THE TOWN OF JEROME
PLANNING AND ZONING COMMISSION**

DATE: Wednesday, December 3, 2008 TIME: 7:00 P.M.
PLACE: JEROME CIVIC CENTER, 600 CLARK STREET

DRAFT MINUTES

ITEM 1: CALL TO ORDER/ROLL CALL

Chair, Lance Schall called the meeting to order at 7:04 pm.

Commissioners Present: Kelley Foy, Hanna Flagg, Lance Schall, Margie Hardie, Louis Galluzzi. Absent: none.

Staff Present: Annie Kelly, Interim Zoning Administrator, Jeri Dustir, Interim Town Manager, Peggy Tovrea, Acting P&Z Clerk.

Applicants & Audience Present: Jack & Denise Guth, John McLoughlin, Marge Graziano, Mike Parry.

ITEM 2: APPROVAL OF MINUTES: November 5, 2008 and November 13, 2008 Minutes

Lance Schall moved to approve as received the November 5, 2008 and the November 13, 2008 minutes of the Planning and Zoning Commission. Margie Hardie seconded the motion. The motion passed unanimously.

ITEM 3: PETITIONS FROM THE PUBLIC – Please complete a request form with your name and subject and submit to the Chair. When recognized by the Chair, please come to the microphone, please state your name and observe the three-minute time limit per speaker.

There were no petitions from the public.

ITEM 4: ZONING ADMINISTRATOR'S REPORT – Zoning Administrator will read the Zoning Administrator's report. This report will be pertinent to all the applicants or agenda items.

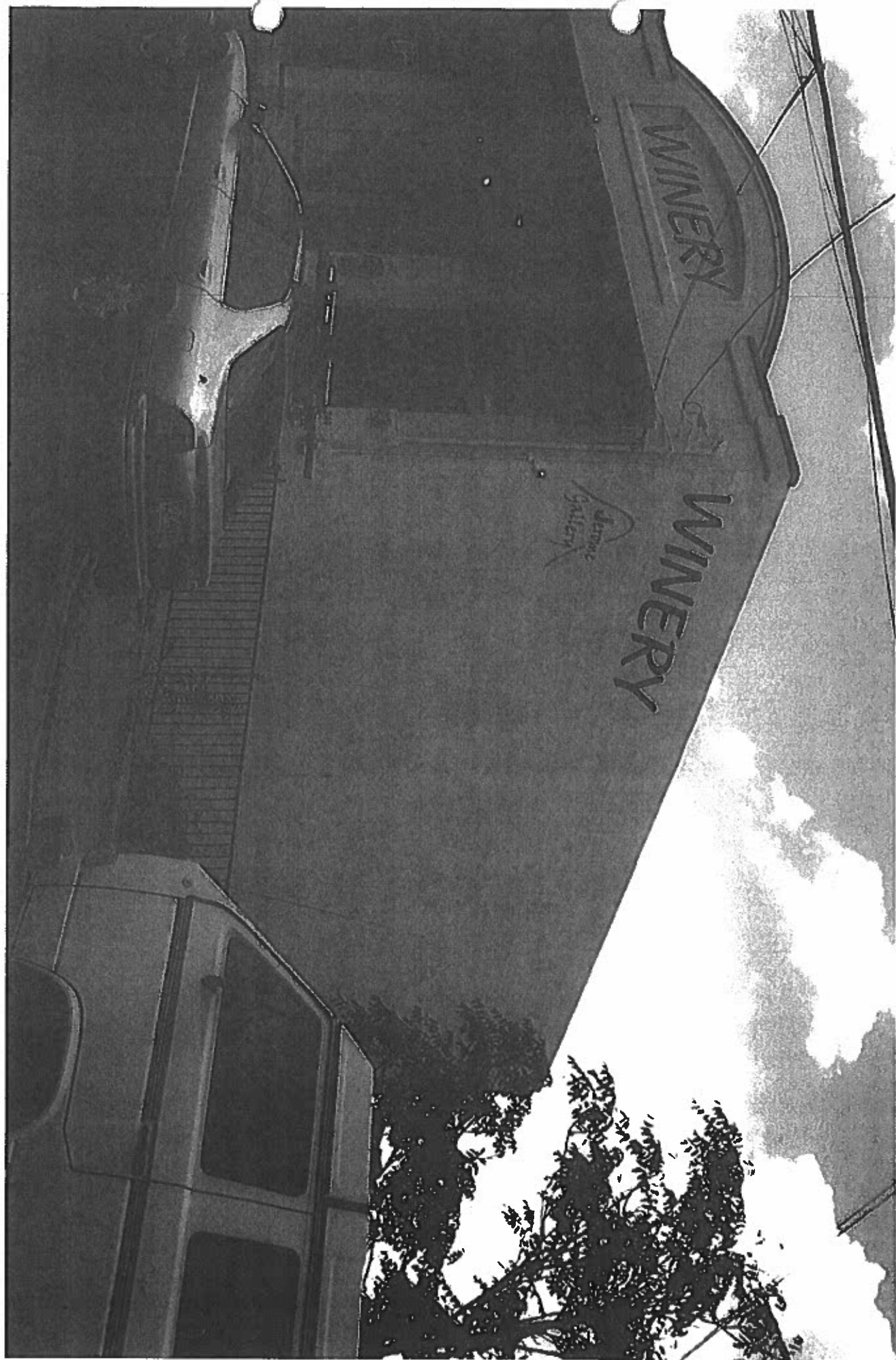
The Zoning Administrator will address each item as it comes before the Commission.

