

TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

(928) 634-7943 FAX (928) 634-0715

DRB RESOLUTION NO. 2020-2 APPROVING DEMOLITION FOR A SHED/GARAGE AT 128 FIRST STREET

WHEREAS, the Town of Jerome has received an application from Don and Paula Nord for a demolition permit for an existing shed/garage (APN 401-10-006); and

WHEREAS, the property is in the C-1 zoning district,

WHEREAS, the Design Review process is intended to promote and preserve Jerome's economic and environmental well-being that depends exclusively upon its distinctive character, natural attractiveness, and overall architectural quality, which contribute substantially to its viability as a recreational and tourist center and which contributed to its designation as a National Historic Landmark; and

WHEREAS, the Design Review process is intended to promote and preserve Jerome's economic and environmental well-being which depends exclusively upon its distinctive character, natural attractiveness, and overall architectural quality which contribute substantially to its viability as a recreational and tourist center and which contributed to its designation as a National Historic Landmark.

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the Town of Jerome, Arizona, that the demolition of the shed/garage structure at 128 First Street is hereby approved, subject to the following conditions:

1. **Expiration of Approval** - This approval shall become null and void if a building permit is not issued within six (6) months of final Planning and Zoning and Design Review Board approval of this application. If necessary, the applicant may request an extension by the approval body, if the extension is submitted prior to approval expiration.
2. **Appeal** - Any applicant who is aggrieved by the Design Review Board decision may petition the Mayor or Council for a review within thirty (30) days of the decision. Questions of aesthetics or design standards are not appealable to the Mayor and Council but may be presented to a Court of Record within thirty (30) days of the decision. Additionally, if in the opinion of the Zoning Administrator a decision is not in conformance with the Zoning Code or Comprehensive plan, the Zoning Administrator may request a review by the Mayor and Council within thirty (30) days. By specific motion during an official meeting, the Mayor and Council may refuse to consider a request for review brought by the Zoning Administrator. Finally, the Mayor and Council shall maintain the right to review any and all decisions of the Design Review Board.

ADOPTED AND APPROVED by a majority vote of the Planning and Zoning Commission on the 13th day of January 2020.

ATTEST:

APPROVED:

Rosa Cays, Deputy Town Clerk

Chairman Brice Wood



Founded 1876
Incorporated 1899

TOWN OF JEROME, ARIZONA

Jerome Town Hall and Civic Center
600 Clark Street

P.O. Box 335, Jerome, AZ 86331
(928) 634-7943 FAX (928) 634-0715

APPLICATION FOR DESIGN REVIEW

PLEASE PRINT LEGIBLY SO THAT PROCESSING WON'T BE DELAYED.

APPLICANT NAME: Don + Paula Nord
MAILING ADDRESS: Po Box 942 Williams, AZ 86046
TELEPHONE: 928 635 4090 EMAIL: don@donnorddesigns.com
PROJECT ADDRESS: 128 First St Jerome
PARCEL NUMBER: 401-10-006 ZONE DISTRICT: C-1
APPLICATION FOR (Please describe the project.): demolition garage
(storage on plot plan) - unstable and not suitable
for garage

- I hereby apply for consideration and conditional approval by the Design Review Board.
- I understand that application fee is due at submission and review will not be scheduled until fee is paid to the Town.
- I have obtained and reviewed information on the criteria used in evaluation by the Design Review Board and/or reviewed the application provisions in the Town Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and reviewed.

APPLICANT SIGNATURE: Paula Nord DATE: Dec 27, 2019

TOWN USE BELOW

RECEIVED FROM: Don + Paula Nord DATE: 1/2/20
Received the sum of \$ 50.00 as: ☒ Check No. 3057 ☐ Cash ☐ Credit Card

Per Fee schedule -- Ordinance 331

BY: Rosa Cays FOR: John Knight

PLEASE NOTE:

After approval from the Planning & Zoning Commission and Design Review Board, most building projects must then be submitted to the Building Inspector for review, approval and issuance of building permit.

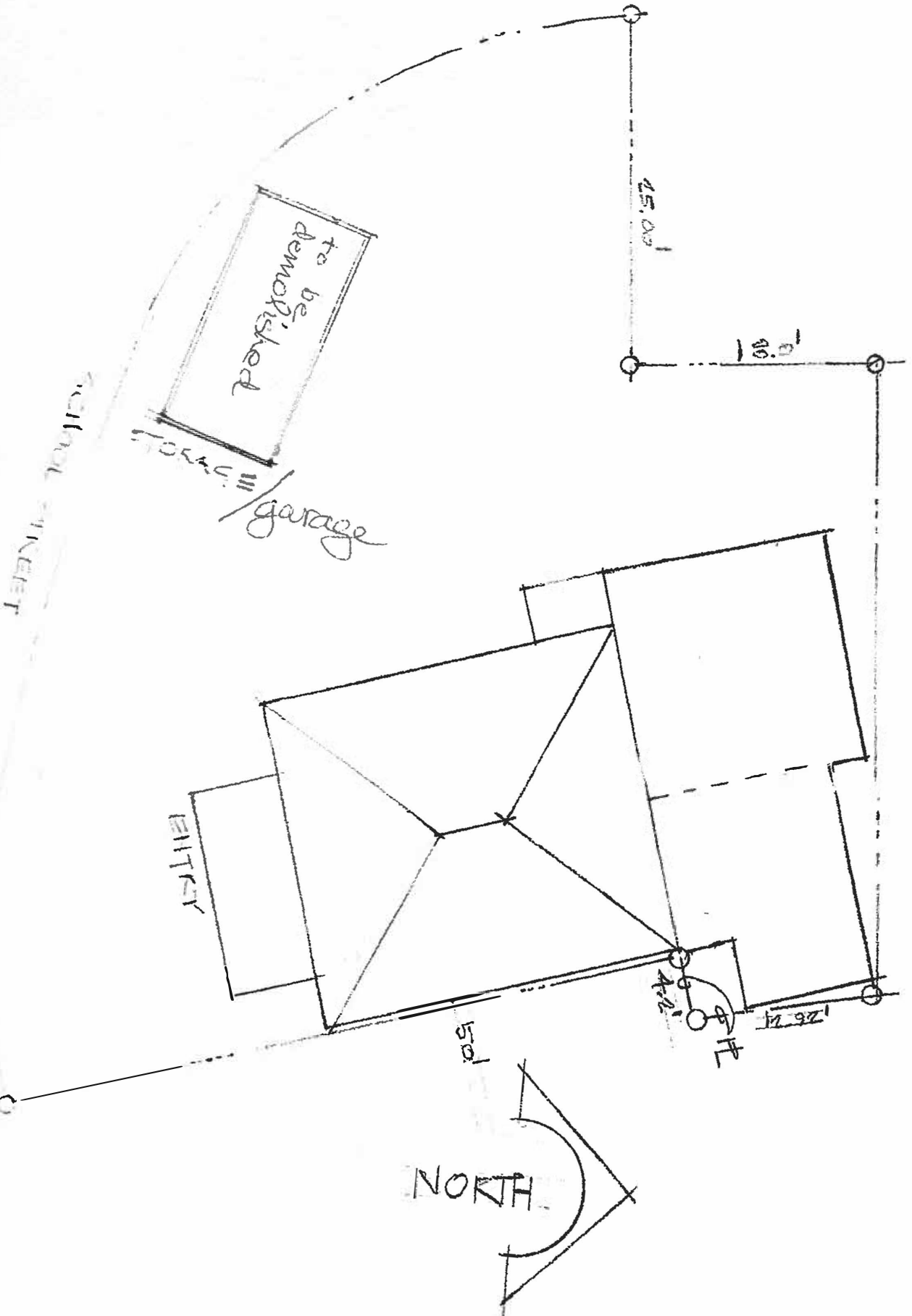
REGARDING BUILDING PERMITS:

Additional fees are required for building permits to reimburse the Town for costs of providing plan review and construction inspection services. Commercial projects, and some residential projects may require plans to be prepared and/or sealed by an Arizona registrant, such as a licensed architect or engineer, per A.R.S. §32-144. Licensed contractors may be required for construction projects per A.R.S. §32-1121.

SITE PLAN

40140-006

1" = 10'



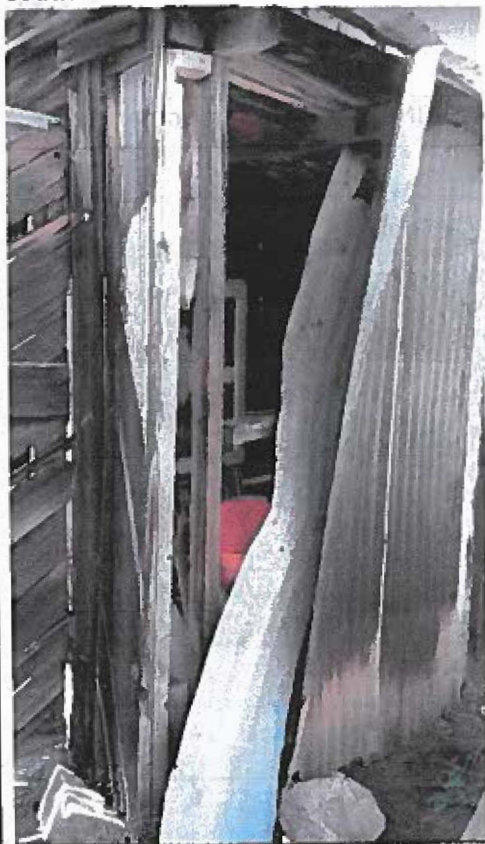
VIEW FROM FRONT (east side) adjacent to residence 128 First St



INTERIOR VIEW FROM FRONT (looking east) adjacent to residence 128 First St



PARTIAL VIEW OF NORTH AND EAST WALLS, looking south



INTERIOR VIEW, looking west



VIEW of SOUTH WALL adjacent to south-side retaining wall for School St, looking west



VIEW OF WEST WALL, adjacent to west-side retaining wall



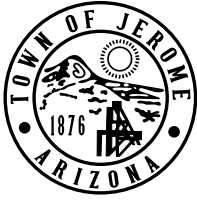
VIEW LOOKING NORTH no adjacent properties
Note shed roof in foreground



photo from 2018

VIEW LOOKING EAST adjacent property east of 128 First





TOWN OF JEROME

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OFFICE (928) 634-7943 FAX (928) 634-0715

ZONING ADMINISTRATOR ANALYSIS DESIGN REVIEW BOARD January 13, 2020

ITEM 7:

Design Review for new sign face

Location: 114 Jerome Avenue
Applicant/Owner: John and Brigid McLoughlin/Jerome 114 Avenue LLC
ZONE: C-1
APN: 401-06-003E
Prepared by: John Knight, Zoning Administrator

Summary: Applicant requests Design Review approval to replace a sign face on an existing business.

Zoning Ordinance Compliance -

Section 304.F.4. Review Procedures and Criteria: *The Design Review Board shall review a submitted application for Design Approval of Signs and shall have the power to approve, conditionally approve, or disapprove all such requests, basing its decision on the following criteria:*

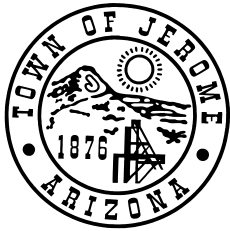
- a. MATERIALS – Signs made of wood are preferred.*
- b. LETTERING – Lettering and symbols on signs should be routed, applied, or painted on the surface of the signing material.*
- c. COLORS – Colors of a sign shall be visually compatible to the colors of buildings, structures, and signs to which the sign is visually related.*
- d. EXCEPTIONS – The Design Review Board may waive the requirements of this Section and Section 507 in order to allow the preservation or restoration of signs or commercial graphics determined to be of historical significance or of particular interest.*

Response: The DRB shall review the application for compliance with the above referenced criteria. As noted below, conditions may be added if necessary.

Recommendation: The Zoning administrator recommends approval of the proposed sign. A resolution is attached for consideration by the DRB (DRB Reso. 2020-3).

Attachments:

- DRB Resolution 2020-3



TOWN OF JEROME

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DRB RESOLUTION NO. 2020-3 APPROVING PROPOSED SIGNAGE

WHEREAS, the Town of Jerome has received an application from John and Brigid McLoughlin for signage at 114 Jerome Avenue (APN 401-06-003E); and

WHEREAS, the property is in the C-1 zoning district; and

WHEREAS, the Design Review process is intended to promote and preserve Jerome's economic and environmental well-being which depends exclusively upon its distinctive character, natural attractiveness, and overall architectural quality which contribute substantially to its viability as a recreational and tourist center and which contributed to its designation as a National Historic Landmark; and

WHEREAS, the Design Review Board has carefully reviewed the applicant's proposal and finds that the proposal satisfies the following criteria:

- a. **MATERIALS** – Signs made of wood are preferred.
- b. **LETTERING** – Lettering and symbols on signs should be routed, applied, or painted on the surface of the signing material.
- c. **COLORS** – Colors of a sign shall be visually compatible to the colors of buildings, structures, and signs to which the sign is visually related.
- d. **EXCEPTIONS** – The Design Review Board may waive the requirements of this Section and Section 507 in order to allow the preservation or restoration of signs or commercial graphics determined to be of historical significance or of particular interest.

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the Town of Jerome, Arizona, that the request for signage at 114 Jerome Avenue is hereby approved, subject to the following conditions:

1. **Expiration of Approval** - This approval shall become null and void if a building permit is not issued within six (6) months of final Planning and Zoning and Design Review Board approval of this application. If necessary, the applicant may request an extension by the approval body, if the extension is submitted prior to approval expiration.
2. **Appeal** - Any applicant who is aggrieved by the Design Review Board decision may petition the Mayor or Council for a review within thirty (30) days of the decision. Questions of aesthetics or design standards are not appealable to the Mayor and Council but may be presented to a Court of Record within thirty (30) days of the decision. Additionally, if in the opinion of the Zoning Administrator a decision is not in conformance with the Zoning Code or Comprehensive plan, the Zoning Administrator may request a review by the Mayor and Council within thirty (30) days. By specific motion during an official meeting, the Mayor and Council may refuse to consider a request for review brought by the Zoning Administrator. Finally, the Mayor and Council shall maintain the right to review any and all decisions of the Design Review Board.

DRB RESOLUTION NO. 2020-3

ADOPTED AND APPROVED by a majority vote of the Planning and Zoning Commission on the 13th day of January 2020.

ATTEST:

APPROVED:

Rosa Cays, Deputy Town Clerk

Chairman Brice Wood



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Jerome Town Hall and Civic Center
600 Clark Street

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(928) 634-7943 FAX (928) 634-0715

APPLICATION FOR DESIGN REVIEW

PLEASE PRINT LEGIBLY SO THAT PROCESSING WON'T BE DELAYED.

