



# TOWN OF JEROME

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

## Regular Meeting of the Town of Jerome

### DESIGN REVIEW BOARD

Monday, October 4, 6:00 pm

## CONDUCTED VIA ZOOM

Members of the public are welcome to participate in the meeting via the following options:

1. Zoom Conference
  - a. Computer: <https://us02web.zoom.us/j/9286347943>
  - b. Telephone: 1 669 900 6833 Meeting ID: 928 634 7943

NOTE: FOR THOSE WITHOUT HOME INTERNET: A drive-up internet hotspot is now available in the parking lot in front of the Jerome Public Library. Bring your device and access the internet while sitting in your car. The network is **Sparklight Yavapai Free Wi-Fi**, and no password is required.

### Item 1: Call to order

**Item 2: Petitions from the public** — Pursuant to A.R.S. § 38-431.01(H), public comment is permitted on matters not listed on the agenda, but the subject matter must be within the jurisdiction of the board. All comments are subject to reasonable time, place, and manner restrictions. All petitioners must fill out a request form with their name and subject matter. When recognized by the chair, please speak into the microphone, state your name, and please observe the three (3)-minute time limit. No petitioners will be recognized without a request. The board's response to public comments is limited to asking staff to review a matter commented upon, asking that a matter be put on a future agenda, or responding to criticism.

#### Possible Direction to Staff

**Item 3: Approval of Minutes:** Minutes of the regular meeting of Tuesday, July 6.  
**Discussion/Possible Action**

**Continued Items/Old Business:** none

### New Business:

#### Item 4: Preliminary and Final Design Review for a garage

Applicant/Owner: Cynthia Barber and Christina Barber

Zone: AR

Address: 875 Gulch Road

APN: 401-09-013

Applicants are seeking design review to construct an approximately 280-square-foot garage. Request for a variance was approved by the Board of Adjustment on September 21, 2021.

#### Discussion/Possible Action

#### Item 5: Preliminary and Final Design Review for a deck extension on a single-family residence

Applicant/Owner: Adam Downey/Thomas Bauers

Zone: R1-5

Address: 630 Main Street

APN: 401-07-151

Applicant is seeking design review to construct an approximately 220-square-foot rear deck. Request for a variance was approved by the Board of Adjustment on September 21, 2021.

#### Discussion/Possible Action

### Informational Items (Current Event Summaries):

#### Item 6: Updates of Recent and Upcoming Meetings – Rosa Cays, Deputy Town Clerk

- a) **September 15, 2021, P&Z meeting** – CUP for microbrewery at House of Joy.
- b) **September 21, 2021, BOA meeting** – variances for 875 Gulch Road, 148 Juarez Street, and 630 Main Street.
- c) **October 12, 2021, Council meeting** – CUP for microbrewery at House of Joy.

**Item 7: Future DRB Agenda Items for Monday, November 1, 2021:** No items currently scheduled.

### Item 8: Adjourn

The undersigned hereby certifies that this notice and agenda was posted at the following locations on or before 6:00 p.m. on \_\_\_\_\_

- 970 Gulch Road, side of Gulch fire station, exterior posting case
- 600 Clark Street, Jerome Town Hall, exterior posting case
- 120 Main Street, Jerome Post Office, interior posting case

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

Persons with a disability may request reasonable accommodations such as a sign language interpreter by contacting Town Hall at (928)634-7943. Requests should be made as early as possible to allow enough time to make arrangements.





# TOWN OF JEROME

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

## Regular Meeting of the Town of Jerome

### DESIGN REVIEW BOARD

Tuesday, July 6, 2021, 6:00 pm

PLACE: JEROME CIVIC CENTER

600 Clark St., JEROME, ARIZONA 86331

### MINUTES

#### 6:00 (0:03) Item 1: Call to order

Chair Tyler Christensen called the meeting to order at 6:01 p.m.

Deputy Town Clerk Rosa Cays called the roll. Present were Chair Christensen, Vice Chair Brice Wood, and board members Carol Wittner and John McDonald. Also present was Zoning Administrator John Knight.

#### 6:00 (0:28) Item 2: Petitions from the public – There were no petitions from the public.

#### 6:01 (0:34) Item 3: Approval of Minutes: Minutes of the regular meeting of June 7, 2021

##### Discussion/Possible Action

Vice Chair Wood expressed his appreciation of the quality of the minutes and commended Ms. Cays for her work.

##### Motion to Approve the Minutes of the Regular Meeting of June 7, 2021

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN	X		X			
MCDONALD			X			
WITTNER			X			
WOOD		X	X			

#### Continued Items/Old Business:

#### 6:01 (1:15) Item 4: Preliminary and Final Design Review for a new house (Lazaro) – continued from June 7, 2021

Applicant: Keith Lazaro

Address: 224 Fourth Street

Owner of record: Keith Lazaro

Zone: R1-5

APN: 401-07-022

Applicant is seeking preliminary and final design review to construct an approximately 1,400-square-foot house on an existing lot.

