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TOWN OF JEROME

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RESOLUTION NO. 593

APPROVING A CONDITIONAL USE PERMIT (CUP) FOR RESIDENTIAL USE IN COMMERCIAL (C-1) ZONE FOR 324 QUEEN STREET

WHEREAS, the Town of Jerome has received an application from Windy Jones and Josh Lindner for a conditional use permit to allow a boarding house to be constructed in the C-1 Zone at 324 Queen Street (APN 401-06-127); and

WHEREAS, the property is in the C-1 zoning district, and a boarding house 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 the Town Council, subject to certain conditions;

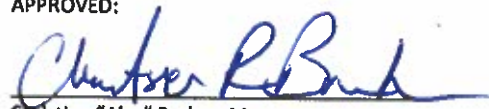
NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Jerome, Arizona, that a Conditional Use Permit to allow a boarding house to be constructed in the C-1 Zone at 324 Queen Street (APN 401-06-127) is hereby approved, subject to the following conditions:

1. **Parking Spaces** – A minimum of three (3) off-street parking spaces shall be provided for the residential use. Additional parking will be required for other uses in the proposed building.
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 to 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.

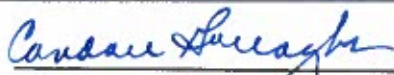
8. **Expiration of Approval** – This use permit shall be commenced within six (6) months from the date of Council ratification, and diligently pursued, otherwise it shall become null and void. If necessary, the applicant may request an extension by the Town Council, if the extension is submitted prior 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