APPLICANT NAME: John McLoughlin
MAILING ADDRESS: 7235 E Hampton Ave #110 Mesa, AZ 85209
TELEPHONE: 480.988.5206 EMAIL: john@cellar433.com
PROJECT ADDRESS: 114 Jerome Avenue
PARCEL NUMBER: 401-06-003E ZONE DISTRICT: _____
APPLICATION FOR (Please describe the project.): Overlay

- I hereby apply for consideration and conditional approval by the Design Review Board.
- I understand that application fee is due at submission and review will not be scheduled until fee is paid to the Town.
- I have obtained and reviewed information on the criteria used in evaluation by the Design Review Board and/or reviewed the application provisions in the Town Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and reviewed.

APPLICANT SIGNATURE: _____ DATE: 12/03/19

TOWN USE BELOW

RECEIVED FROM: JOHN MCLOUGHLIN DATE: 12/5/19

Received the sum of \$ 25.00 as: ☒ Check No. 2338 ☐ Cash ☐ Credit Card

Per Fee schedule - Ordinance 331

BY: Rosa

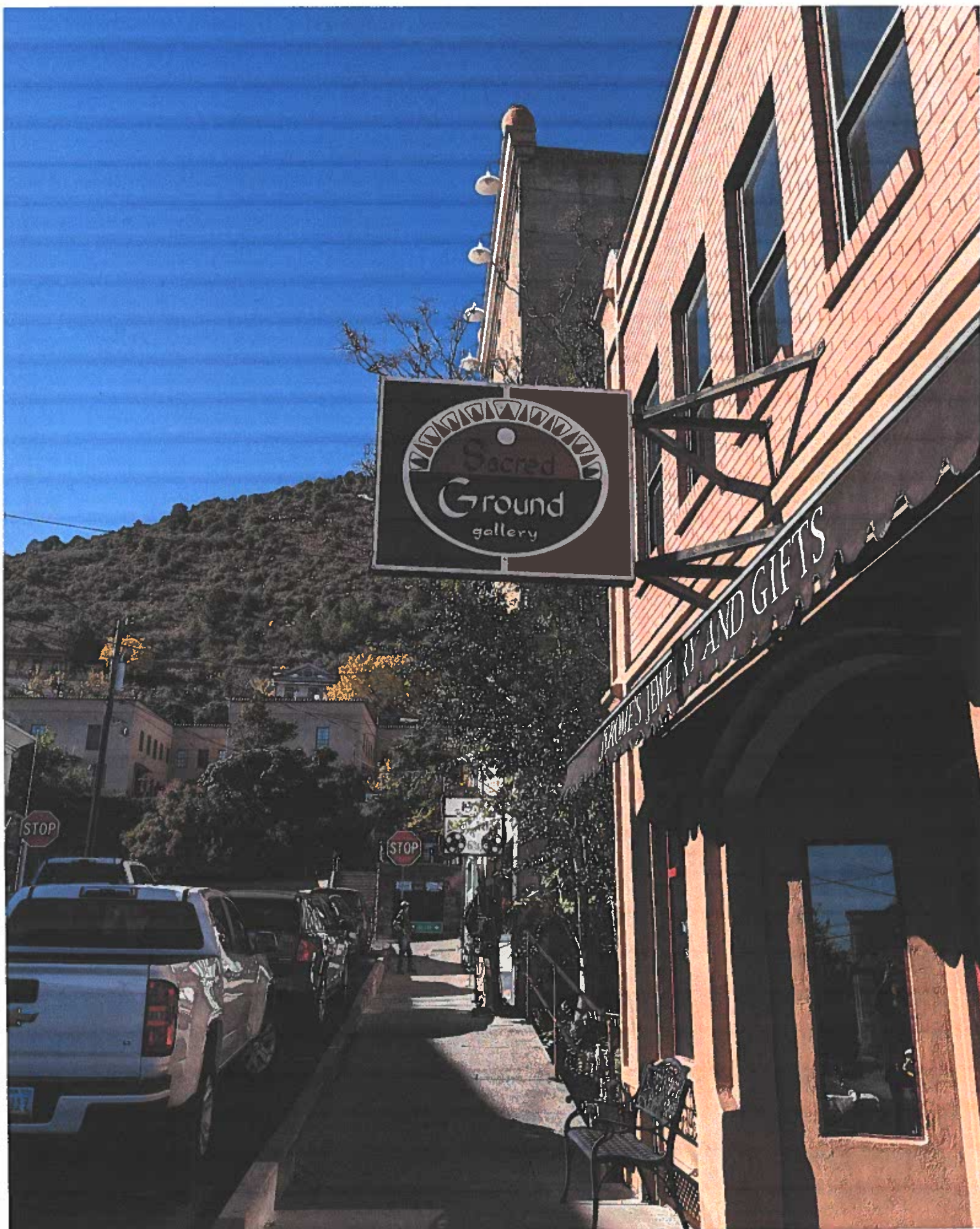
FOR: John Knight

PLEASE NOTE:

After approval from the Planning & Zoning Commission and Design Review Board, most building projects must then be submitted to the Building Inspector for review, approval and issuance of building permit.

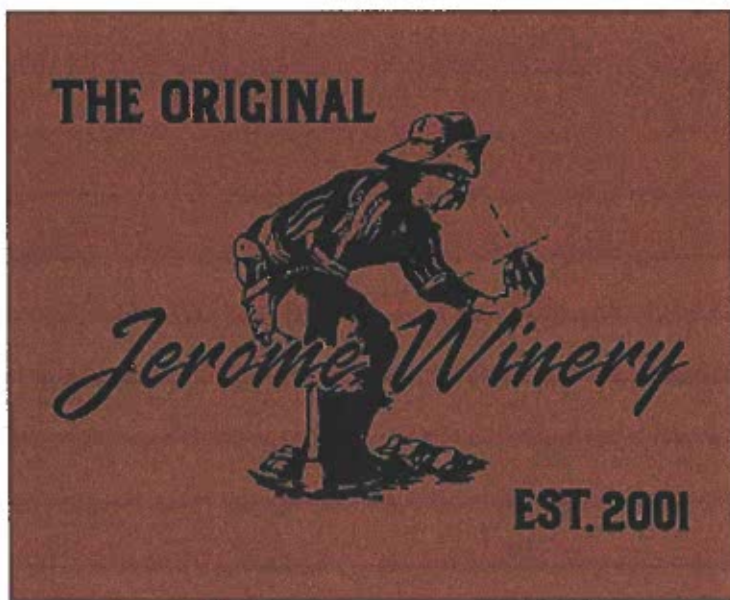
REGARDING BUILDING PERMITS:

Additional fees are required for building permits to reimburse the Town for costs of providing plan review and construction inspection services. Commercial projects, and some residential projects may require plans to be prepared and/or sealed by an Arizona registrant, such as a licensed architect or engineer, per A.R.S. §32-144. Licensed contractors may be required for construction projects per A.R.S. §32-1121.

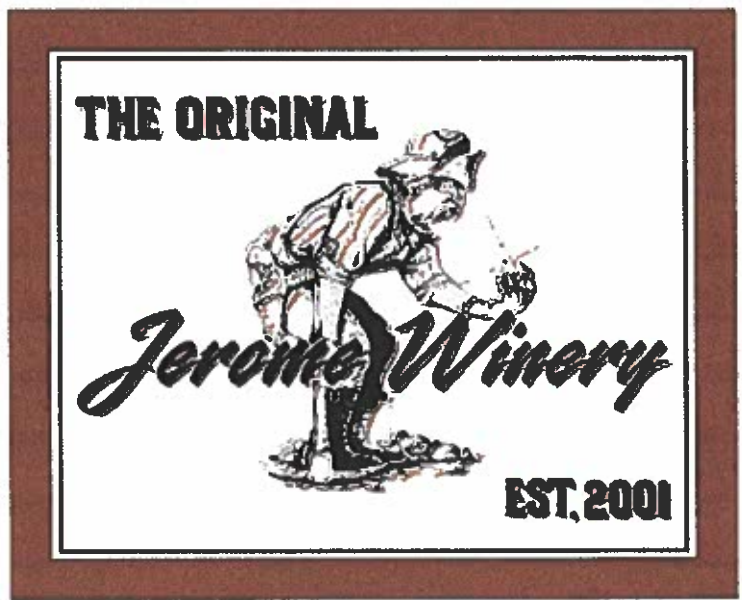


the proofing stage, PLEASE DOUBLE CHECK! We allow THREE (3) FREE credits, discounts or free reprints on jobs found to have errors after approval.

Choice 3



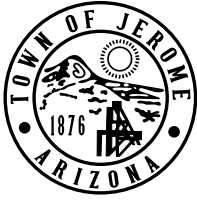
Choice 4



Size: 39"h X 48"w Sales Rep: Debbie

Colors: P:876C (C),
Black & White Designer: KB

aper print out are simply a representation of the



TOWN OF JEROME

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OFFICE (928) 634-7943 FAX (928) 634-0715

ZONING ADMINISTRATOR ANALYSIS DESIGN REVIEW BOARD January 13, 2020

ITEM 8:

Design Review for new sign face

Location: 309 Main Street (Clinkscale Building)
Applicant/Owner: Eric Jurisin/309 Main Street LLC
ZONE: C-1
APN: 401-06-022B
Prepared by: John Knight, Zoning Administrator

Summary: Applicant requests Design Review approval to replace a sign face on an existing business.

Zoning Ordinance Compliance -

Section 304.F.4. Review Procedures and Criteria: *The Design Review Board shall review a submitted application for Design Approval of Signs and shall have the power to approve, conditionally approve, or disapprove all such requests, basing its decision on the following criteria:*

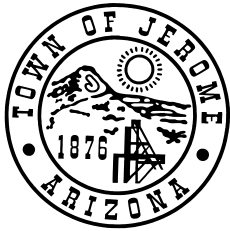
- a. MATERIALS – Signs made of wood are preferred.*
- b. LETTERING – Lettering and symbols on signs should be routed, applied, or painted on the surface of the signing material.*
- c. COLORS – Colors of a sign shall be visually compatible to the colors of buildings, structures, and signs to which the sign is visually related.*
- d. EXCEPTIONS – The Design Review Board may waive the requirements of this Section and Section 507 in order to allow the preservation or restoration of signs or commercial graphics which are determined to be of historical significance or of particular interest.*

Response: The Design Review Board (DRB) shall review the application for compliance with the above-referenced criteria. As noted below, conditions may be added if necessary.

Recommendation: The Zoning administrator recommends approval of the proposed sign. A resolution is attached for consideration by the DRB (DRB Reso. 2020-3).

Attachments:

- DRB Resolution 2020-4



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(928) 634-7943 FAX (928) 634-0715

DRB RESOLUTION NO. 2020-4 APPROVING PROPOSED SIGNAGE

WHEREAS, the Town of Jerome has received an application from Eric Jurisin for signage at 309 Main Street (APN 401-06-022B); and

WHEREAS, the property is in the C-1 zoning district; and

WHEREAS, the Design Review process is intended to promote and preserve Jerome's economic and environmental well-being which depends exclusively upon its distinctive character, natural attractiveness, and overall architectural quality which contribute substantially to its viability as a recreational and tourist center and which contributed to its designation as a National Historic Landmark; and

WHEREAS, the Design Review Board has carefully reviewed the applicant's proposal and finds that the proposal satisfies the following criteria:

- a. MATERIALS – Signs made of wood are preferred.
- b. LETTERING – Lettering and symbols on signs should be routed, applied, or painted on the surface of the signing material.
- c. COLORS – Colors of a sign shall be visually compatible to the colors of buildings, structures, and signs to which the sign is visually related.
- d. EXCEPTIONS – The Design Review Board may waive the requirements of this Section and Section 507 in order to allow the preservation or restoration of signs or commercial graphics determined to be of historical significance or of particular interest.

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the Town of Jerome, Arizona, that the request for signage at 309 Main Street is hereby approved, subject to the following conditions:

1. **Expiration of Approval** - This approval shall become null and void if a building permit is not issued within six (6) months of final Planning and Zoning and Design Review Board approval of this application. If necessary, the applicant may request an extension by the approval body, if the extension is submitted prior to approval expiration.
2. **Appeal** - Any applicant who is aggrieved by the Design Review Board decision may petition the Mayor or Council for a review within thirty (30) days of the decision. Questions of aesthetics or design standards are not appealable to the Mayor and Council but may be presented to a Court of Record within thirty (30) days of the decision. Additionally, if in the opinion of the Zoning Administrator a decision is not in conformance with the Zoning Code or Comprehensive plan, the Zoning Administrator may request a review by the Mayor and Council within thirty (30) days. By specific motion during an official meeting, the Mayor and Council may refuse to consider a request for review brought by the Zoning Administrator. Finally, the Mayor and Council shall maintain the right to review any and all decisions of the Design Review Board.

ADOPTED AND APPROVED by a majority vote of the Planning and Zoning Commission on the 13th day of January 2020.

ATTEST:

APPROVED:

Rosa Cays, Deputy Town Clerk

Chairman Brice Woo



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TOWN OF JEROME, ARIZONA

Jerome Town Hall and Civic Center
600 Clark Street

P.O. Box 335, Jerome, AZ 86331
(928) 634-7943 FAX (928) 634-0715

APPLICATION FOR DESIGN REVIEW

PLEASE PRINT LEGIBLY SO THAT PROCESSING WON'T BE DELAYED.

APPLICANT NAME: ERIC JURISIN
MAILING ADDRESS: P.O. Box 335 Jerome AZ 86331
TELEPHONE: 928-301-0168 EMAIL: JeromePalace@gmail.com
PROJECT ADDRESS: 309 MAIN ST
PARCEL NUMBER: 401-06-022B ZONE DISTRICT: C-1
APPLICATION FOR (Please describe the project.): SIGNAGE

- I hereby apply for consideration and conditional approval by the Design Review Board.
- I understand that application fee is due at submission and review will not be scheduled until fee is paid to the Town.
- I have obtained and reviewed information on the criteria used in evaluation by the Design Review Board and/or reviewed the application provisions in the Town Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and reviewed.

APPLICANT SIGNATURE: [Signature] DATE: 12-19-19

TOWN USE BELOW

RECEIVED FROM: Eric Jurisin DATE: 12/19/19
Received the sum of \$ 25.00 as: ☐ Check No. ☒ Cash ☐ Credit Card

Per Fee schedule - Ordinance 331

BY: Rosa Cays FOR: John Knight

PLEASE NOTE:

After approval from the Planning & Zoning Commission and Design Review Board, most building projects must then be submitted to the Building Inspector for review, approval and issuance of building permit.

