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TOWN OF JEROME

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RESOLUTION NO. 588

APPROVING A CONDITIONAL USE PERMIT FOR A SPIRITOUS LIQUOR TASTING FACILITY AT 114 JEROME AVENUE

WHEREAS, the Town of Jerome has received an application for a Conditional Use Permit to operate a Spiritous Liquor Tasting Facility at 114 Jerome Avenue; and

WHEREAS, 114 Jerome Avenue is located in the "C-1" zoning district, and Spiritous Liquor Tasting Facilities are allowed as a Conditional Use in that district; and

WHEREAS, the Jerome Planning & Zoning Commission reviewed this application at their October 2, 2019 meeting, and recommended its approval by the Council, with certain conditions;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Jerome, Arizona, that a Conditional Use Permit to operate a Spiritous Liquor Tasting Facility at 114 Jerome Avenue is hereby approved, subject to the following conditions:

1. **Parking Spaces** – A total of two (2) parking spaces are required for the wine tasting facility. As long as the facility is in operation, a minimum of two (2) parking shall be dedicated and used exclusively for the wine tasting business. A copy of the lease shall be provided to the Zoning Administrator prior to Town approval of the liquor license and/or any building permits to ensure that the lease includes the required number of parking spaces.
2. **Food/Snacks** – The facility may include snacks, not meals, to consume with the wine tasting as a complement to but not as the primary function of the tasting facility. Vinous, spirituous or malt liquor tasting facilities may not include dining room seating.
3. **General CUP Requirement** - The establishment, maintenance, or operation of the use or building shall not be detrimental to the public health, safety, peace, convenience, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the Town.
4. **Hours** – Hours shall be limited to 11 am to 8 pm with occasional special events lasting until 10 pm.
5. **Sign** – A separate application for DRB will be required for approval of any signage.


6. **Exterior Improvements** – This approval is for the Conditional Use only and does not include any exterior improvements to the building or parking area. If exterior improvements are requested, they will need to be submitted under a separate application for Site Plan Review.
7. **Second Story** – Only the first floor may be used for the business. This approval does not include use of the second story.
8. **Building Permits** – Applicant shall consult with the Jerome Building Inspector and obtain any required building permits prior to occupancy.
9. **Liquor License** – A liquor license appropriate for the use shall be approved by the Arizona Dept. of Liquor. This CUP shall only be valid while a liquor license is in place. If the liquor license is revoked, the CUP shall become null and void.
10. **One Year Review** – The CUP shall be reviewed by the Zoning Administrator and Planning & Zoning Commission one (1) year after approval to ensure compliance with all applicable conditions. If necessary, the Planning & Zoning Commission may amend the conditions at that time to ensure compliance with all standards, ordinances and other requirements.

ADOPTED AND APPROVED by a majority vote of the Jerome Town Council on the 12th day of November, 2019.

APPROVED:


Christina "Alex" Barber, Mayor

ATTEST:


Candace Gallagher, Town Manager/Clerk

APPROVED AS TO FORM:


William J. Sims, Town Attorney

