



# TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331  
(928) 634-7943 www.jerome.az.gov

## ORDINANCE NO. 477

### AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JEROME, YAVAPAI COUNTY, ARIZONA, APPROVING AN AMENDMENT TO THE ZONING MAP

WHEREAS, the Town of Jerome Zoning Map dated April 14, 2020 illustrates the location and boundaries of all zoning districts in the Town; and

WHEREAS, Cameron Sinclair and Bethany Halbreich are the owners of parcel 401-06-128G (300 Queen Street), which parcel is currently split between the AR and C-1 zones; and

WHEREAS, Mr. Sinclair and Ms. Halbreich have requested that the portion of said parcel that is zoned as AR be rezoned as C-1, thereby making the entire parcel part of the C-1 zone; and

WHEREAS, on October 20, 2021 the Planning and Zoning Commission adopted P&Z Resolution No. 2021-17, recommending that Council approve this rezoning; and

WHEREAS, it is the desire of the Town Council to amend the Town Zoning Map accordingly;

NOW THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JEROME, YAVAPAI COUNTY, ARIZONA, AS FOLLOWS:

Section 1. The portion of parcel 401-06-128G (300 Queen Street) which is currently zoned as AR is hereby rezoned as C-1, subject to a stipulation that the applicant and the Town mutually agree upon a development agreement to address subsidence and right of way issues, as outlined by applicant in its rezone application dated October 2021 and in its street abandonment presentation at a Special Town Council meeting on October 26, 2021, as a condition precedent to the issuance of a building permit for improvements on the rezoned property. The applicant shall submit an application for a building permit for improvements on the rezoned property no later than thirty-six (36) months after the effective date of this ordinance.

Section 2. The Town Clerk is hereby directed to arrange for a new Zoning Map reflecting this change.

Section 3. Upon receipt of the new Zoning Map, a notation shall be included in the Jerome Zoning Ordinance referencing the date of the new map as the effective date of this Ordinance.

Section 4. Following its adoption, this Ordinance shall be published by the Town Clerk in accordance with the requirements of A.R.S. § 39-203 *et seq.*

Section 5. All ordinances or parts of ordinances that are in conflict with the provisions of this Ordinance are hereby repealed to the extent of their inconsistency herewith.

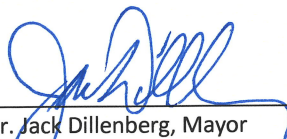
Date of first reading: 11/09/2021 Further review: 12/14/2021 Dates of publication: 1/16/22; 1/23/22  
Date of adoption: 1/11/2022

Voting record at adoption:

	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN
BARBER			X			
DILLENBERG	X		X			
HARVEY				X		
MOORE						X
WORTH		X	X			

Section 6. Should any section or provision of this Ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance, any provision incorporated by reference and any other provision of the Town Code as a whole or any part thereof other than the part so declared invalid.

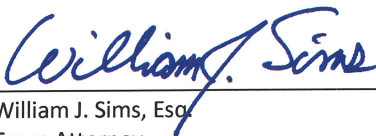
PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF JEROME, YAVAPAI COUNTY, ARIZONA,  
THIS 11th DAY OF JANUARY 2022.



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Dr. Jack Dillenberg, Mayor

APPROVED AS TO FORM:



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William J. Sims, Esq.  
Town Attorney

ATTEST:



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Candace Gallagher, Town Manager/Clerk