REGARDING BUILDING PERMITS:

Additional fees are required for building permits to reimburse the Town for costs of providing plan review and construction inspection services. Commercial projects, and some residential projects may require plans to be prepared and/or sealed by an Arizona registrant, such as a licensed architect or engineer, per A.R.S. §32-144. Licensed contractors may be required for construction projects per A.R.S. §32-1121.

DAY

NIGHT

**THE
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HOTEL
BAR
GRILL**

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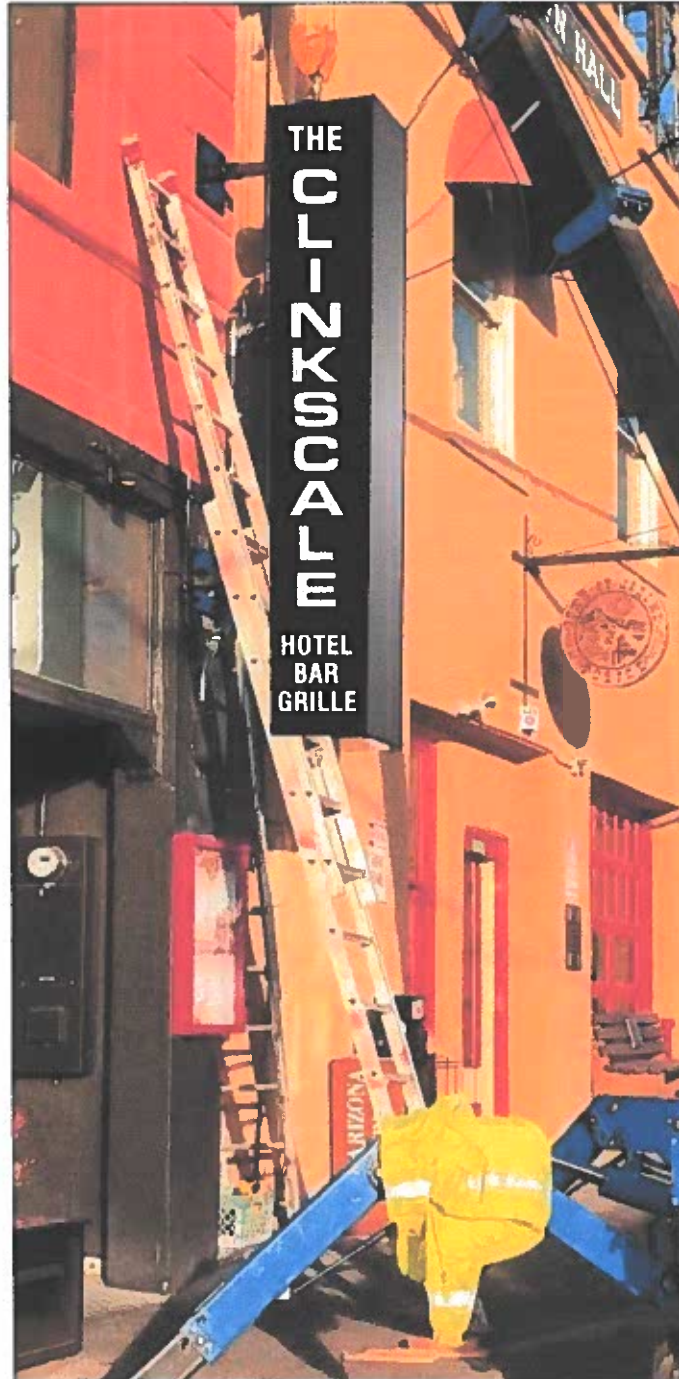
HOTEL
BAR
GRILL**

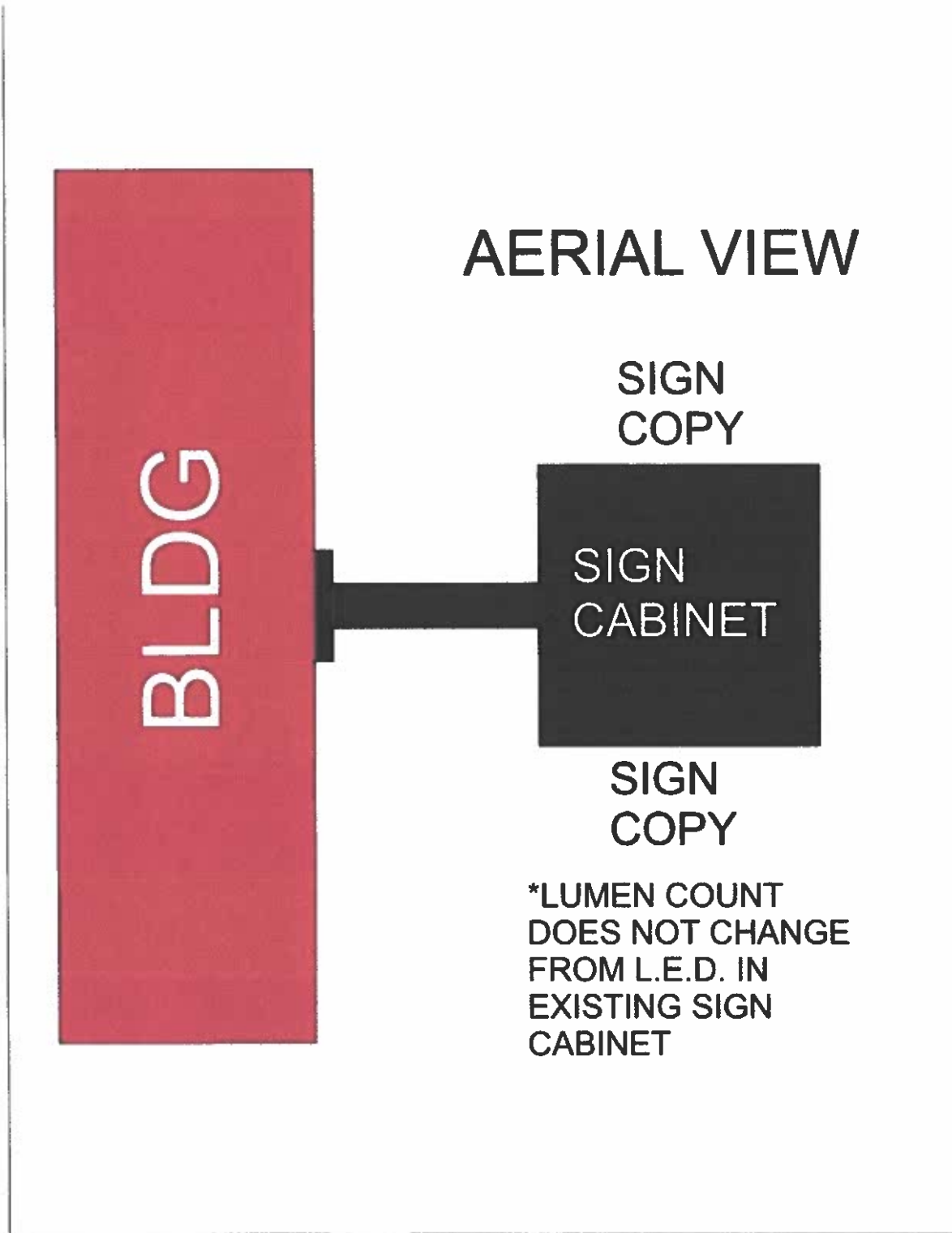
1" = 1' 0"

18" X 120 = 15 SQ FT

*LUMEN COUNT
CONSISTENT
WITH
EXISTING
SIGN





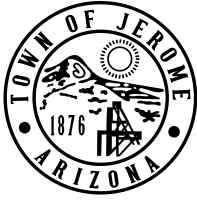


WALL LETTERING/GRAPHICS

HOTTEL ♦ BAR ♦ GRILL

$\frac{1}{2}" = 2' 0"$

12.5" X 180" = 15.63 SQ FT



TOWN OF JEROME

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OFFICE (928) 634-7943 FAX (928) 634-0715

ZONING ADMINISTRATOR ANALYSIS DESIGN REVIEW BOARD January 13, 2020

ITEM 9:

Design Review new mixed-use commercial building

Location: 324 Queen Street (formerly the Cuban Queen)
Applicant/Owner: Windy Jones and Josh Lindner/Cuban Queen Bordello LLC
ZONE: C-1
APN: 401-06-127
Prepared by: John Knight, Zoning Administrator

Summary: Applicant requests final approval of Design Review to construct a mixed-use commercial building in the C-1 zone. The building is intended for a mix of retail uses and a three (3)-room boardinghouse. Retail (and similar uses) are allowed in the C-1 zone. A boardinghouse is considered residential and requires a conditional use permit (CUP). The Planning and Zoning Commission reviewed the Site Plan and CUP on January 8, 2020.

Posting: A notice was posted at the site on December 23, 2019.

Zoning Ordinance Compliance -

Section 304.F.1. Review Procedures and Criteria

1. *The Design Review Board shall review a submitted application for design approval for all new construction and/or installation of Accessory Features. In doing so, both the Design Review Board and the applicant shall use photographs, lithographs and the like of Jerome, to support their findings. If photographs, etc., are unavailable, then the determination or finding shall be based on the works of a recognized historic preservation authority; such as, but not limited to, text books or architect/historian. Each of the following criteria must be satisfied before an application can be approved.*
 - a. *PROPORTION – The relationship of the width of building or structure to its height shall be visually compatible to buildings, structures and places to which it is visually related*
 - b. *OPENINGS – The relationship of the width of the windows and doors, to height of windows and doors in a building shall be visually compatible with buildings, structures, and places to which the building is visually related.*
 - c. *PATTERN – The relationship of solids to voids in the facade of a building or structure shall be visually compatible with buildings, structures and places to which it is visually related.*
 - d. *SPACING – The relationship of buildings or structure to the open space between it and adjoining buildings shall be visually compatible to the buildings, structures, and places to which it is visually related.*
 - e. *ENTRANCES, PORCHES, DECKS AND PROJECTIONS – The height, projection, supports, and relationship to streets and sidewalks, of entrances, porches, decks,*

- awnings, canopies, and balconies of a building shall be visually compatible to the buildings, structures, and places to which it is visually related*
- f. MATERIALS, TEXTURE AND COLOR – The materials, texture and color of the facade of a building or structure, shall be visually compatible with the predominant materials, textures, and color used in the building and structures to which it is visually related.*
 - g. ROOFS – The roof shape of a building shall be visually compatible with the buildings to which it is visually related.*
 - h. ARCHITECTURAL DETAILS – Doors, windows, eaves, cornices, and other architectural details of a building or structure shall be visually compatible with buildings and structures to which it is visually related.*
 - i. ACCESSORY BUILDINGS - Garages, carports and sheds shall be visually compatible with buildings, structures and places to which they are visually related.*
 - j. ACCESSORY FEATURES – Fences, walkways, decks, stairways, lighting, antenna and other manmade structures shall be visually compatible with buildings, structures, and places to which they are visually related.*
 - k. LANDSCAPING – Landscaping shall be visually compatible with the landscaping around the buildings, structures, and places to which it is visually related.*
 - l. SCREENING – The proposed addition, alteration or other changes shall be screened with appropriate materials and in an appropriate design so as to be visually compatible with related properties, when, in the opinion of the Design Review Board, all other means of assuring visual compatibility are not reasonably possible.*
 - m. SOLAR INSTALLATIONS – Refer to “Solar Energy System Design Guidelines” approved by the Town Council in June 2015, utilizing best practices for installing solar on historical buildings as recommended by the Department of the Interior. These Guidelines are available at Jerome Town Hall, the Jerome Library and on the Town of Jerome website.*

Response: The Design Review Board (DRB) shall review the application for compliance with the above-referenced criteria. As noted below, conditions may be added if necessary.

Section 304.F.7.

- 7. If the decision is to approve or conditionally approve the request for Design Approval, all copies of the approved plan, with any conditions shown thereon or attached thereto, shall be dated and signed by the chairman of the Design Review Board. One (1) copy of said approved plan and conditions shall be mailed to the applicant, one (1) copy shall be filed with the Building Inspector, and one (1) with the Zoning Administrator.*

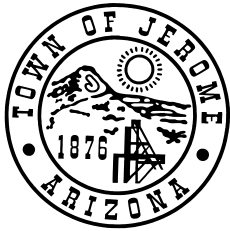
Response: The DRB has the authority to approve or conditionally approve the applicant's request. In order to ensure compliance with the criteria identified in Section 304.F.1., the DRB may include additional conditions.

Conditions: The Planning and Zoning Commission has previously approved a list of conditions to ensure compliance with Town Ordinances and standards (see P&Z Resolutions 2020-4 and 2020-5). A Design Review Board resolution of approval is also attached for consideration by the DRB (DRB Resolution 2020-5).

Recommendation: The Zoning administrator recommends approval of preliminary and final design review for the proposed building.

