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# TOWN OF JEROME

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## **P&Z RESOLUTION NO. 2020-3 RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT (CUP) FOR RESIDENTIAL USE IN COMMERCIAL (C-1) ZONE 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 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

WHEREAS, the Planning and Zoning Commission has considered not only the nature of the use and the special conditions influencing its location in the particular district, but also the proposed location of buildings, parking and other facilities within the site, the amount of traffic likely to be generated and how it will be accommodated, and the influence that such factors are likely to exert on adjoining properties; and

WHEREAS, the Planning and Zoning Commission finds that the establishment, maintenance, or operation of the use or building applied for will 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; and

WHEREAS; the Planning and Zoning Commission has designated conditions in connection with the use permit that it deems necessary to secure the intent and purposes of the Jerome Zoning Ordinance and may require guarantees and evidence that such conditions are being or will be complied with;

NOW, THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the Town of Jerome, Arizona, recommends approval of this Conditional Use Permit by the Town Council, subject to the following conditions:

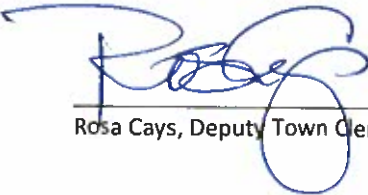
1. **Parking Spaces** – A minimum of three (3) off-street parking spaces shall be provided and maintained on the site.
2. **Construction Hours and Noise** – Construction and noise shall be limited between 8:00 pm and 7:00 am in accordance with Section 10-1-13.C. of the Jerome Town Code.
3. **Sign** – A separate application for the Design Review Board will be required for approval of any signage.

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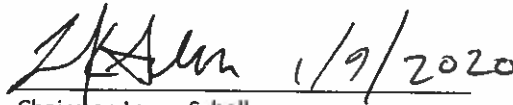
4. **Other Improvements/Changes** – Any subsequent modifications or changes to the Plans, including, but not limited to, changes in setbacks, square footage, fences, siding, roofing, height, additional units, changes in parking, etc.; will require additional review by the Planning and Zoning Commission 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** - Any use permit issued by the Town Council 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 approval body, if the extension is submitted prior to approval expiration.

ADOPTED AND APPROVED by a majority vote of the Planning and Zoning Commission on the 8th day of January 2020.

ATTEST:

  
\_\_\_\_\_  
Rosa Cays, Deputy Town Clerk

APPROVED:

  
\_\_\_\_\_  
Chairman Lance Schall