ITEM 5: REQUEST OF APPROVAL FOR CHANGE-OF-USE FOR NEW LOCATION OF JEROME WINERY
ADDRESS: 240 Hull Ave.....OWNER: Marge Graziano/John McLoughlin
ASSESSOR'S PARCEL NO.: 401-06-054ZONING DISTRICT: C-1

Discussion and Possible Action

The ZA explained that the change of use is to add the use of restaurant/bar. Seven parking spaces have been designated to go with the building (1993), by an in lieu of parking fund. On the top floor of the building there will be a 2'X24' service counter.

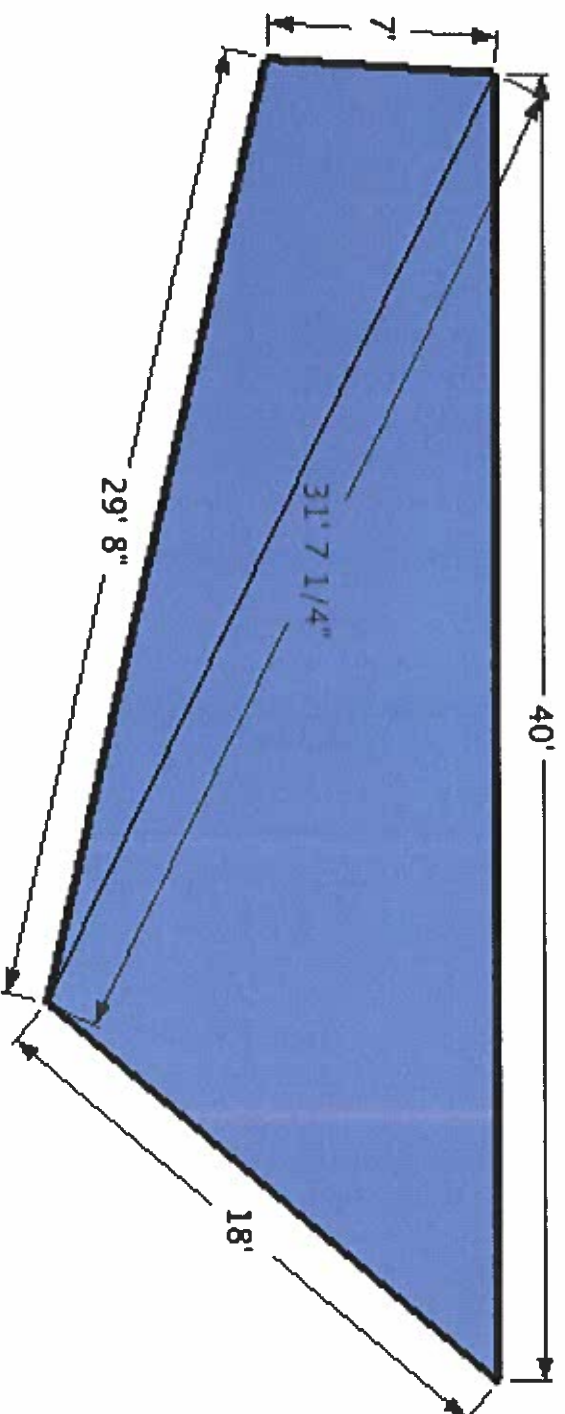
There was discussion as to whether the service counter should be counted as seating even if there are no seats. It was determined that it would not. The use of the usable floor space on all floors was reviewed. The number of parking spaces required for each floor was also reviewed. The first floor (top) will be used as a retail/gallery & wine tasting (restaurant/bar) with no seating. The parking required for the top floor is one for the use of bar/restaurant and two and a half parking spaces for the remaining retail space. The second floor (middle) will be used as