Attachments:

- DRB Resolution 2020-5
- P&Z Resolution 2020-4 (Site Plan Review)
- P&Z Resolution 2020-5 (CUP)



TOWN OF JEROME

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(928) 634-7943 FAX (928) 634-0715

DRB RESOLUTION NO. 2020-5 APPROVING DESIGN REVIEW FOR A NEW MIXED-USE COMMERCIAL BUILDING AT 324 QUEEN STREET

WHEREAS, the Town of Jerome has received an application from Windy Jones and Josh Lindner for Preliminary and Final Design Review to construct a mixed-use retail building with a boarding house at 324 Queen Street (APN 401-06-127); and

WHEREAS, the property is in the C-1 zoning district, and single-family homes are an allowed use in that District; and

WHEREAS, a notice was posted at the Site on December 23, 2019 in accordance with Jerome Zoning Ordinance Section 303.1C; and

WHEREAS, the Jerome Planning & Zoning Commission reviewed and conditionally approved this application at their January 8, 2020 meeting; and

WHEREAS, the Design Review process is intended to promote and preserve Jerome's economic and environmental well-being which depends exclusively upon its distinctive character, natural attractiveness, and overall architectural quality which contribute substantially to its viability as a recreational and tourist center and which contributed to its designation as a National Historic Landmark; and

WHEREAS, the Design Review Board has carefully reviewed the applicant's proposal and finds that each of the following criteria have been satisfied:

- a. PROPORTION – The relationship of the width of building or structure to its height shall be visually compatible to buildings, structures and places to which it is visually related.
- b. OPENINGS – The relationship of the width of the windows and doors, to height of windows and doors in a building shall be visually compatible with buildings, structures, and places to which the building is visually related.
- c. PATTERN – The relationship of solids to voids in the facade of a building or structure shall be visually compatible with buildings, structures and places to which it is visually related.
- d. SPACING – The relationship of buildings or structure to the open space between it and adjoining buildings shall be visually compatible to the buildings, structures, and places to which it is visually related.
- e. ENTRANCES, PORCHES, DECKS AND PROJECTIONS – The height, projection, supports, and relationship to streets and sidewalks, of entrances, porches, decks, awnings, canopies, and balconies of a building shall be visually compatible to the buildings, structures, and places to which it is visually related
- f. MATERIALS, TEXTURE AND COLOR – The materials, texture and color of the facade of a building or structure, shall be visually compatible with the predominant materials, textures, and color used in the building and structures to which it is visually related.
- g. ROOFS – The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

DRB RESOLUTION NO. 2020-5

- h. ARCHITECTURAL DETAILS – Doors, windows, eaves, cornices, and other architectural details of a building or structure shall be visually compatible with buildings and structures to which it is visually related.
- i. ACCESSORY BUILDINGS - Garages, carports and sheds shall be visually compatible with buildings, structures and places to which they are visually related.
- j. ACCESSORY FEATURES – Fences, walkways, decks, stairways, lighting, antenna and other manmade structures shall be visually compatible with buildings, structures, and places to which they are visually related.
- k. LANDSCAPING – Landscaping shall be visually compatible with the landscaping around the buildings, structures, and places to which it is visually related.
- l. SCREENING – The proposed addition, alteration or other changes shall be screened with appropriate materials and in an appropriate design so as to be visually compatible with related properties, when, in the opinion of the Design Review Board, all other means of assuring visual compatibility are not reasonably possible.
- m. SOLAR INSTALLATIONS – Refer to “Solar Energy System Design Guidelines” approved by the Town Council in June 2015, utilizing best practices for installing solar on historical buildings as recommended by the Department of the Interior. These Guidelines are available at Jerome Town Hall, the Jerome Library and on the Town of Jerome website.

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the Town of Jerome, Arizona, that the Preliminary and Final Design for a commercial mixed-use building at 324 Queen Street is hereby approved, subject to the following conditions:

- 1. **Planning and Zoning Commission Review** – The approval is contingent upon compliance with all conditions and requirements of the Planning and Zoning Commission’s Site Plan Review.
- 2. **Expiration of Approval** - This approval shall become null and void if a building permit is not issued within six (6) months of final Planning and Zoning and Design Review Board approval of this application. If necessary, the applicant may request an extension by the approval body, if the extension is submitted prior to approval expiration.
- 3. **Appeal** - Any applicant who is aggrieved by the Design Review Board decision may petition the Mayor or Council for a review within thirty (30) days of the decision. Questions of aesthetics or design standards are not appealable to the Mayor and Council but may be presented to a Court of Record within thirty (30) days of the decision. Additionally, if in the opinion of the Zoning Administrator a decision is not in conformance with the Zoning Code or Comprehensive plan, the Zoning Administrator may request a review by the Mayor and Council within thirty (30) days. By specific motion during an official meeting, the Mayor and Council may refuse to consider a request for review brought by the Zoning Administrator. Finally, the Mayor and Council shall maintain the right to review any and all decisions of the Design Review Board.

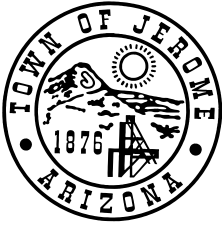
ADOPTED AND APPROVED by a majority vote of the Planning and Zoning Commission on the 13th day of January 2020.

ATTEST:

APPROVED:

Rosa Cays, Deputy Town Clerk

Chairman Brice Wood



Founded 1876
Incorporated 1899

TOWN OF JEROME

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

P&Z RESOLUTION NO. 2020-4

APPROVING PRELIMINARY AND FINAL SITE PLAN REVIEW FOR A MIXED-USE COMMERCIAL BUILDING AT 324 QUEEN STREET

WHEREAS, the Town of Jerome has received an application for Preliminary and Final Site Plan Review by Windy Jones and Josh Lindner for property located at 324 Queen Street (APN 401-11-012C); and

WHEREAS, the property is in the C-1 zoning district; and

WHEREAS, the applicant has proposed a mix of both permitted uses (retail) and conditionally permitted uses (boarding house); and

WHEREAS, the applicant has proposed a separate application for approval of the conditionally permitted use; and

WHEREAS, a notice was posted at the site on December 23, 2019 in accordance with Jerome Zoning Ordinance Section 303.1C; and

WHEREAS, the Jerome Planning & Zoning Commission reviewed this application at their January 8, 2020 meeting and wishes to approve the application with certain conditions; and

WHEREAS, the Planning and Zoning Commission finds that the site plan does not adversely affect the public health, safety and general welfare, and so protects the environment and the historical character of the Town of Jerome;

NOW, THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the Town of Jerome, Arizona, that the Preliminary and Final Site Plan submitted for a mixed-use commercial building at 324 Queen Street is hereby approved, subject to the following conditions:

1. **Parking** – A total of six parking spaces shall be provided for the proposed uses. The parking spaces are required to be provided prior to final occupancy.
2. **Height** – The building height shall not exceed 25' above existing average grade.
3. **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.
4. **Sign** – A separate application for the Design Review Board will be required for approval of any signage.
5. **Fire-escape Setback** – The fire-escape at the rear of the building shall be at least 15' from the rear property line.

P&Z RESOLUTION NO. 2020-4

6. **Fire-escape Path** – Access across the adjacent Town-owned lot to the west shall be reviewed and approved by the Fire Chief and Public Works Director prior to issuance of a building permit.
7. **Recorded Agreement** – The applicant shall enter into an agreement with the Town to find an alternative route for the fire-escape path should the Town sell or develop the adjacent lot (APN 401-06-127). This agreement shall be recorded prior to issuance of a building permit. This shall be done at no cost or burden to the Town.
8. **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, etc., will require additional review by the Planning and Zoning Commission and/or the Design Review Board.
9. **Drainage** - The building permit submittal shall indicate both existing and proposed drainage. This includes, but is not limited to, how drainage will be collected (such as from roof drains) and directed to provide disposal and protection of neighboring properties. This may include splash blocks, swales, detention basins, and gravel catchments to help dissipate hydraulic energy. Roof drains shall not be directed over the front sidewalk.
10. **Sidewalk** – A sidewalk shall be provided across the full front of the lot and shall be reviewed and approved by the Public Works Director prior to issuance of a building permit.
11. **Grading** - Grading shall comply with the requirements of Section 303.3 of the Zoning Ordinance. Grading plans shall include, but not be limited to, adequate dust control measures, erosion control/drainage, and fencing to protect sensitive features (such as trees to be saved).
12. **Sewer/Septic** - The building permit submittal shall show and include details on the location and connection to either public sewer or the use of a septic system.
13. **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.
14. **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).
15. **Conditions on Plans** – The building permit plan submittal shall include a sheet with a list of the approved conditions.
16. **Expiration of Approval** - This approval shall become null and void if a building permit is not issued within six (6) months of final Planning and Zoning and Design Review Board Approval of this application. If necessary, the applicant may request an extension by the approval body, if the extension is submitted prior to approval expiration.

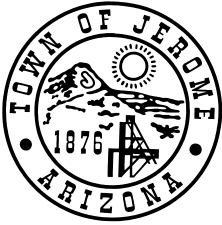
ADOPTED AND APPROVED by a majority vote of the Planning and Zoning Commission on the 8th day of January 2020.

ATTEST:

APPROVED:

Rosa Cays, Deputy Town Clerk

Chairman Lance Schall



Founded 1876
Incorporated 1899

TOWN OF JEROME

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

P&Z RESOLUTION NO. 2020-5 RECOMMENDING APPROVAL OF 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

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's 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, that the Commission hereby 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 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.

P&Z RESOLUTION NO. 2020-5

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:

APPROVED:

Rosa Cays, Deputy Town Clerk

Chairman Lance Schall



Founded 1876
Incorporated 1899

TOWN OF JEROME, ARIZONA

Jerome Town Hall and Civic Center
600 Clark Street
P.O. Box 335, Jerome, AZ 86331
(928) 634-7943 FAX (928) 634-0715

APPLICATION FOR DESIGN REVIEW

PLEASE PRINT LEGIBLY SO THAT PROCESSING WON'T BE DELAYED.

APPLICANT NAME: Windy Jones & Joshua Lindner
MAILING ADDRESS: 2549 Haskell Springs Rd, Clarkdale AZ 86324
TELEPHONE: 714-306-8079 EMAIL: socalwindyj@yahoo.com
PROJECT ADDRESS: 324 Queen Street, Jerome AZ 86331
PARCEL NUMBER: 401-06-127 ZONE DISTRICT: _____
APPLICATION FOR (Please describe the project.): New mixed use commercial and rooming house.

- I hereby apply for consideration and conditional approval by the Design Review Board.
- I understand that application fee is due at submission and review will not be scheduled until fee is paid to the Town.
- I have obtained and reviewed information on the criteria used in evaluation by the Design Review Board and/or reviewed the application provisions in the Town Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and reviewed.

APPLICANT SIGNATURE: signed copy on file DATE: 12/19/2019

TOWN USE BELOW

RECEIVED FROM: _____ DATE: _____

Received the sum of \$ _____ as: ☐ Check No. _____ ☐ Cash ☐ Credit Card

Per Fee schedule – Ordinance 331

BY: _____ FOR: _____

PLEASE NOTE:

After approval from the Planning & Zoning Commission and Design Review Board, most building projects must then be submitted to the Building Inspector for review, approval and issuance of building permit.

REGARDING BUILDING PERMITS:

Additional fees are required for building permits to reimburse the Town for costs of providing plan review and construction inspection services. Commercial projects, and some residential projects may require plans to be prepared and/or sealed by an Arizona registrant, such as a licensed architect or engineer, per A.R.S. §32-144. Licensed contractors may be required for construction projects per A.R.S. §32-1121.

REQUIRED ITEMS ARE PER ZONING ORDINANCE SECTION §304

Each application will be filed with the Zoning Administrator and forwarded to the Design Review Board. The application shall be submitted with eight (8) copies of a plan. The plan shall be on paper not measuring more than twenty-four inches by thirty-six inches (24" x 36") and drawn to a scale not smaller than (40') forty feet to the inch.

Applications for Design Review Board shall include eight (8) copies of the following required items:

- ☒ Plot plan or site layout, including all improvements drawn to scale
- ☒ Elevations (all sides of proposed building or project) drawn to scale
- ☒ Legible photographs showing all sides of existing structures
- ☒ Legible photographs showing adjoining properties, buildings and structures
- ☒ Materials samples
- ☒ Color samples
- ☒ n/a Explanation and location of any building or structure to be demolished or removed
- ☐ Additional information requested by Zoning Administrator
- ☐ Additional information may be requested by Design Review Board at preliminary review.

Items reviewed by the Design Review Board include but are not limited to:

PROPORTION	PORCHES / DECKS / PROJECTIONS	LANDSCAPING
OPENINGS	MATERIALS / TEXTURE / COLOR	SCREENING
PATTERN	ROOFS	VISUAL COMPATIBILITY
SPACING	ARCHITECTURAL DETAILS	LIGHTING
ENTRANCES	ACCESSORY FEATURES	

Additional information requested by Design Review Board. **The following items to be submitted for DRB final approval.**

DEMOLITION – Please review ZONING ORDINANCE §304.D.2 and §304.F.3.

- ☐ Plot plan or site layout
- ☐ Legible photos showing all sides of the building or structure to be demolished
- ☐ Legible photos showing adjoining properties
- ☐ Any other information the Design Review Board may find necessary to establish compliance with this section

In passing on an application for demolition, partial demolition or removal, the Design Review Board shall consider, among other things, the architectural or aesthetic quality or significance of the building or structure to the public interests of the Town.

SIGNS & EXTERIOR PAINT, ONE-PAGE APPLICATIONS ARE AVAILABLE.

Attention: Town of Jerome

Address: 324 Queen Street, Jerome AZ

Proposal from: Josh Lindner and Windy Jones

Request: We are requesting preliminary and final site plan review, and preliminary and final design review.

Proposal: We are proposing a mixed-use retail/rooming house. Our desire is to build a new building on the former site of the building known as The Cuban Queen, while staying with the historic look of Jerome and its rich history.

On our plans you will find a 2 story building (street level and basement level), with a front elevation similar to the former building that collapsed at this site. As Jerome is a historic town, with many authentically old structures, we would like to place a metal plaque out front, with a picture of the original building and words to the effects of **"Former site of The Cuban Queen Bordello - Originally constructed in 1922. Once the site of a brothel frequented by the hard working copper miners of Jerome. Her wall that could tell tales and keep secrets, gave way in 2017. Resurrected in her shadow now sits The Cuban Queen Gallery and Suites.** (Please note that 'Cuban Queen Gallery and Suites' is our working name and may be subject to change)

Ground/Basement level (bottom floor) – 2 side by side rooms for overnight visitors to Jerome, accessed by a stairwell down from the street level top floor. After traveling down the hall and stairs lined with historic Jerome and Verde Valley photos, guests will access their room decorated in art deco era furnishings. Off the rear of each of the two rooms would be a patio.

Street level (top floor) – Our goal is to retain a similar look to the prior building with 2 front doors.

The right door will enter into the required 'Rooming House' kitchen, and hall that leads to the ADA accessible room on this same level, and also the staircase down to the bottom floor.

The left door will enter into the retail, with an ADA accessible restroom. The retail space would contain some historical information/artifacts, plus merchandise complimentary to Jerome, Jelly Roll Morton, the Cuban Queen, as well as art by the applicants.

Fire code compliance – We will have sprinklers, a fire escape off the top floor, and are requesting the ability to create emergency exit route off the rear of the adjacent town owned lot to our left. We propose creating a path through the town owned lot that connects to a public right of way on Diaz Street. This would not constitute a special favor as several businesses in Jerome have emergency exits through town owned land; Haunted Hamburger, The Winery, Mile High, Andrea Adams apartment building. Attached are images of a few of these exits on town land. If the town were to ever develop the lot adjacent to us, we understand we would have to find an alternate exit, however, if the town complied with the 20' rear set back, this emergency exit path would not be in the way anyways, plus could be used by the town as well.

Parking – Per our MOU and Jerome's parking overlay district that is in development, we plan to meet the parking requirement for the 6 spaces shown on our plans

In closing, we would like to also share that Josh Lindner is 6th generation in the Verde Valley, with a family history that participated in the founding of Cottonwood and many early properties and businesses of Jerome. Twenty-three years ago he left the area after joining the Marines, and would now like to return to raise his family in the town that will always be his home. Our love for Jerome predates this opportunity to ensure a landmark does not fade into obscurity. Many years ago Windy Jones and Sherry McMahon joined forces to bring a Mardi Gras ball to Jerome to raise money for the Fire Department. We look forward to joining your wonderful and eclectic community and bring our positive spirits to your home.