##### Discussion/Possible Action – DRB Reso. 2021-14

Mr. Knight reminded everyone that this item was continued because Jerome resident Keith Lazaro was not able to attend the previous DRB meeting. He said P&Z had approved the project and that DRB's focus was on the visual aspects of it. He said that besides the new house itself, Mr. Lazaro would be constructing a shed and walls, removing an old water tank, and demolishing the old garage. Mr. Knight then shared material samples with the board members and announced that the applicant was present.

(3:45) Mr. Lazaro said his plan was to demolish the old garage on the site and build a two-story house with a basement. He said the metal roof will be copper colored and that he plans to use the rusted tin siding from the old garage on the new house, along with concrete siding. Mr. Lazaro said the base color will be ceramic beige and that the roof trim will be white.

Chair Christensen complimented Mr. Lazaro's drawings, saying they were so well done that it was likely why the board did not have any questions.

Vice Chair Wood told Mr. Lazaro he had done a nice job on the presentation and that it was good he has his neighbors behind him. He was also glad to see he was recycling materials. Vice Chair Wood also noted that the roof line was unusual but compatible with the surroundings, and that the house was not too big. Mr. Lazaro said he complied with the required setbacks.

Ms. Wittner remarked that it will be a great addition to the neighborhood.

Mr. Knight mentioned that the garage was old (believed to be built in the 1950s), and that it would be difficult to save it and still build a new structure on the lot.

Ms. Wittner said demolishing the garage would be no great loss, then asked how Mr. Lazaro planned to remove the large water tank. He said he would be using a trailer. Mr. Knight showed a photo from the agenda packet that depicts the original house on the lot in the 1900s.

Vice Chair Wood closed with warning Mr. Lazaro that excavation in Jerome could prove to be very problematic. Mr. Lazaro responded with his knowledge of the geography/topography of the land [muffled audio].

**Motion to Approve DRB Resolution 2021-14**

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN			X			
MCDONALD	X		X			
WITTNER		X	X			
WOOD			X			

**6:17 (17:53) Item 5: Work session on commercial signs – discussed on May 3, 2021**

Applicant: Town of Jerome

Work session regarding commercial signs and possible amendments to the sign ordinance.

**Discussion/Possible Direction**

(10:04) Chair Christensen rearranged the items so that Item 5 followed Item 7. All items have been kept in their original order in these minutes.

**Motion to address Item 5 after Item 7**

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN	X		X			
MCDONALD			X			
WITTNER			X			
WOOD		X	X			

Mr. Knight recapped the work done on this section of the sign ordinance over the last few months. He briefly went through the changes, including the new and expanded definitions, such as changeable-copy signs and mural/painted signs. He said temporary signs originally dealt with banners advertising special events and were allowed to be up for a certain time, but they are hard to regulate because no permit is currently needed. He said now businessowners are using temporary signs to advertise, like the Marge Graziano/State Farm banner. Mr. Knight proposed requiring permits to regulate them more easily and shared how Sedona addresses temporary signs, including a fee and a time limit. A brief discussion ensued regarding how many days would be reasonable considering the price of printing banners. He then referred to the UVX and all the temporary signs the businesses are displaying, as if in competition, and the related images in the agenda packet. Mr. Knight then brought up off-premise signs, including the Haven Methodist Church sign on Hampshire Avenue and the old Haunted Hamburger sign (that also advertises businesses that no longer exist).

Mr. McDonald said some are directional signs, then shared history on the origin of some of them. A brief discussion ensued about lost tourists and whether to allow new off-premise signs going forward.

Mr. Knight recommended the board allow changeable-copy signs and directional signs less than 4 square feet. He also said he was looking for direction on the use of mannequins/skeletons, some of which have signs (ghost tour companies), and some don't (Haunted Hamburger). He said even the town has decorated with skeletons (under the Upper Park platform), and that this could get out of hand if they start to consider other "decorations" like the pink flamingos on Hampshire and holiday signs at Christmas. Mr. Knight suggested they prohibit any mannequin with a sign. He also brought up master sign programs and the advantages for places like the UVX and the high school.

Vice Chair Wood said he hears complaints about too many signs—too much visual clutter. He said citizens want less and businesses want more.

Mr. Knight said it would be good to clamp down on temporary signs.

Chair Christensen said the ordinance changes are a step in the right direction. He liked the idea of regulating temporary signs but would rather charge a fine if the ordinance is not followed. For temporary signs, Chair Christensen said it would be good to determine start and end dates of display. Discussion continued about fee structures and violations; what types of businesses need temporary signs; and off-premise signs, which led to comments about the Graziano/State Farm sign. Mr. Knight said he has also added language to address signs advertising businesses outside of Jerome.

