



## TOWN OF JEROME, ARIZONA

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Founded 1876

Incorporated 1899

### **APPLICATION FOR CONDITIONAL USE PERMIT**

**\*A fee of \$100.00 is due at the time of submittal\***

APPLICANT'S NAME: Matt LaVoire / Far Eight Wineworks  
MAILING ADDRESS: P.O. Box 905, Jerome, AZ, 86331  
TELEPHONE #: 928-830-4161  
PROJECT ADDRESS: 140 Main St, Jerome, AZ  
PARCEL#: 401-06-006

If a site plan is required, please submit in accordance with Section 303 of the Jerome Zoning Ordinance (See Zoning Administrator to determine if site plan is required).

State the proposed usage requiring this Conditional Use Permit and any other information pertinent to the consideration and granting of this permit below:

For Wine Tasting Room at 140 Main St, Jerome.  
Please see P&Z submittal + drawings for details.

To Whom it May Concern—

This letter is regarding the Planning and Zoning application for Four Eight Wineworks, to be addressed at 140 Main St in Jerome.

Until recently, this cooperative winery has been housed in old town Clarkdale. We are hoping to move it to its new location, as noted above, in the same building as the Puscifer Store.

Currently, this building is being utilized as follows: Upper (Third) floor: Puscifer Retail. Second floor: Barbifer (a barber), vinyl records and our screen printing set-up. First/Ground floor: Merchandise storage, no public.

We would like to change the layout as follows: Upper floor: Consolidate Puscifer merchandise into the front half of the upper floor. In the newly opened space in the back half, we would like to put a wine tasting bar and small cabinet for Italian Ice Cream. Also proposed is a half dozen bar-high small tables and two love seats. (Please see drawings for proposed layout and dimensions).

On the second floor, the primary change is the addition of two bathrooms, one of which would be built to handicapped specification. (See attached drawing.) The screen printing would move up against the north wall, while Barber and the records would remain as is.

Third floor is unchanged.

Signage and the employees present will confine people tasting wine to the back area of the upper floor.

There will be small hors d'oeuvres plates and other snacks served for the purposes of food pairing with wine.

Questions/Comments: Please see contact info below.

Matt LaVoire, Project Manager  
[mlavoire@hotmail.com](mailto:mlavoire@hotmail.com)  
928-830-4161

The floor plan shows a rectangular layout with the following features and dimensions:

- Top Wall:** Dimensions of 5'-11", 8'-3", 17', 17', 12', 17', and 9'.
- Left Wall:** Features a door and a curved wall section.
- Right Wall:** Dimensions of 14'-2" and 15'-10".
- Bottom Wall:** Dimensions of 14'-2", 4'-0", 4'-0", 14'-2", and 15'-10".
- Central Area:**
  - DISPLAY/REGISTER:** A long rectangular counter.
  - BAR:** Located below the display/register, containing a **DM** (Dish Machine) and a **BAR** label.
  - BACK BAR:** Below the main bar, containing **SAFETY** and **POSSIBLE HAZARD** labels.
  - STAIRS:** A set of stairs labeled **STAIRS** and **DOWN**.
- Seating:** Several round tables with chairs are arranged in the upper right area.
- Dimensions:** A vertical dimension of 32'-0" is shown on the right side.

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