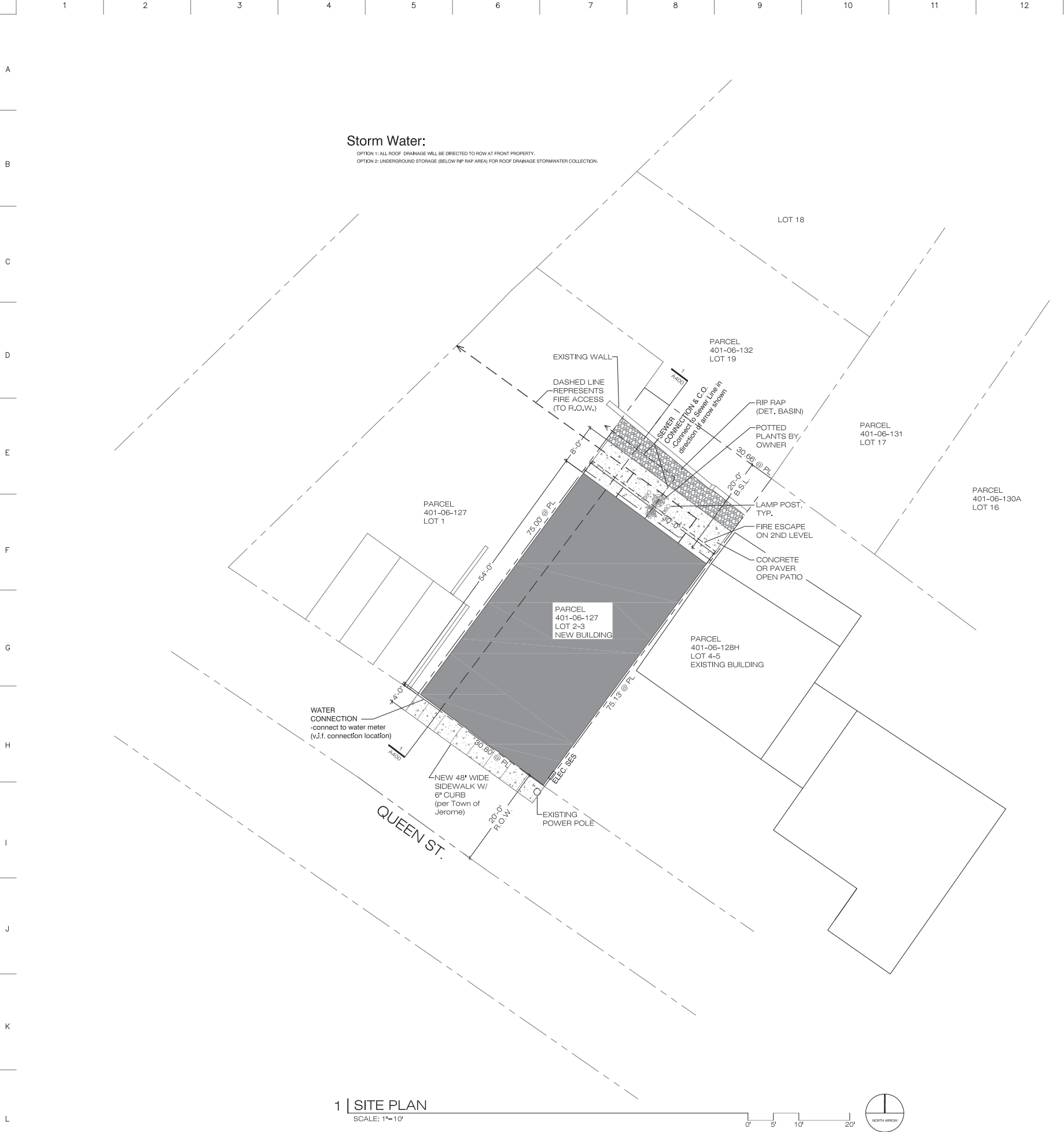
Sincerely,



Windy Jones



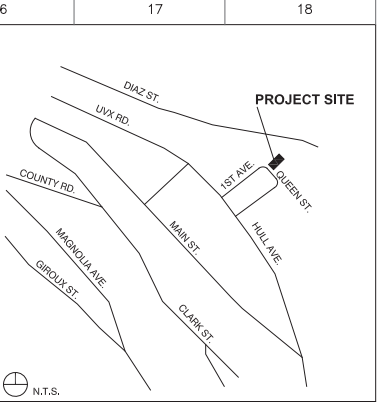
Josh Lindner



Storm Water:
OPTION 1: ALL ROOF DRAINAGE WILL BE DIRECTED TO ROW AT FRONT PROPERTY.
OPTION 2: UNDERGROUND STORAGE (BELOW RIP RAP AREA) FOR ROOF DRAINAGE STORMWATER COLLECTION.

1 | SITE PLAN
SCALE: 1"=10'

PROJECT DATA		
OVERALL NET ACREAGE:	0.052 ACRES (2,306 SF)	
LEVEL 1 EXT. AREA (COVERED PATIO):	280 SF	
LEVEL 1 INTERIOR AREA:	1,340 SF	
LEVEL 2 INTERIOR AREA:	1,620 SF	
TOTAL INTERIOR AREA:	2,960 SF	
BUILDING FOOTPRINT:	1,620 SF	
ZONING:	C-1 (E5)	
OCCUPANCY TYPE:	(RESIDENTIAL / COMMERCIAL)	
OCCUPANCY LOAD:		
CONSTRUCTION TYPE:	V-B	
PARCEL:	401-06-127	
SCOPE:	NEW 2 STORY BUILDING	
SETBACKS:	REQUIREMENT	PROVIDED
FRONT (SOUTH):	0'	0'-0"
REAR (NORTH):	20'	20'-0"
SIDE (EAST):	0'	0'-0"
SIDE (WEST):	0'	0'-0"
LOT COVERAGE:	NONE	70.2%
	(1,620 / 2,306) = 70.2%	
BUILDING HEIGHT:	25' MAX	20'-10"
	@ MEDIAN GRADE	



SHEET INDEX	
SHT. NO.	DESCRIPTION
A000	GENERAL NOTES & SITE PLAN
A200	FLOOR PLAN
A300	ELEVATIONS
A301	ELEVATIONS
A300-C	COLOR ELEVATIONS
A301-C	COLOR ELEVATIONS
A400	SECTION
PC	SURVEY
-	COLOR & MATERIALS (8.5X11)

PARKING	
(IN ACCORDANCE WITH JEROME - PARKING REGULATIONS)	
TABULATED AREAS:	CAR PARKING
RETAIL SF: 758 SF	(1/300) = 3
BEDROOM UNITS: 3	(1/UNIT) = 3
PARKING REQUIRED: 6 SPACES	
PROJECT DESCRIPTION	
THE PROPOSED SITE IS FOR A NEW 2 STORY BUILDING, WHICH WILL PRIMARILY BE USED AS A ROOMING HOUSE WITH BEDROOMS AND BATHROOMS, RETAIL SPACE WILL BE PROVIDED ON STREET LEVEL FLOOR.	
THE PROPOSED IMPROVEMENTS INCLUDE BUT ARE NOT LIMITED TO:	
- NEW BUILDING	
- NEW UTILITIES	

PROJECT TEAM	
OWNER:	
WINDY JONES / JOSH LINDNER	
socalwindyj@yahoo.com	
ARCHITECT / DESIGNER:	
ANOTHER LOOK, LLC	
PHONE: 480.266.8193	
EMAIL: MATT.IHMS@GMAIL.COM	
CONTRACTOR:	
NORDIC BUILDERS	
PHONE: 480-892-0603	
EMAIL: NORDICBUILDERS@GMAIL.COM	

BUILDING CODES:
ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES.
2012 INTERNATIONAL BUILDING CODE (IBC) W/ AMENDMENTS
2012 INTERNATIONAL FUEL GAS CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL AND UNIFORM PLUMBING CODES
2011 NATIONAL ELECTRIC CODE (NEC) W/ AMENDMENTS
2012 INTERNATIONAL FIRE CODE

PROJECT:
CUBAN QUEEN BORDELLO ROOMING HOUSE

324 QUEEN ST.
JEROME, AZ 86331

2506 E. CAMPBELL AVE
PHOENIX, AZ 85016
MATT IHMS
T. 480.266.8193
matt.ihms@gmail.com

Issued	rev	date
DESIGN REVIEW		

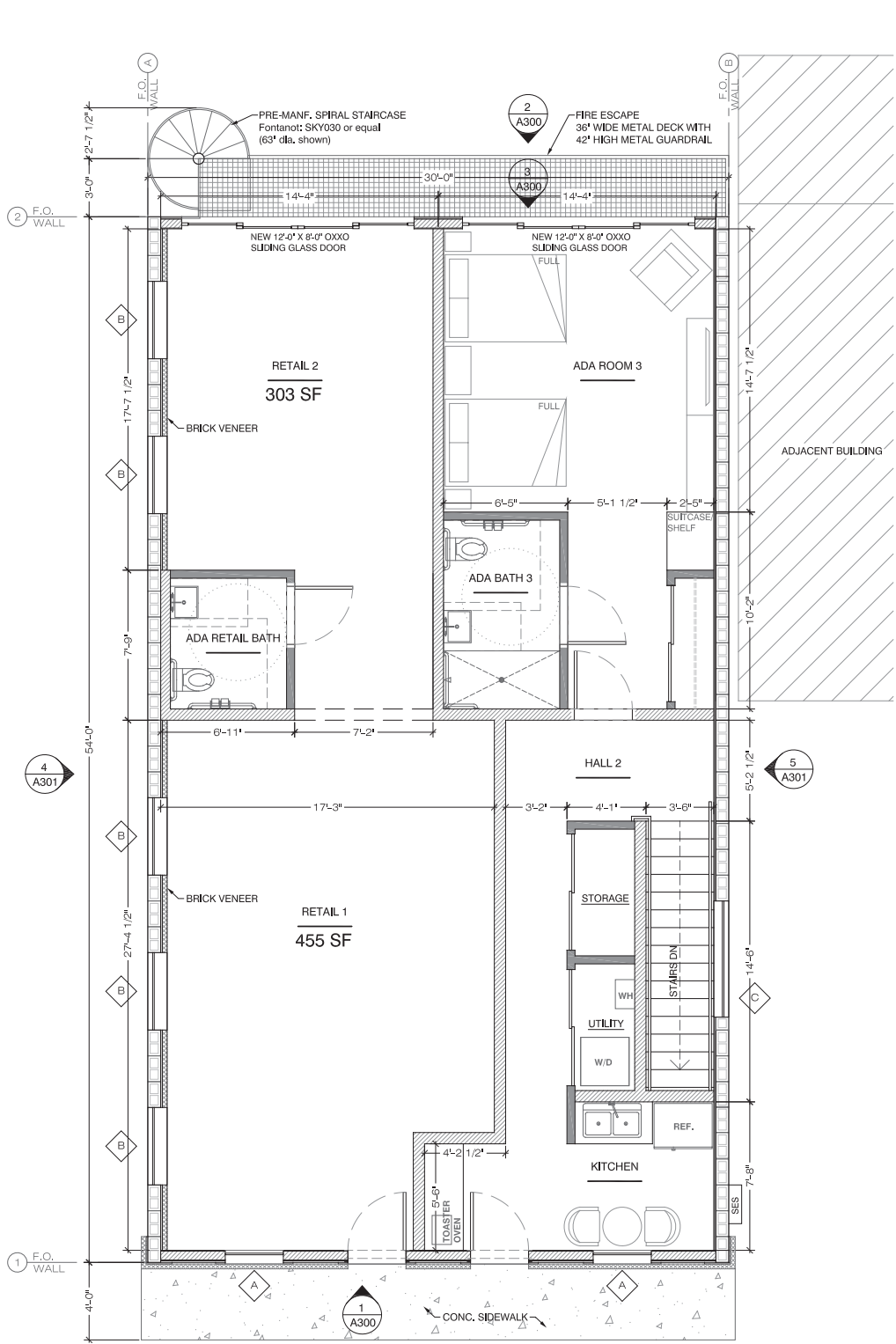
GENERAL NOTES & SITE PLAN

Drawing Title

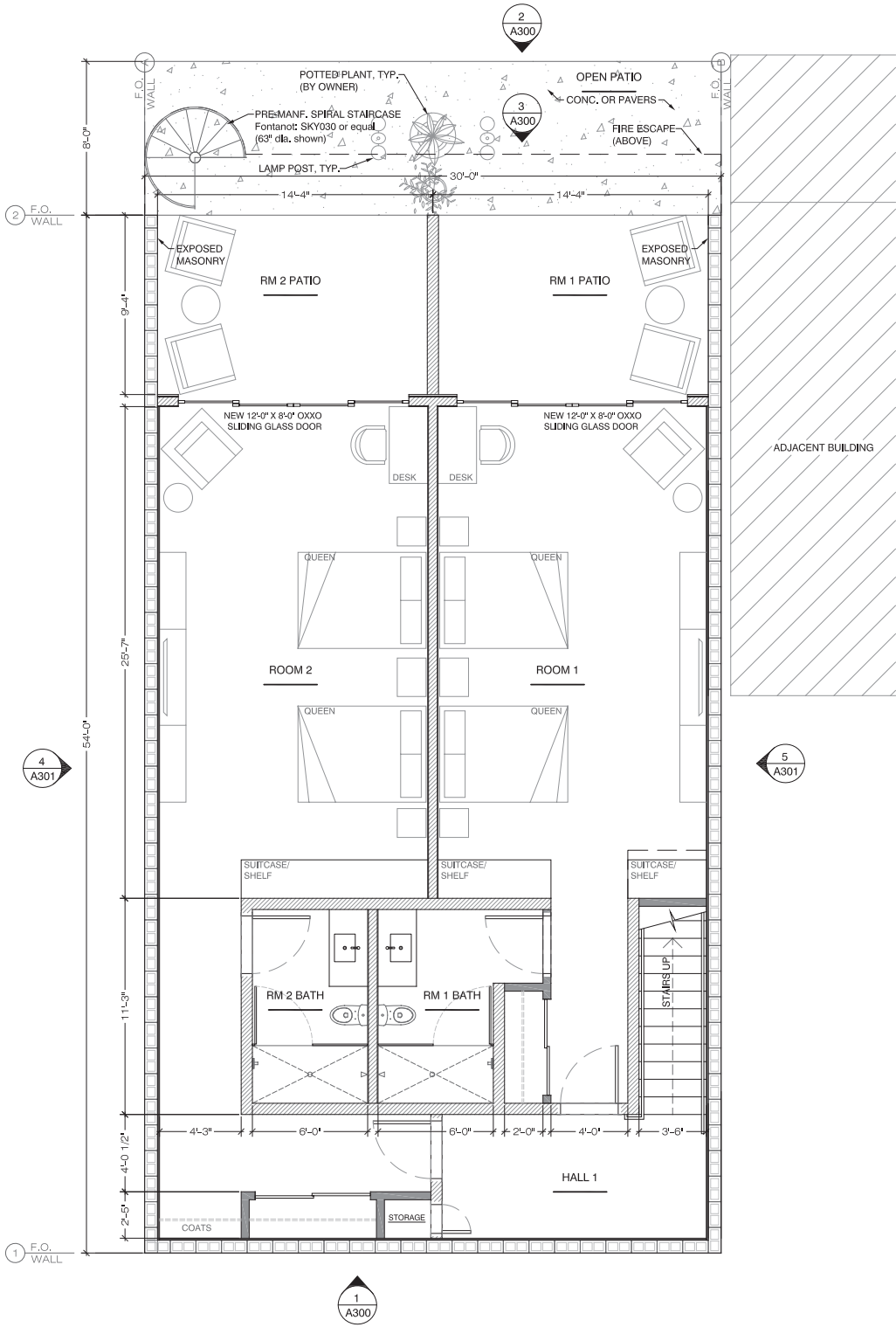
AS NOTED
Scale

A000

Drawing No.