Chair Christensen said he was hesitant to change the time limit for temporary signs. Mr. Knight said the days aren't so much the issue but tracking when they begin and end. He said a permit will help with this and will also give him the opportunity to educate businessowners.

Mr. Knight clarified for Chair Christensen that mural/painted signs would be considered historical and can be refurbished, no matter the square footage. He also said that the Clinkscale "changeable copy" sign was larger than 4 square feet, the size limit for temporary signs, so it could be considered a nonconforming permitted sign since it is already in use. Also discussed were the approval process and size of directional signs.

Chair Christensen said the idea of a master sign program has been rejected in the past and that it would not likely work for any buildings in the business district. He then opened the discussion to the public.



(51:58) Business owner Aeron Bailey said he feels the skeletons could be considered a sign or a prop and explained how, then said perhaps props also need to be regulated.

Chair Christensen pointed out the difference between the skeletons on the Haunted Hamburger walls and the ones encroaching the walkway at the UVX, a potential hazard.

Mr. Bailey said he had removed his skeleton after talking to Mr. Knight, then said he felt like he was being singled out when other businesses at the UVX are still in violation of the ordinance.

Mr. Knight updated Chair Christensen regarding the status of the skeletons at the UVX. He also mentioned that he found no regulation of holiday décor in Arizona except for a time limit for how long lights could be on display past the holiday.

Vice Chair Wood asked about vehicles (vans) with a business name painted on them and if they would be considered off-premise signs or traveling advertising. Mr. Knight said he did not think they could be regulated regarding content or parking but would check with the town attorney.

Ms. Wittner asked how the flamingos could be regulated since they're on private property. Mr. Knight pointed out that temporary signs on private property are regulated, but that he was not going after the flamingos. A brief discussion followed about content and free speech.

### New Business:

#### 6:10 (10:32) Item 6: Preliminary and Final Design Review for paint colors

Applicant: Danielle Vorves

Address: 668 Verde Avenue

Owner of record: Danielle Vorves

Zone: R1-5

APN: 401-07-068

Applicant is seeking preliminary and final design review for house paint colors.

#### Discussion/Possible Action – DRB Reso. 2021-19

Jeannette Vorves was present on behalf of the applicant, Danielle Vorves, her daughter.

Mr. Knight said the applicant is proposing to finish painting the home. The façade was painted years ago; now Ms. Vorves plans to paint the rest of the house and continue the color scheme. He shared the paint samples with the board.

Chair Christensen said it was nice to see a big house like this one get a fresh coat of paint.

#### Motion to Approve DRB Resolution 2021-19

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN	X		X			
MCDONALD			X			
WITTNER		X	X			
WOOD			X			

#### 6:14 (14:02) Item 7: Preliminary and Final Design Review for new signage for Jerome Ghost Tours

Applicant: Aeron Bailey

Address: 403 Clark Street, B-7

Owner of record: 1299 Properties

Zone: C-1

APN: 401-06-152H

Applicant is seeking preliminary and final design review to mount two signs on the UVX building.

#### Discussion/Possible Action – DRB Reso. 2021-20

Mr. Knight said the applicant planned to be at the meeting but was not yet present. He suggested moving on to Item 5 to allow him time to arrive.

Mr. Knight said he had reached out to Mr. Bailey about the skeletons blocking the handrail and that he has moved it, and that he also needs to contact businessowner Kenny Cooper about his skeleton, also blocking a handrail. Mr. Knight is also hoping to meet with the building owner John Bartell and the business tenants to discuss signage and the use of skeletons for advertising.

Chair Christensen said the sign is like Mr. Bailey's sign for previous business, which Mr. Knight said was also made of steel with copper.

#### Motion to Approve DRB Resolution 2021-20

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN			X			
MCDONALD		X	X			
WITTNER	X		X			
WOOD			X			

### Informational Items (Current Event Summaries):

#### 7:01 (1:01:10) Item 8: Updates of Recent and Upcoming Meetings: John Knight, Zoning Administrator

- a) June 8, 2021, Council meeting – Second reading of ordinance amendments regarding

administrative approval of small projects and appeals; initiated ordinance amendment regarding beekeeping; discussions on the following: creating a special event ordinance in the town code and public outreach regarding possible amendments to residential parking ordinance.

- b) **June 16, 2021, P&Z Meeting** – Hearings regarding temporary signs in the commercial and industrial zones and beekeeping ordinance.