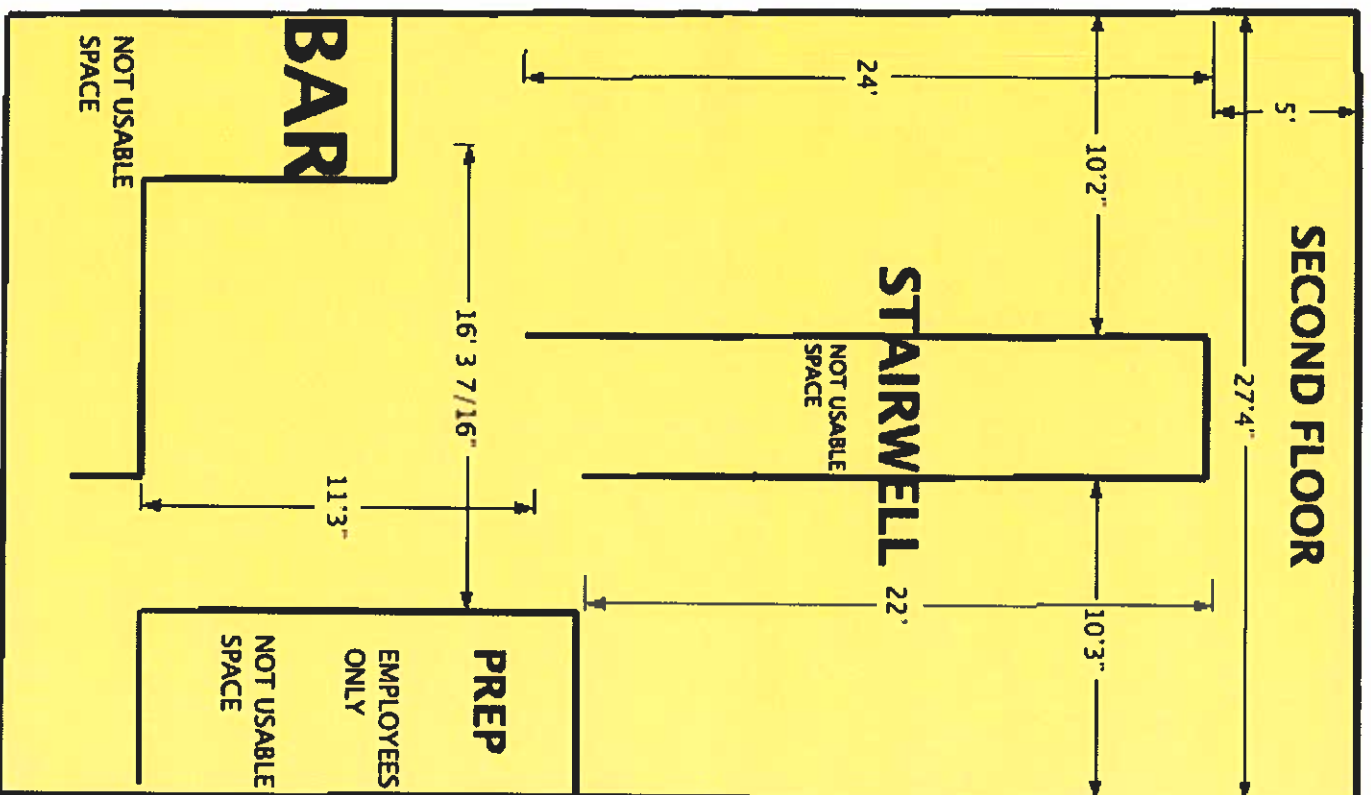


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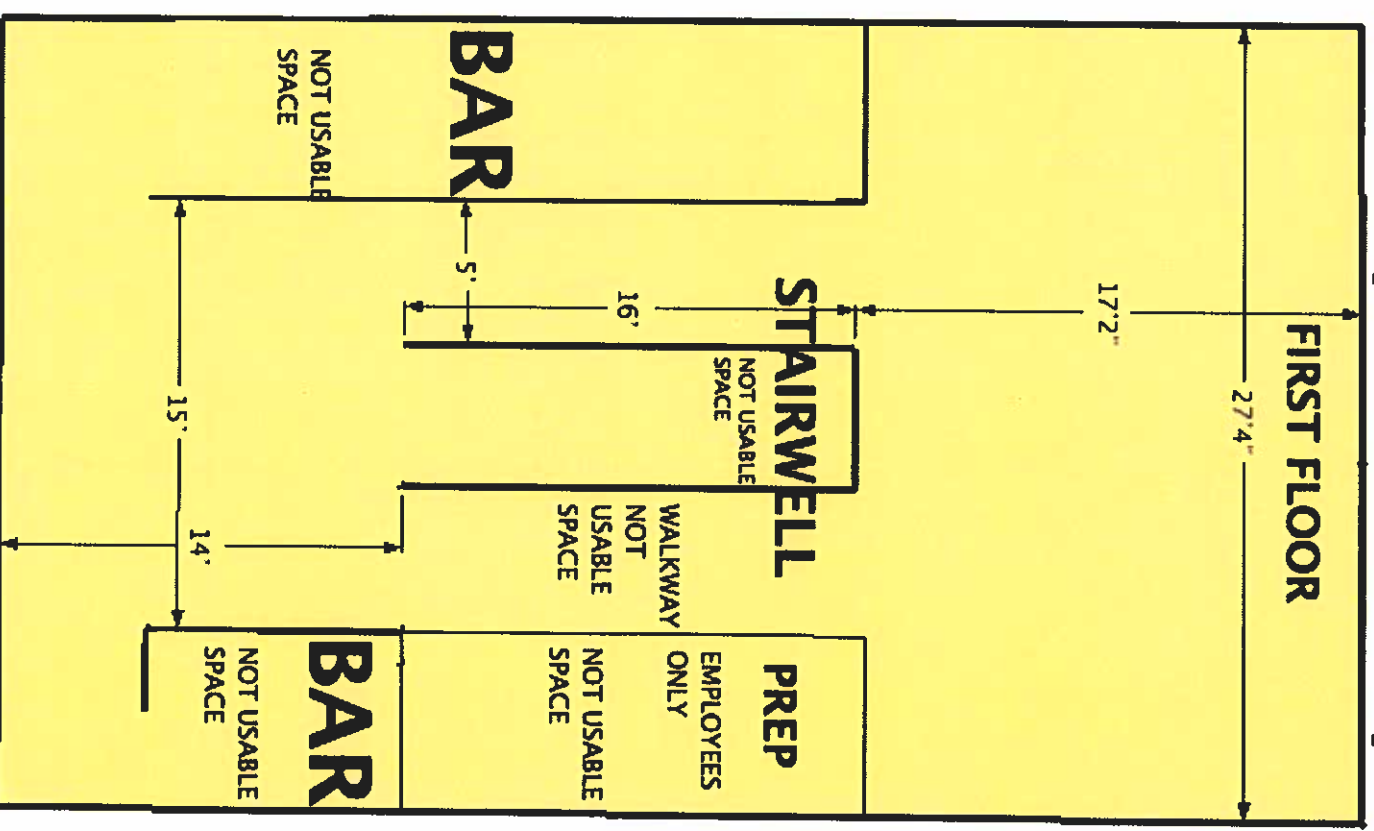
378.2 USABLE SQ.FT.

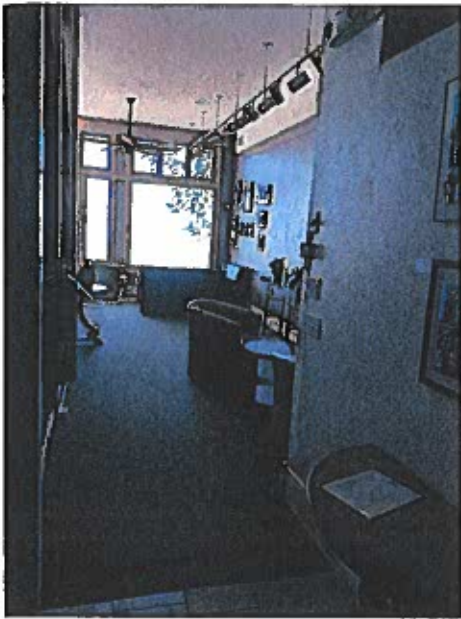


789 sq.ft. usable space



