

**Z-21-1244398 3030-1541**  
**RECOMMENDED CONDITIONS**

1. If the subject property is combined with an abutting property in the future, the zoning classification of the newly created parcel shall be subject to the rezoning process (27-7.3 Division 3. - Zoning and Comprehensive Plan Amendments and Procedures).
2. The existing structure shall be used as the principal structure for any future nonresidential use, subject to applicable regulatory approvals. Interior renovations and minor exterior modifications are permitted. In the event the structure is deemed unsuitable or unsafe or if the existing building footprint must be significantly altered, then the major modification procedures of Section 7.3.10. (Modifications and changes to approved conditions of zoning) shall apply.
3. The applicant shall diligently pursue opportunities and include on any approved site plan potential vehicular interconnectivity and/or shared access with adjacent properties.
4. The following uses shall be prohibited: pawn shops; tattoo parlors; check cashing establishments; adult entertainment business; title pawn and payday loan establishments; dollar stores; night clubs; alcohol outlet (principal or accessory); auto/truck repair, sales, or service; convenience store; and gas stations (or fuel pumps—principal or accessory).