*Mr. Knight shared highlights from the June Council and P&Z meetings.*

**7:04 (1:04:35) Item 9: Future DRB Agenda Items for Monday, August 2, 2021:** No items currently scheduled.

**Item 10: Adjourn**

**Motion to Adjourn at 7:06 p.m.**

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN	X		X			
MCDONALD			X			
WITTNER		X	X			
WOOD			X			

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
*Tyler Christensen, Design Review Board Chair*

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
*Rosa Cays, Deputy Town Clerk*



**TOWN OF JEROME, ARIZONA**  
600 Clark Street, P.O. Box 335, Jerome, AZ 86331  
(928) 634-7943

File #:

Town Use

**General Land Use Application – Check all that apply**

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Site Plan Review \$100 | <input checked="" type="checkbox"/> Design Review \$50/\$200     | <input type="checkbox"/> Conditional Use Permit (CUP) \$100 |
| <input type="checkbox"/> Demolition \$50/\$200             | <input type="checkbox"/> Signage/Awning \$25                     | <input type="checkbox"/> Paint/Roofing \$0                  |
| <input type="checkbox"/> Time Extension \$0                | <input checked="" type="checkbox"/> Other: <u>Variance \$200</u> | <input type="checkbox"/> Other: _____                       |

Note: Refer to the corresponding Project Application Checklist/s for additional submittal requirements.

Applicant: <u>Cynthia Barber</u>	Owner: <u>Cynthia &amp; Christina Barber</u>
Applicant mailing address: <u>PO Box 333</u>	Property owner mailing address: <u>Same</u>
<u>Jerome</u>	
Applicant role/title: <u>Owner</u>	
Applicant phone: <u>928-274-3508</u>	Owner phone: <u>928-202-6887</u>
Applicant email: <u>cbarber@gmail</u>	Owner email: <u>christinaabarber@gmail</u>
Project address: <u>875 GULCH ROAD</u>	Parcel number: <u>401-09-013</u>
Describe project: <u>Garage - ON same site as historic garage. Existing driveway slab &amp; stem wall</u>	

- I understand that review by the Jerome Design Review Board, Planning and Zoning Commission, and Town Council is discretionary.
- I understand that the application fee is due at submission and review will not be scheduled until fee is paid to the Town.
- I understand review criteria are used in evaluation by the Jerome Design Review Board and/or Planning and Zoning Commission. These criteria are included in the Jerome Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and the application is determined to be complete.

Applicant Signature: Cynthia R Barber Date: 7/12/21

Property Owner Signature: Cynthia R Barber Date: 7/12/21

Christina R Barber 7/12/21

<b>For Town Use Only</b>	
Received from: <u>Cynthia Barber</u>	Date: <u>7/28/2021</u>
Received the sum of \$ <u>350.00</u> as: <input type="checkbox"/> Check No. _____ <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Credit Card	
By: <u>K. M.</u>	For: <u>Variance / DRB / Site Plan</u>
Tentative Meeting Date/s - DRB: _____ P&Z: _____	

Cynthia Barber  
PO BOX 333  
Jerome, AZ 86331  
928-274-3508  
[cidrbarber@gmail.com](mailto:cidrbarber@gmail.com)

### **Proposal to rebuild a garage/barn/shed at 875 Gulch Road**

The building would be a 280 square foot, 14' x 20' garage/barn/shed with a poured concrete slab floor, wood framing and trusses. We will use cinder block and corrugated metal siding with a corrugated metal roof. The building will be used as a garage and for a storage shed. We have no plans to run any electrical or sewer to the garage/barn/shed. We have designed the building with three 2' x 4' windows on the Southwest side for lighting and heat during winter. On the North side of the building, a 4' x 4' window and a standard sized door are for ventilation and easy access to the building. It is designed to be similar in size and footprint to the building that was originally on the 875 Gulch Road property, (this building design is very similar to the Jerome Fire Department Building at the end of the Gulch Road).

The building would be constructed on the exact location of the previous garage/barn/shed. There is an existing slab and stem wall that runs the length of what is left of the structure. The existing concrete floor will have rebar and 6 inches of new concrete poured over the old slab. There is an existing driveway leading to the garage. Because there is no roof left on the remaining structure, we must apply for a variance. The new structure does not fit the set back requirements laid out by the Planning and Zoning Ordinances, yet it would deprive this property of the same privileges enjoyed by the properties of the same classification in the same zoning district (pg 43, section A-6 of The Jerome Town Zoning Ordinance).