2 | LEVEL 2 (STREET) FLOOR PLAN
SCALE: 1/4"=1'-0"



1 | LEVEL 1 (LOWER) FLOOR PLAN
SCALE: 1/4"=1'-0"

FLOOR PLAN LEGEND

NAME	ROOM NAME SYMBOL
DOOR FRAME TYPE	
HARDWARE TYPE	
WINDOW TYPE	
SECTION SYMBOL	
ELEVATION SYMBOL	
DETAIL SYMBOL	
2x6 WOOD FRAMED WALL - 5/8" GYP. BD. EA. SIDE (INTERIOR) - SEE WALL SECTIONS (EXTERIOR)	
2x4 WOOD FRAMED WALL - 5/8" GYP. BD. EA. SIDE (INTERIOR)	
4x8x16 CMU WALL - 1x FURRING W/ RIGID INSUL. & 5/8" GYP. BD. @ INTERIOR U.N.O.	
RE-FURNISHED BRICK VENEER	
FIRE EXTINGUISHER CABINET TYPE: 2A:10BC high side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor or ground. MAX. TRAVEL DISTANCE = 75'	

NOTE: DIMENSIONS FOR REFERENCE ONLY. G.C. TO COORDINATE WITH FIELD CONDITIONS AND COORDINATE ANY FIELD DISCREPANCIES WITH DESIGNER. DIMENSIONS TO FINISH FACE U.N.O.

PROJECT:
CUBAN QUEEN BORDELLO ROOMING HOUSE

324 QUEEN ST.
JEROME, AZ 86331

85314
MATTHEW IHMS
REGISTERED ARCHITECT
ARIZONA, U.S.A.
EXPIRES 12/31/2020

ANOTHER LOOK

2506 E. CAMPBELL AVE
PHOENIX, AZ 85016
MATT IHMS
T. 480.266.8193
matt.ihms@gmail.com

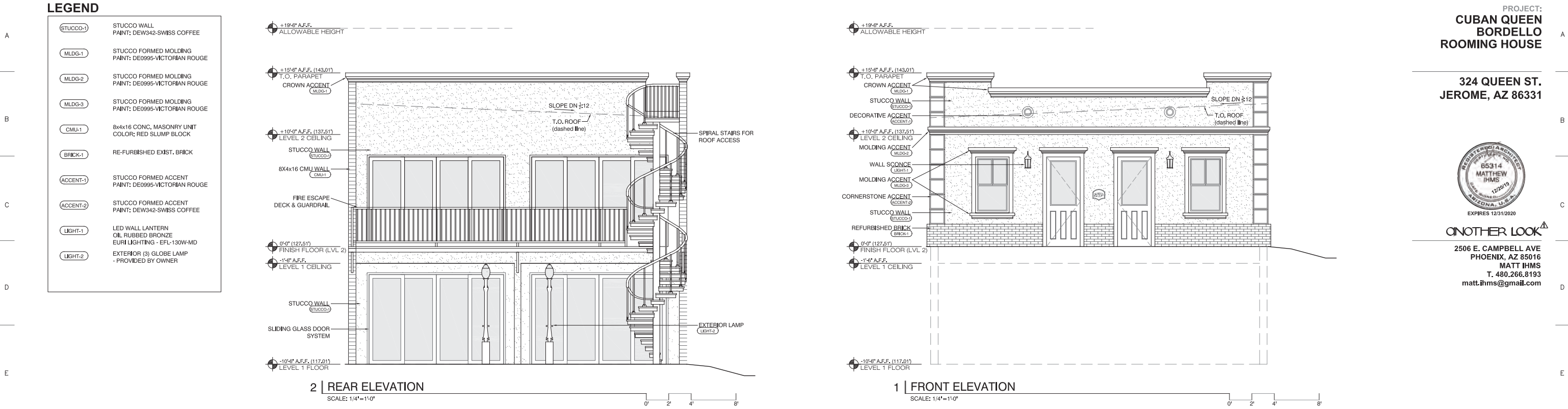
Issued	rev	date
DESIGN REVIEW		

FLOOR PLAN

Drawing Title

AS NOTED
Scale

A200
Drawing No.



STUCCO-1	STUCCO WALL PAINT: DEW342-SWISS COFFEE
MLDG-1	STUCCO FORMED MOLDING PAINT: DE0995-VICTORIAN ROUGE
MLDG-2	STUCCO FORMED MOLDING PAINT: DE0995-VICTORIAN ROUGE
MLDG-3	STUCCO FORMED MOLDING PAINT: DE0995-VICTORIAN ROUGE
CMU-1	8x4x16 CONC, MASONRY UNIT COLOR: RED SLUMP BLOCK
BRICK-1	RE-FURNISHED EXIST. BRICK
ACCENT-1	STUCCO FORMED ACCENT PAINT: DE0995-VICTORIAN ROUGE
ACCENT-2	STUCCO FORMED ACCENT PAINT: DEW342-SWISS COFFEE
LIGHT-1	LED WALL LANTERN OIL RUBBED BRONZE EURL LIGHTING - EFL-130W-MD
LIGHT-2	EXTERIOR (3) GLOBE LAMP - PROVIDED BY OWNER



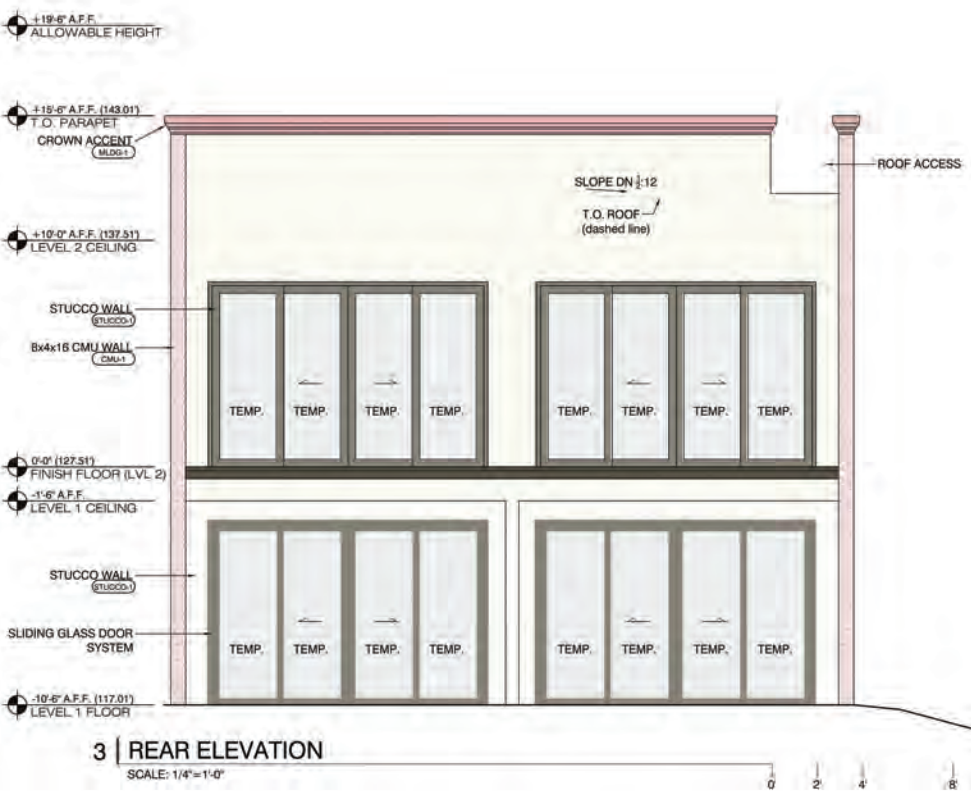
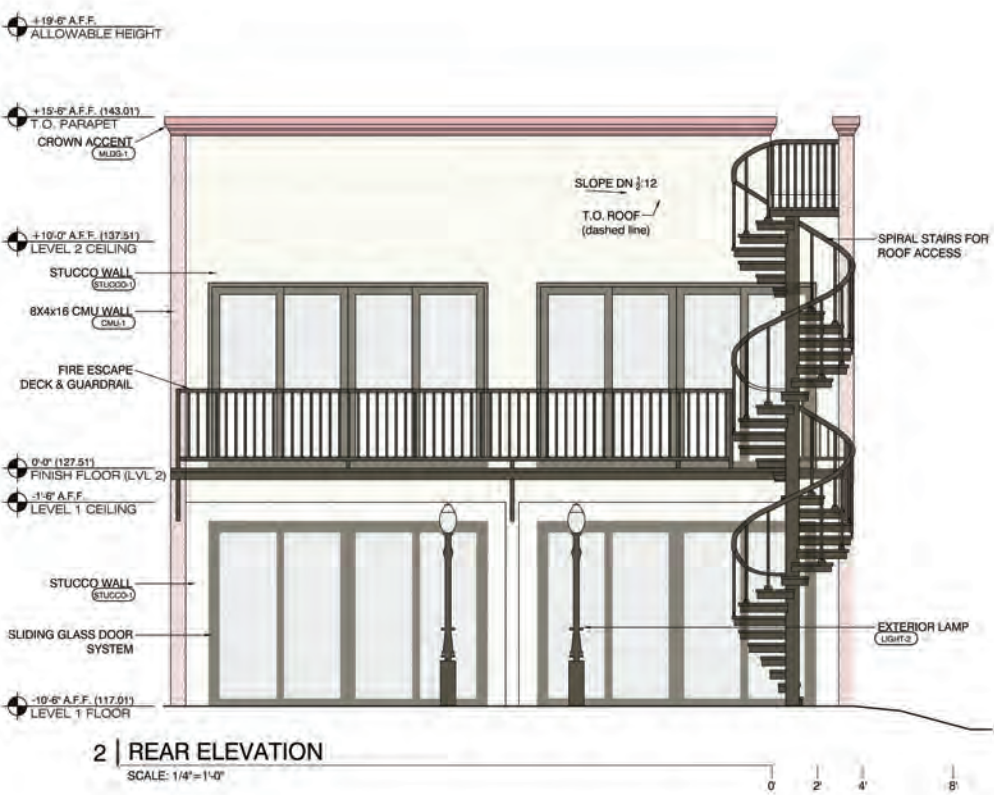
2506 E. CAMPBELL AVE
PHOENIX, AZ 85016
MATT IHMS
T. 480.266.8193
matt.ihms@gmail.com

[illegible]

Drawing No.

LEGEND

STUCCO-1	STUCCO WALL PAINT: DEW342-SWISS COFFEE
MLDG-1	STUCCO FORMED MOLDING PAINT: DE0995-VICTORIAN ROUGE
MLDG-2	STUCCO FORMED MOLDING PAINT: DE0995-VICTORIAN ROUGE
MLDG-3	STUCCO FORMED MOLDING PAINT: DE0995-VICTORIAN ROUGE
CMU-1	8x4x16 CONC. MASONRY UNIT COLOR: RED SLUMP BLOCK
BRICK-1	RE-FURBISHED EXIST. BRICK
ACCENT-1	STUCCO FORMED ACCENT PAINT: DE0995-VICTORIAN ROUGE
ACCENT-2	STUCCO FORMED ACCENT PAINT: DEW342-SWISS COFFEE
LIGHT-1	LED WALL LANTERN OIL RUBBED BRONZE EURI LIGHTING - EFL-130W-MD
LIGHT-2	EXTERIOR (3) GLOBE LAMP - PROVIDED BY OWNER



PROJECT:
**CUBAN QUEEN
BORDELLO
ROOMING HOUSE**

**324 QUEEN ST.
JEROME, AZ 86331**



ANOTHER LOOK

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issued	rev	date
DESIGN REVIEW		