759.2 sq.ft. usable space

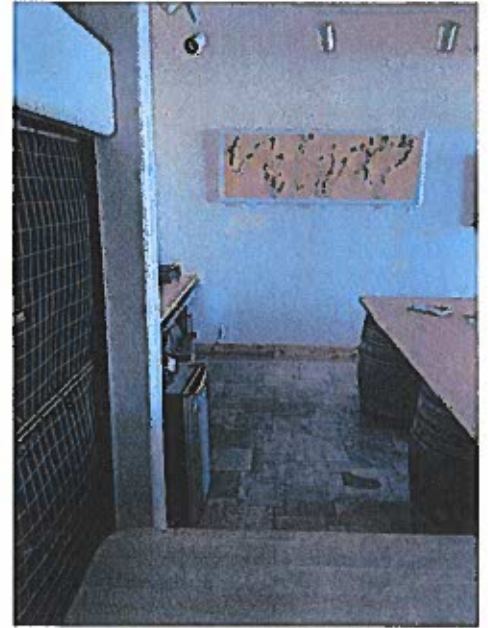




SECOND FLOOR
RIGHT SIDE OF STAIRS



SECOND FLOOR
LEFT SIDE OF STAIRS



SECOND FLOOR
BAR AREA
NOT USABLE SPACE



SECOND FLOOR STAIRWELL TO PATIO