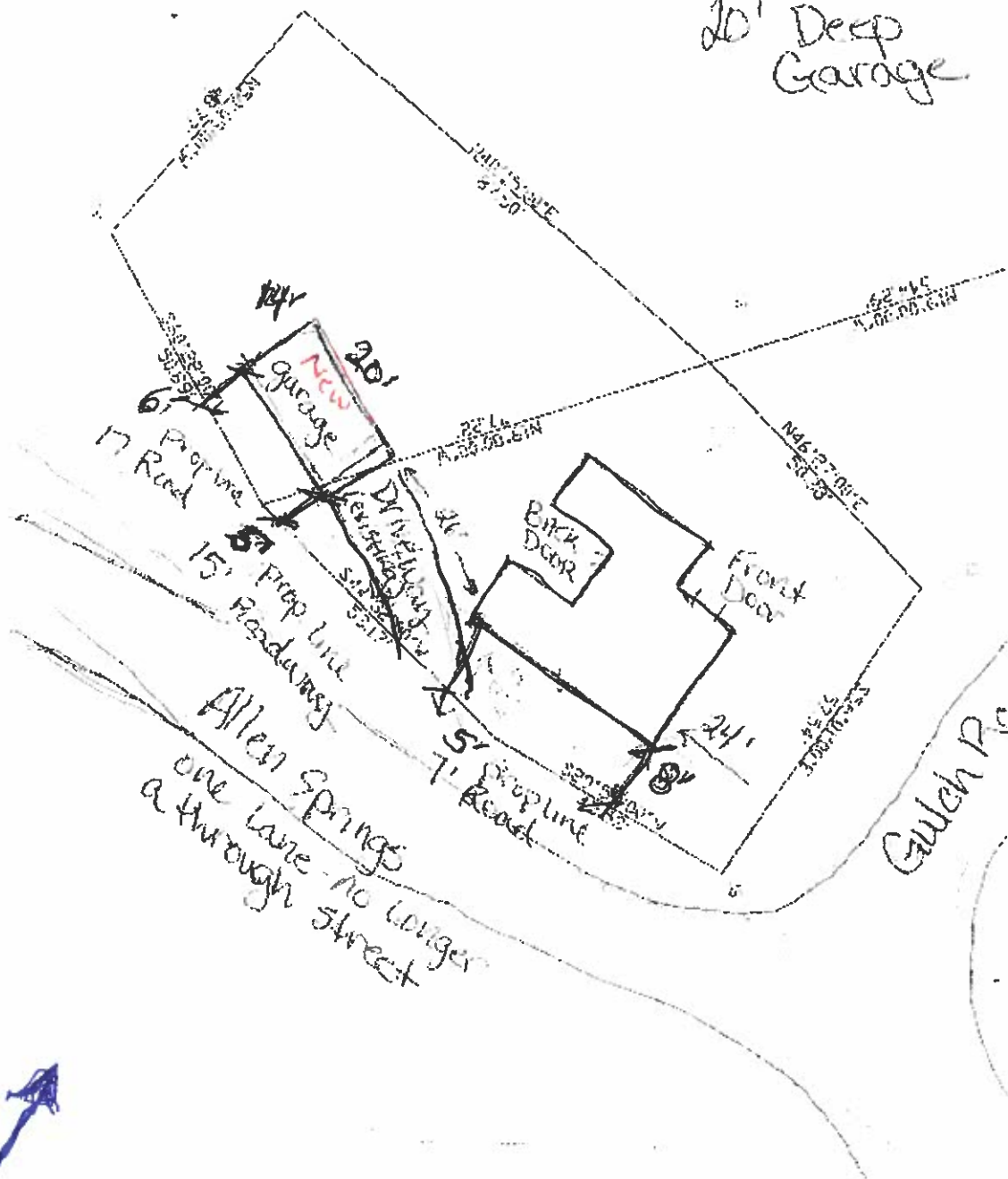
The property at 875 Gulch Road technically has double frontage on the Gulch Road and Allen Springs Road. Set back requirements state that the building must be 20 feet from