ELEVATIONS

Drawing Title

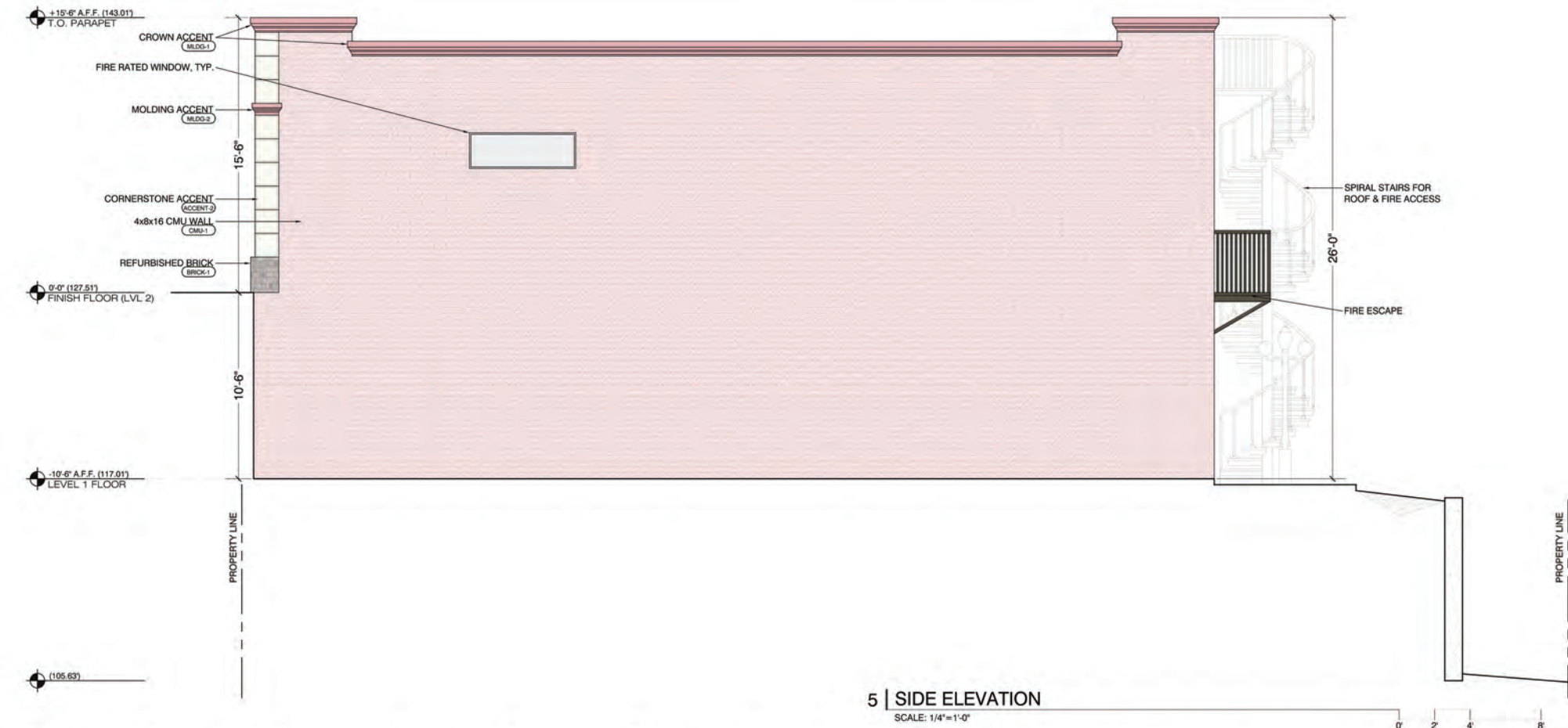
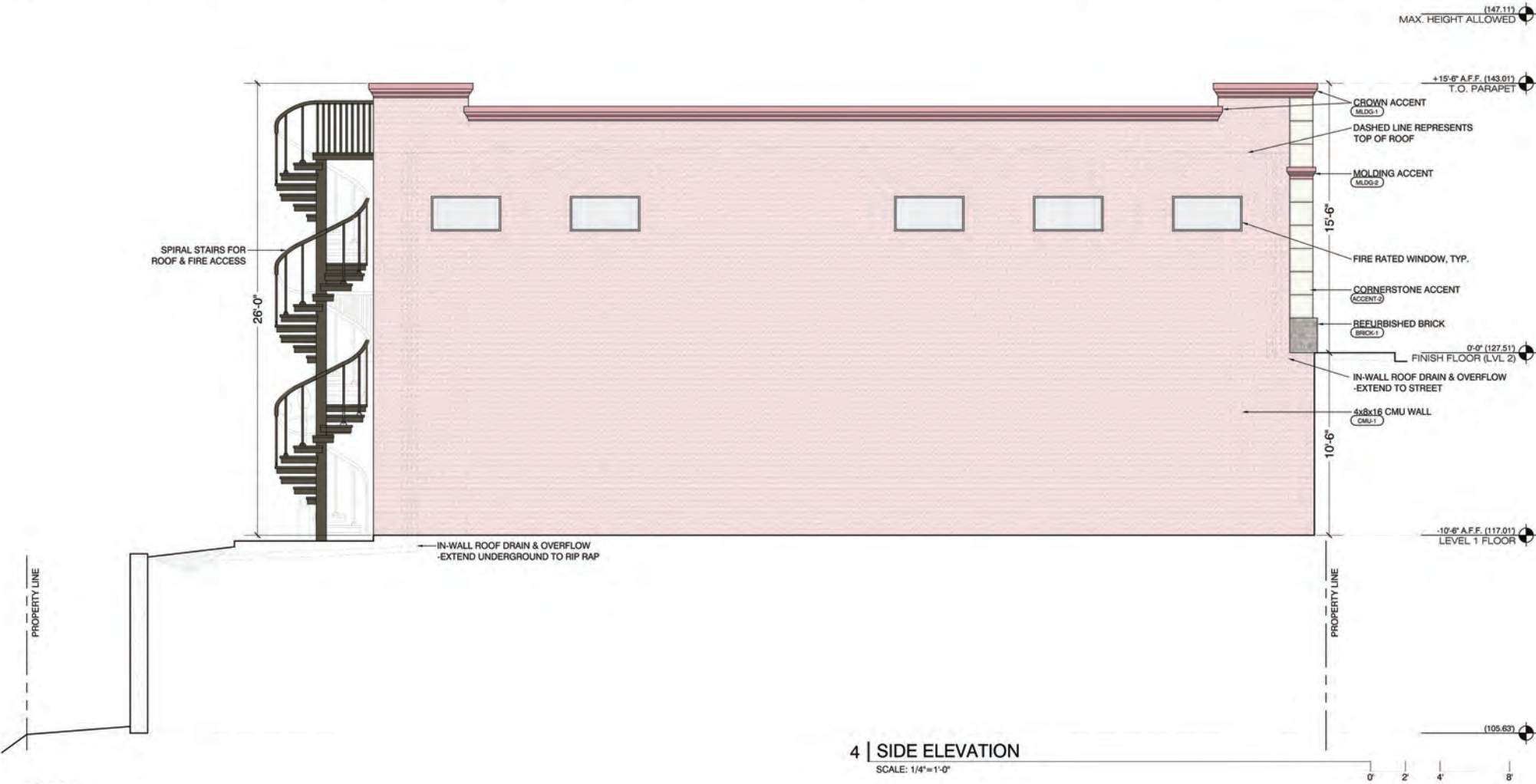
AS NOTED
Scale

A300-C

Drawing No.

LEGEND

STUCCO-1	STUCCO WALL PAINT: DEW342-SWISS COFFEE
MLDG-1	STUCCO FORMED MOLDING PAINT: DE0995-VICTORIAN ROUGE
MLDG-2	STUCCO FORMED MOLDING PAINT: DE0995-VICTORIAN ROUGE
MLDG-3	STUCCO FORMED MOLDING PAINT: DE0995-VICTORIAN ROUGE
CMU-1	8x4x16 CONC. MASONRY UNIT COLOR: RED SLUMP BLOCK
BRICK-1	RE-FURBISHED EXIST. BRICK
ACCENT-1	STUCCO FORMED ACCENT PAINT: DE0995-VICTORIAN ROUGE
ACCENT-2	STUCCO FORMED ACCENT PAINT: DEW342-SWISS COFFEE
LIGHT-1	LED WALL LANTERN OIL RUBBED BRONZE EURI LIGHTING - EFL-130W-MD
LIGHT-2	EXTERIOR (3) GLOBE LAMP - PROVIDED BY OWNER



PROJECT:
**CUBAN QUEEN
BORDELLO
ROOMING HOUSE**

**324 QUEEN ST.
JEROME, AZ 86331**



CINOTHER LOOK

2506 E. CAMPBELL AVE
PHOENIX, AZ 85016
MATT IHMS
T. 480.266.8193
matt.ihms@gmail.com

issued	rev	date
DESIGN REVIEW		

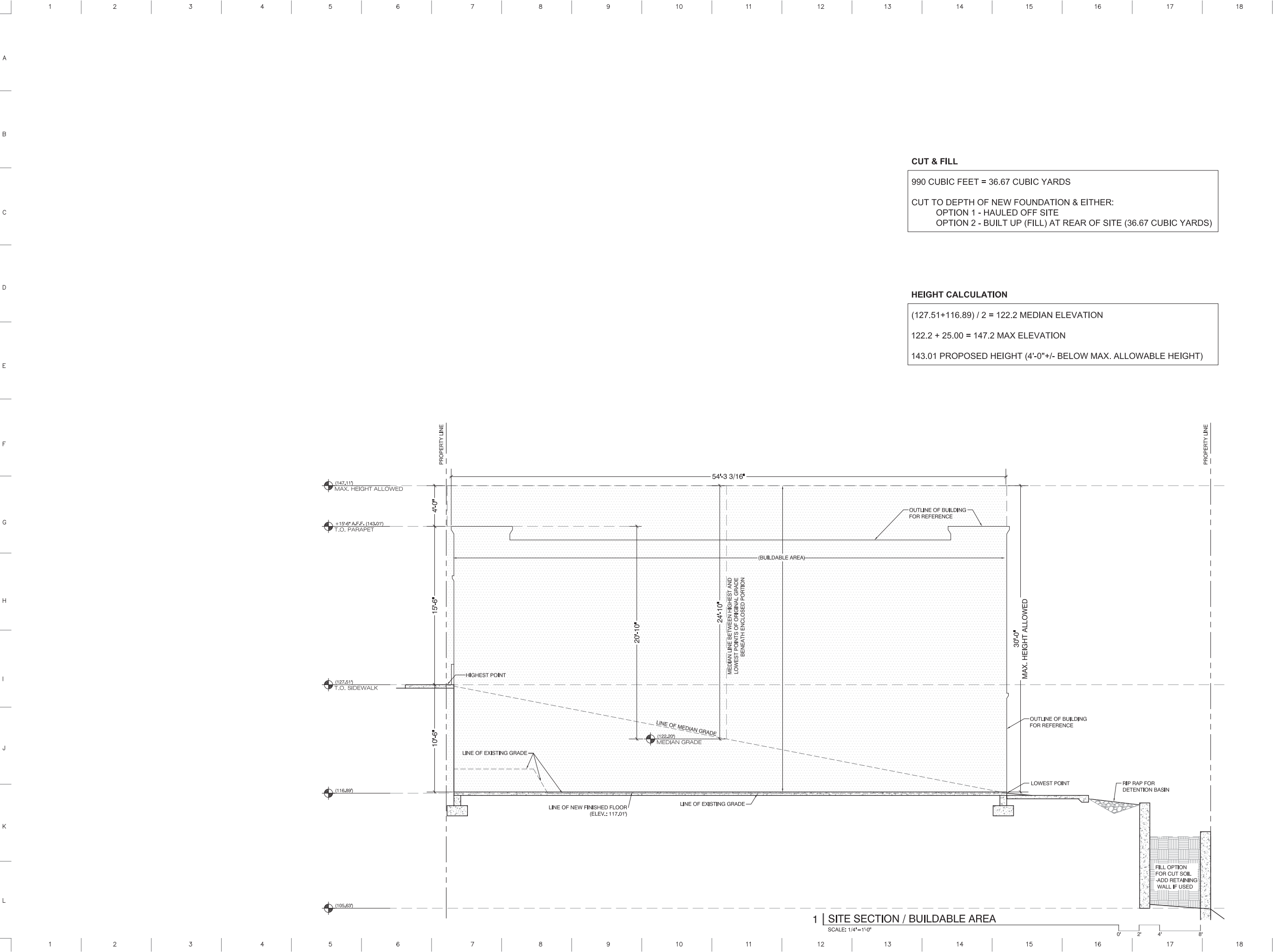
ELEVATIONS

Drawing Title

AS NOTED
Scale

A301-C

Drawing No.



CUT & FILL

990 CUBIC FEET = 36.67 CUBIC YARDS

CUT TO DEPTH OF NEW FOUNDATION & EITHER:
OPTION 1 - HAULED OFF SITE
OPTION 2 - BUILT UP (FILL) AT REAR OF SITE (36.67 CUBIC YARDS)

HEIGHT CALCULATION

$(127.51 + 116.89) / 2 = 122.2$ MEDIAN ELEVATION

$122.2 + 25.00 = 147.2$ MAX ELEVATION

143.01 PROPOSED HEIGHT (4'-0" +/- BELOW MAX. ALLOWABLE HEIGHT)

PROJECT:
**CUBAN QUEEN
BORDELLO
ROOMING HOUSE**

**324 QUEEN ST.
JEROME, AZ 86331**



ANOTHER LOOK

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Issued	rev	date
DESIGN REVIEW		

SECTIONS

Drawing Title

AS NOTED
Scale

A400

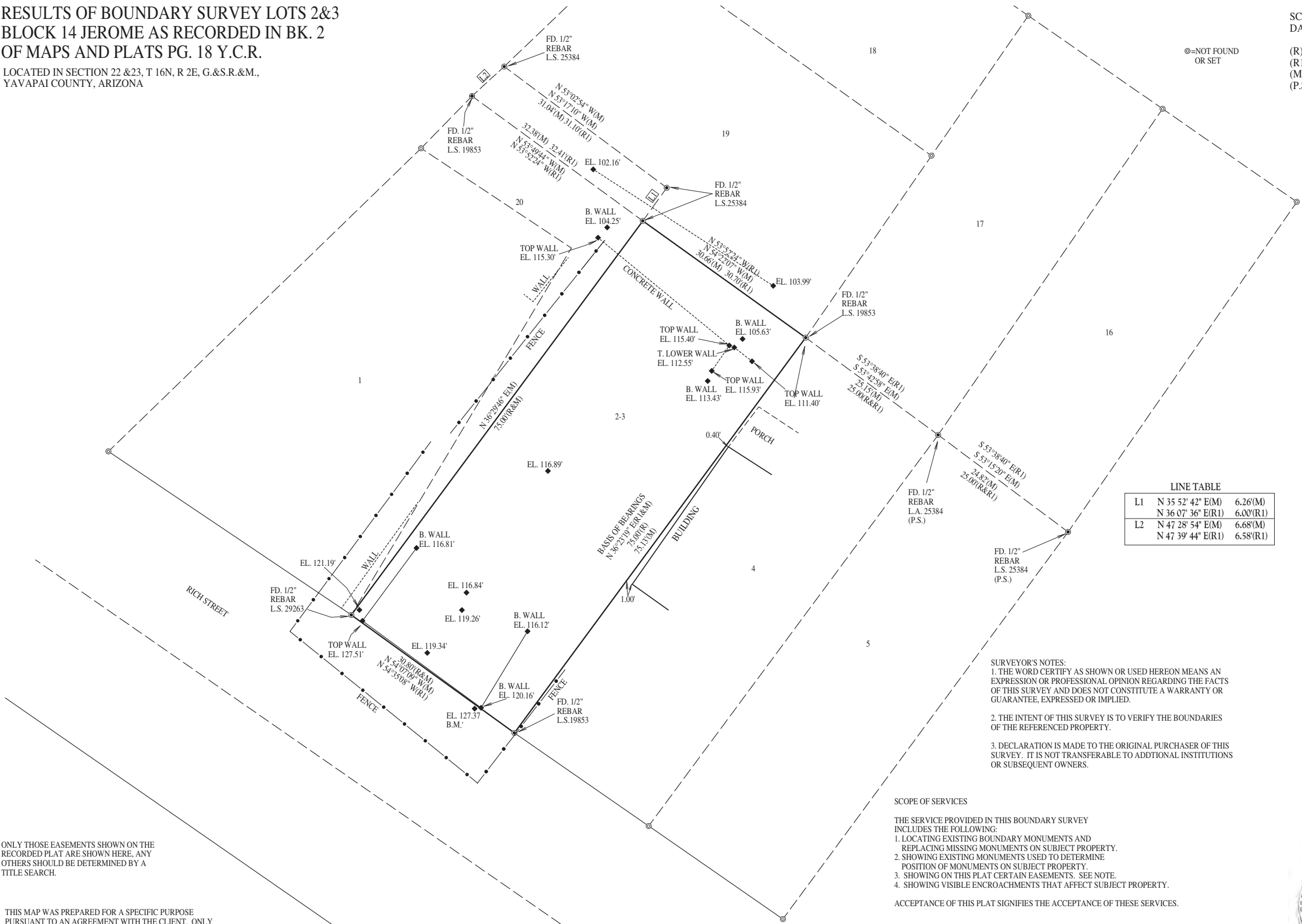
Drawing No.

