



Founded 1876
Incorporated 1899

TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331
(928) 634-7943 FAX (928) 634-0715

RESOLUTION NO. 592

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JEROME, ARIZONA, APPROVING A CONDITIONAL USE PERMIT FOR 128 FIRST STREET

WHEREAS, the Town of Jerome has received an application from Don and Paula Nord for a conditional use permit to allow a residential use (duplex) to be constructed at 128 First Street in the C-1 Zone (APN 401-10-006); and

WHEREAS, the property is in the C-1 zoning district, and residential use is allowed in the C-1 with the approval of a conditional use permit (CUP); and

WHEREAS, the Jerome Planning & Zoning Commission reviewed this application at their January 8, 2020 meeting and recommended its approval by Council, subject to certain conditions;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Jerome, Arizona, that a conditional use permit to allow a residential use (duplex) to be constructed at 128 First Street in the C-1 Zone (APN 401-10-006) is hereby approved, subject to the following conditions:

1. **Parking Spaces** – A minimum of three (3) off-street parking spaces shall be provided, used and maintained on the site.
2. **Construction Hours and Noise** – Construction and noise shall be limited between 8:00 pm and 7:00 am in accordance with Section 10-1-13.C. of the Jerome Town Code.
3. **Sign** – A separate application for the Design Review Board will be required for approval of any signage.
4. **Other Improvements/Changes** – Any subsequent modifications or changes to the Plans, including, but not limited to, changes in setbacks, square footage, fences, siding, roofing, height, additional units, changes in parking, etc.; will require additional review by the Planning and Zoning Commission and/or the Design Review Board.
5. **Home Occupations** - Any proposed use of the property for a Home Occupation shall be incidental to the primary use of the property and in compliance with Section 502.M. of the Zoning Ordinance.
6. **Building Permit Submittal and Code Requirements** - The applicant shall consult with the Building Official and submit detailed drawings for building permits that clearly demonstrate compliance with all Code requirements, including, but not limited to, coverage, height, parking and setbacks (Section 505).
7. **Violation** - Failure of the applicant to comply with the conditions and safeguards which are a part of the terms under which a Conditional Use Permit is granted shall be deemed a violation of this Ordinance and punishable under Section 109 of the Jerome Zoning Ordinance.
8. **Expiration of Approval** – This use permit shall be commenced within six (6) months from the date of Council ratification, and diligently pursued, otherwise it shall become null and void. If necessary,

the applicant may request an extension by the Town Council, if the extension is submitted prior to approval expiration.

ADOPTED AND APPROVED by a majority vote of the Jerome Town Council on the 11th day of February, 2020.

APPROVED:


Christina "Alex" Barber, Mayor

ATTEST:


Candace Gallagher, Town Manager/Clerk

APPROVED AS TO FORM:


William J. Sims, Town Attorney