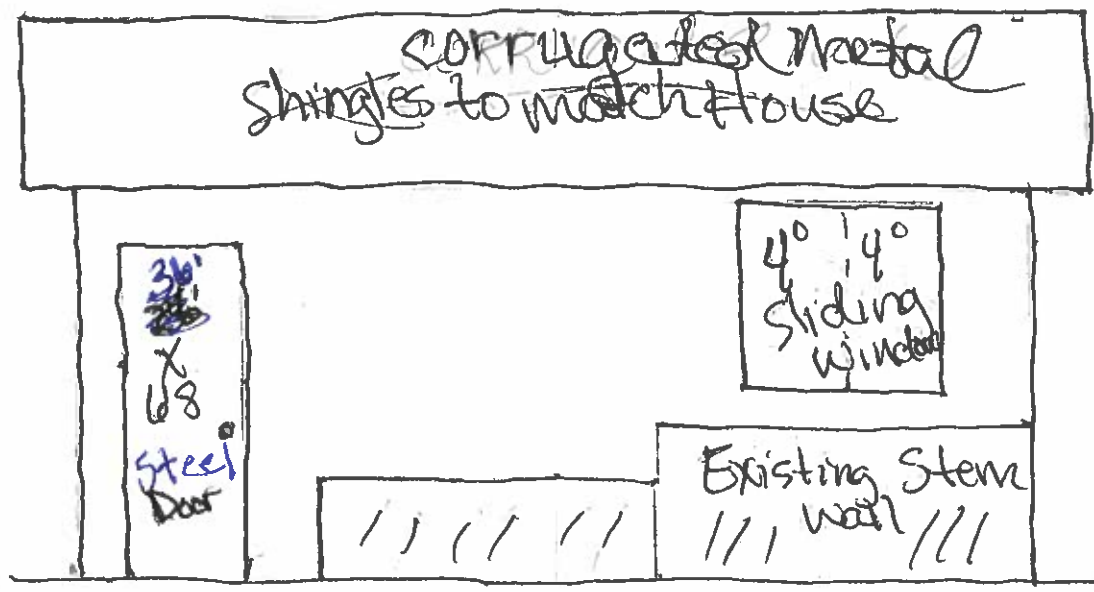
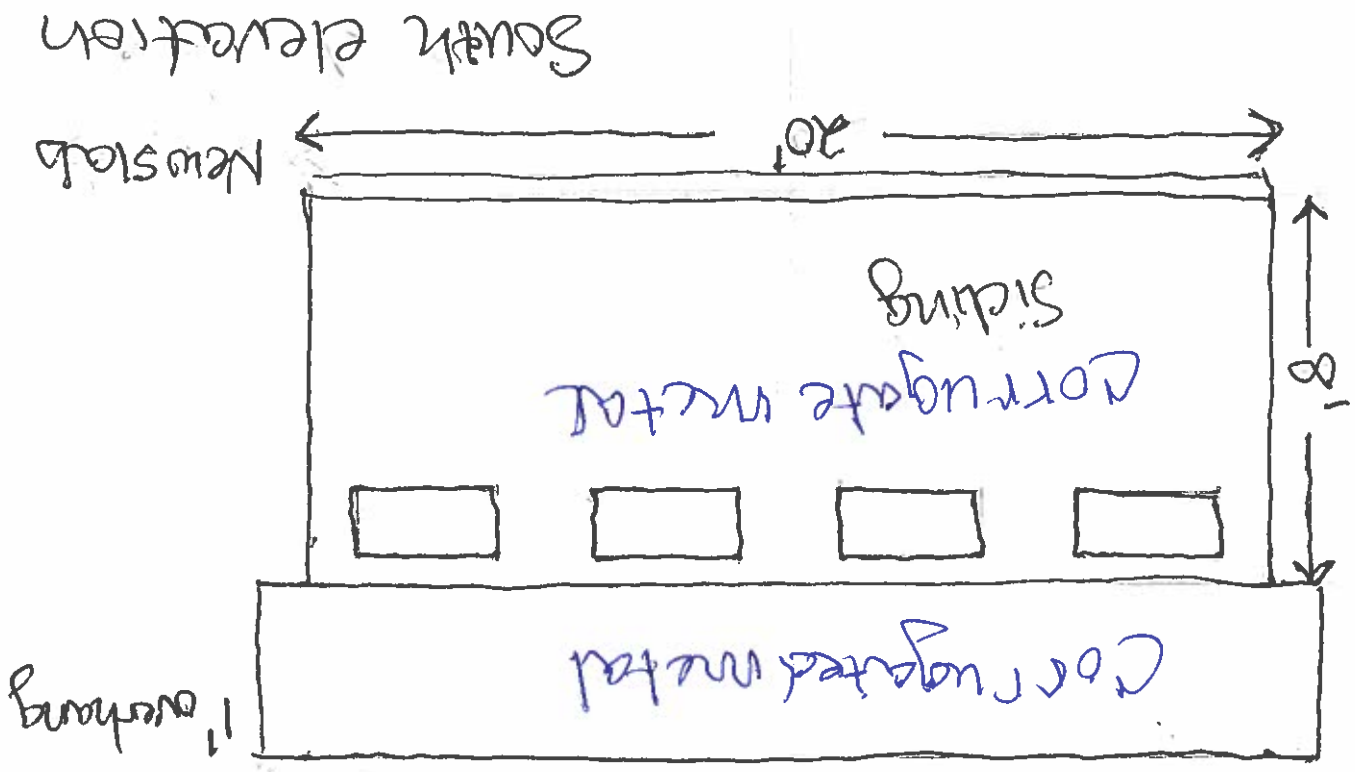
any roadway. Allen Springs Road is no longer a passable roadway to the public. The house sits 24 feet from the Gulch Road and 5 feet from Allen Springs Road. The garage/barn/shed would be 15 feet back from Allen Springs Road with a 5 foot setback from the property line.

I have attached photos of the original building and more about the actual proposed building plan. Please note that the set back criteria established by zoning ordinance for the Gulch neighborhood does not match the actual buildings in the Gulch. There are ten structures (see attached photos) that have a 5 foot setback in the Gulch. A 5 foot setback would actually fit the neighborhood. Whenever possible, the Town of Jerome has encouraged the saving, rebuilding, and preservation of outbuildings. I would appreciate your help preserving my piece of Jerome History.

013 875 Gulch R  
Christina & Cynthia Bart

14' wide x  
20' Deep  
Garage.