RESULTS OF BOUNDARY SURVEY LOTS 2&3
BLOCK 14 JEROME AS RECORDED IN BK. 2
OF MAPS AND PLATS PG. 18 Y.C.R.

LOCATED IN SECTION 22 & 23, T 16N, R 2E, G.&S.R.&M.,
YAVAPAI COUNTY, ARIZONA

SCALE: 1"=10'
DATE: 10/17/2018

(R)=RECORD
(R1)=BK. 48, L.S. PG. 54
(M)=MEASURED
(P.S.)=PREVIOUS SURVEY



ONLY THOSE EASEMENTS SHOWN ON THE
RECORDED PLAT ARE SHOWN HERE, ANY
OTHERS SHOULD BE DETERMINED BY A
TITLE SEARCH.

THIS MAP WAS PREPARED FOR A SPECIFIC PURPOSE
PURSUANT TO AN AGREEMENT WITH THE CLIENT. ONLY
THOSE EASEMENTS INDICATED ON THE ORIGINAL RECORDED
SUBDIVISION PLAT ARE INDICATED ON THIS PLAT. NO ATTEMPT
WAS MADE BY THIS SURVEYOR OR HAMMES SURVEYING LLC.
TO DETERMINE IF ANY ADDITIONAL EASEMENTS OR
ENCUMBRANCES EXIST. THEREFORE, A TITLE SEARCH WOULD
BE NECESSARY TO DETERMINE IF ADDITIONAL EASEMENTS AND
ENCUMBRANCES, IF ANY, MAY AFFECT THE SUBJECT PROPERTY.
THIS SURVEYOR AND HAMMES SURVEYING LLC WILL NOT
ACCEPT ANY LIABILITY FOR LOSS OR DAMAGES DUE TO ANY
EASEMENTS, ENCUMBRANCES, SUBSURFACE CONDITIONS,
STRUCTURES AND OR UTILITIES NOT INDICATED ON THIS PLAT.

THIS PLAT IS SUBJECT TO ALL CONDITIONS,
RESERVATIONS, AND OTHER ITEMS OF PUBLIC
RECORD ON THIS 17th DAY OF OCTOBER, 2018.

THIS PLAT DOES NOT PURPORT TO VERIFY THE
OWNERSHIP OF ANY PROPERTY SHOWN OR
INVOLVED IN THIS SURVEY. ANY EASEMENTS OR
OTHER INCUMBRANCES SHOULD BE DETERMINED
BY A TITLE SEARCH.

SURVEYOR'S CERTIFICATE:

THIS RESULTS OF SURVEY MAP AND THE FIELD SURVEY
ON WHICH IT IS BASED WERE CONDUCTED DURING THE
MONTH OF OCTOBER, 2018, UNDER MY DIRECT SUPERVISION
IN ACCORDANCE WITH THE STANDARDS GOVERNING THE
CREATION OF LAND SURVEY BOUNDARIES WITHIN THE
STATE OF ARIZONA AND IS TRUE AND ACCURATE TO THE
BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYOR'S NOTES:

1. THE WORD CERTIFY AS SHOWN OR USED HEREON MEANS AN
EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS
OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR
GUARANTEE, EXPRESSED OR IMPLIED.
2. THE INTENT OF THIS SURVEY IS TO VERIFY THE BOUNDARIES
OF THE REFERENCED PROPERTY.
3. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS
SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS
OR SUBSEQUENT OWNERS.

SCOPE OF SERVICES

THE SERVICE PROVIDED IN THIS BOUNDARY SURVEY
INCLUDES THE FOLLOWING:

1. LOCATING EXISTING BOUNDARY MONUMENTS AND
REPLACING MISSING MONUMENTS ON SUBJECT PROPERTY.
2. SHOWING EXISTING MONUMENTS USED TO DETERMINE
POSITION OF MONUMENTS ON SUBJECT PROPERTY.
3. SHOWING ON THIS PLAT CERTAIN EASEMENTS. SEE NOTE.
4. SHOWING VISIBLE ENCROACHMENTS THAT AFFECT SUBJECT PROPERTY.

ACCEPTANCE OF THIS PLAT SIGNIFIES THE ACCEPTANCE OF THESE SERVICES.

LIMITATION OF LIABILITY:

The Surveyor's Certification is subject to a limitation of
liability. The general public and client are on notice that
this Survey is subject to a limitation of liability not to
exceed the price of the contract between Hammes
Surveying LLC and said client.



10-17-2018

HAMMES SURVEYING LLC
2100 VIA SILVERADO
CAMP VERDE, AZ. 86322
(928) 282-5686 (928) 567-2833

Colors & Materials: **Cuban Queen**

STUCCO-1: **DEW341 - dunn edwards - swiss coffee**

Location: stucco at front & rear of building exterior

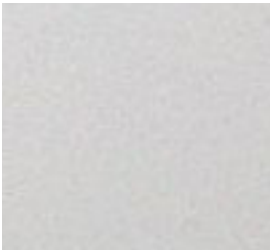
Finish: smooth



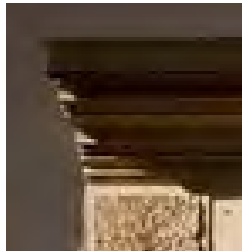
MLDG-1, MLDG-2 & MLDG-3: **DE0995 - dunn edwards - Victorian Rouge**

Location: front of building, roof crown moulding entire perimeter

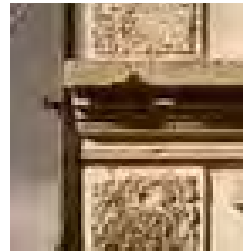
Finish: smooth



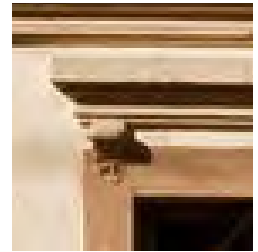
MLDG-1



MLDG-2



MLDG-3



CMU-1: **8x4x16 concrete masonry unit**

Location: exterior side walls of building

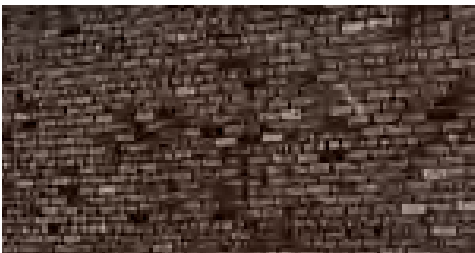
Finish: slump block (reds - mixed to emulate brick)



BRICK-1: **Re-furbished existing brick**

Location: front of building

Finish: mixed colors



ACCENT-1: **Stucco accent**

Location: front of building

Finish: paint DE0995-Victorian Rouge (to match picture)



ACCENT-2: **Stucco accent**

Location: front of building

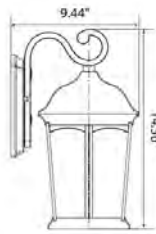
Finish: paint DEW341-Swiss Coffee (to match picture)



LIGHT-1: **LED Wall Lantern**

Location: front of building

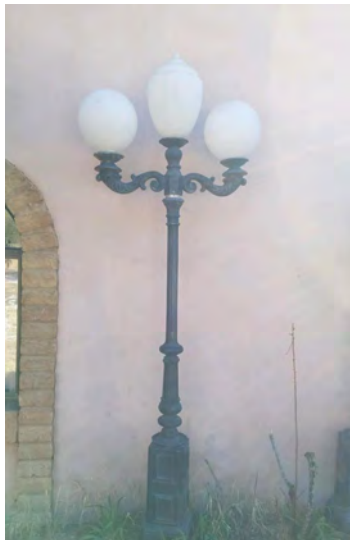
Finish: oil rubbed bronze



LIGHT-2: **Globe Lamp**

Location: rear of building

Finish: oil rubbed bronze



Neighborhood Plan

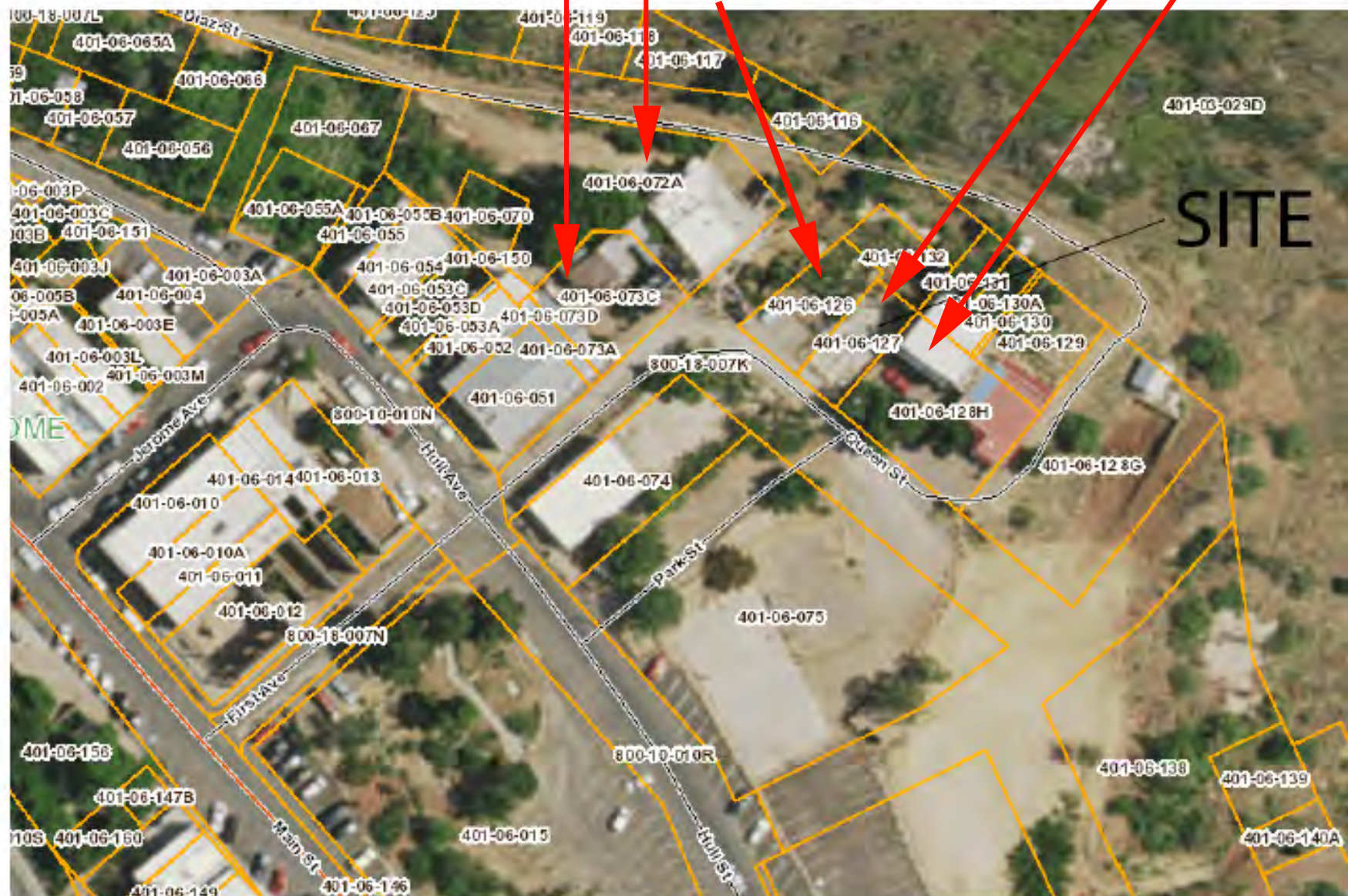
073 - Retail

072 - Residential

126 - Town owned parking

127 - Site

128 - Residential/Retail



Haunted Hamburger



Mile High



*Apartments
(Queen Street)*





Founded 1876
Incorporated 1899

Town of Jerome, Arizona
PO Box 335, Jerome, Arizona 86331
Office: (928) 634-7943 Fax: (928) 634-0715
Celebrating Our 118th Anniversary
1899-2017

NOTICE OF DECISION
PLANNING & ZONING COMMISSION AND
DESIGN REVIEW BOARD

December 10, 2019

Windy Jones and Josh Lindner
Cuban Queen Bordello LLC
2549 Haskell Springs Rd.
Clarkdale, AZ 86324-3829

APN: 401-06-127

Re: Setback Interpretation of Section 507.E.5.a.1

Dear Windy and Josh,

On December 4, 2019, the Planning and Zoning Commission approved your request for a zero-foot front setback for a proposed structure at 324 Queen Street. Please keep a copy of this Notice of Decision for your files.

Should you have any questions or need further clarification, feel free to call me at 928-634-7943.

Sincerely,

John Knight
j.knight@jerome.az.gov
Zoning Administrator/Historic Preservation Officer

Attachment: P&Z Resolution 2019-4

cc: Parcel File

This approval is subject to all limitations, including termination provisions set forth in the Jerome Zoning Ordinance and in this Notice of Decision. Approval becomes void if not completed within 6 months from the date of decision. If you have any questions regarding this Notice of Decision, please contact the Town of Jerome.



Front (West side)



Front (from right corner)



Left (taken from diaz)



Rear (cannot take pic straight on due to trees)



Right (showing front of Queen's neighbor)



Right (showing back of lot)