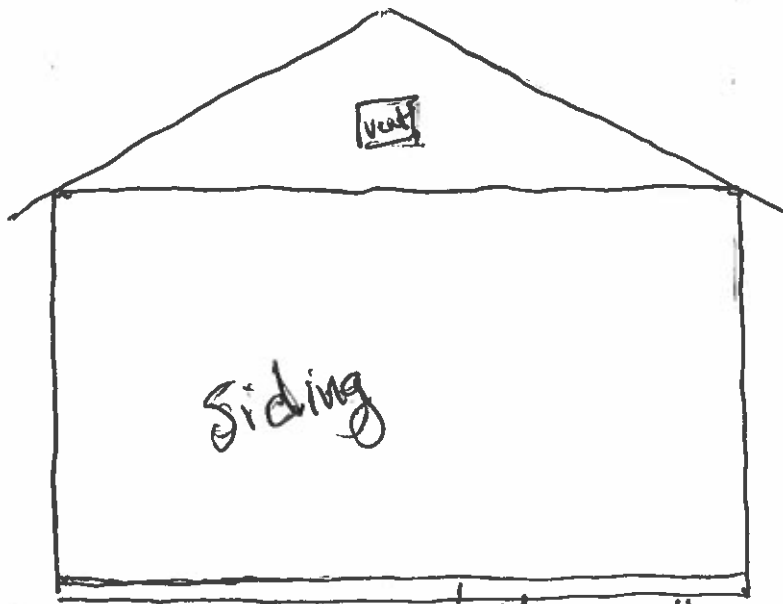
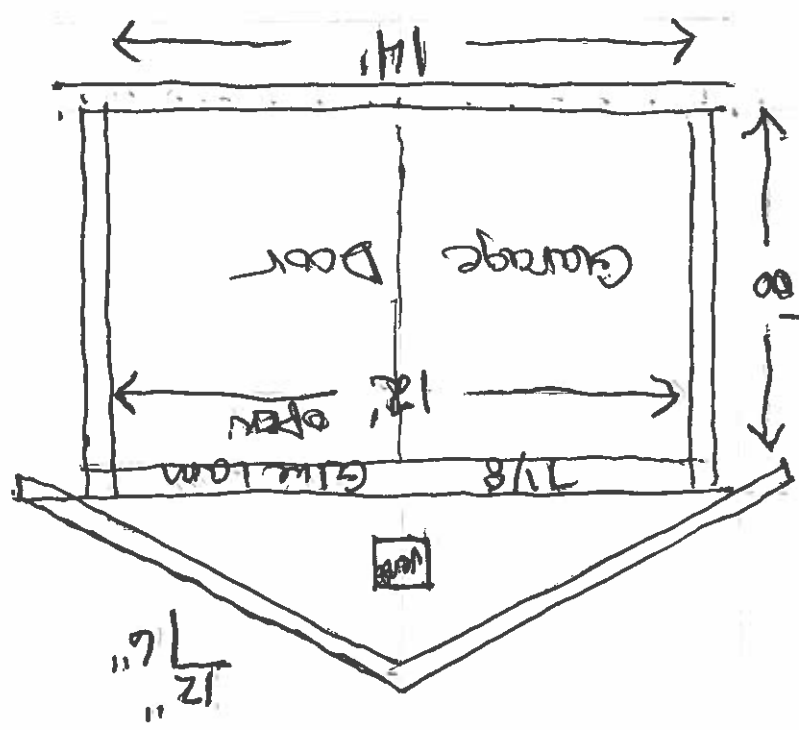


Scale 1/4" = 1'



Scale 1/4" = 1 foot

East Elevation



West Elevation

↓ New 6" Concrete Slab  
5/8" Rebar tied in 2' grid

New Structure  
where old structure  
was.  
= Buildings with a 5' setback

Gulch Rd  
891A

1001 - 5' JANE'S studio

MI Studio  
5' studio  
820 Home's

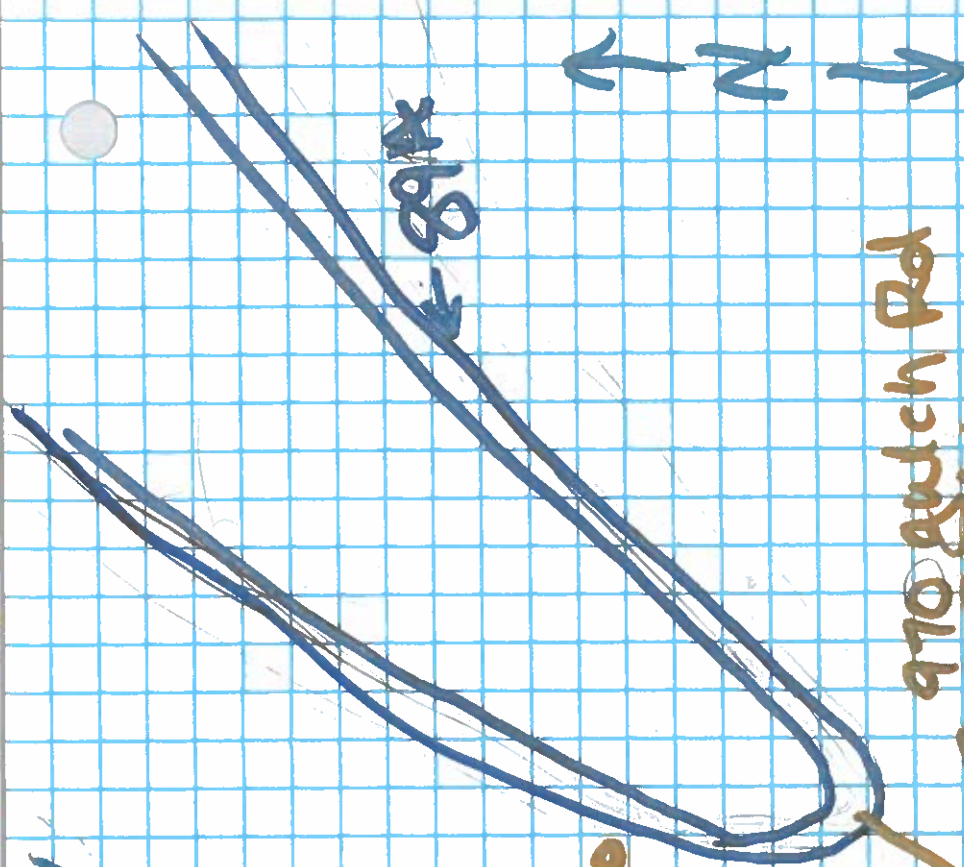
garage - 5' 838

930  
Jims studio

875 Gulch Road 5' Set Back

Rebuild garage should be 5' setback

970 gulch Rd  
Fire Station  
5' set Back





875 Gulch Road  
5 ft. off prop line  
15 ft. off Road

House  
5 ft



## Existing home

Allen Springs Road on the left. Garage location is just to the left of the house.



## Existing access to garage pad





garage

Old picture of 875 Gulch





It was the main housing for the UVCC miners and to do with how high up the status he had. There were the houses to denote the

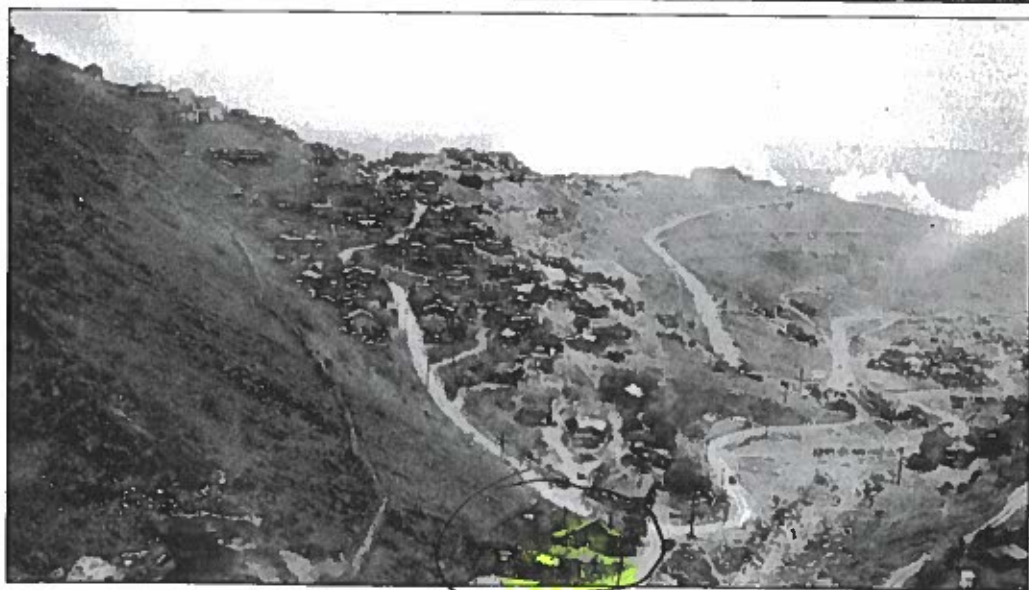
**GULCH, 1912.** The Gulch was a thriving area of town in 1912, with two general stores, a dance hall, an elementary school, and a smelter. Jerome was covered with pine, oak, and manzanita trees in the late 1880s. After the trees were gone (see photograph below), Jerome had a tremendous erosion problem and was seeded with ailanthus (or paradise) trees on Cleopatra Hill in 1964.



garage →



housing below Jerome's main building, though many of



**GULCH, 1941.** This relatively late photograph of the Gulch shows the complete absence of trees in Jerome at the time. The trees had all been either harvested for building, burned, or prevented from growing by the reportedly high sulfur content in the soil deposited from the mines. In 1917, a reported 60 homes were destroyed by fire in the Gulch.

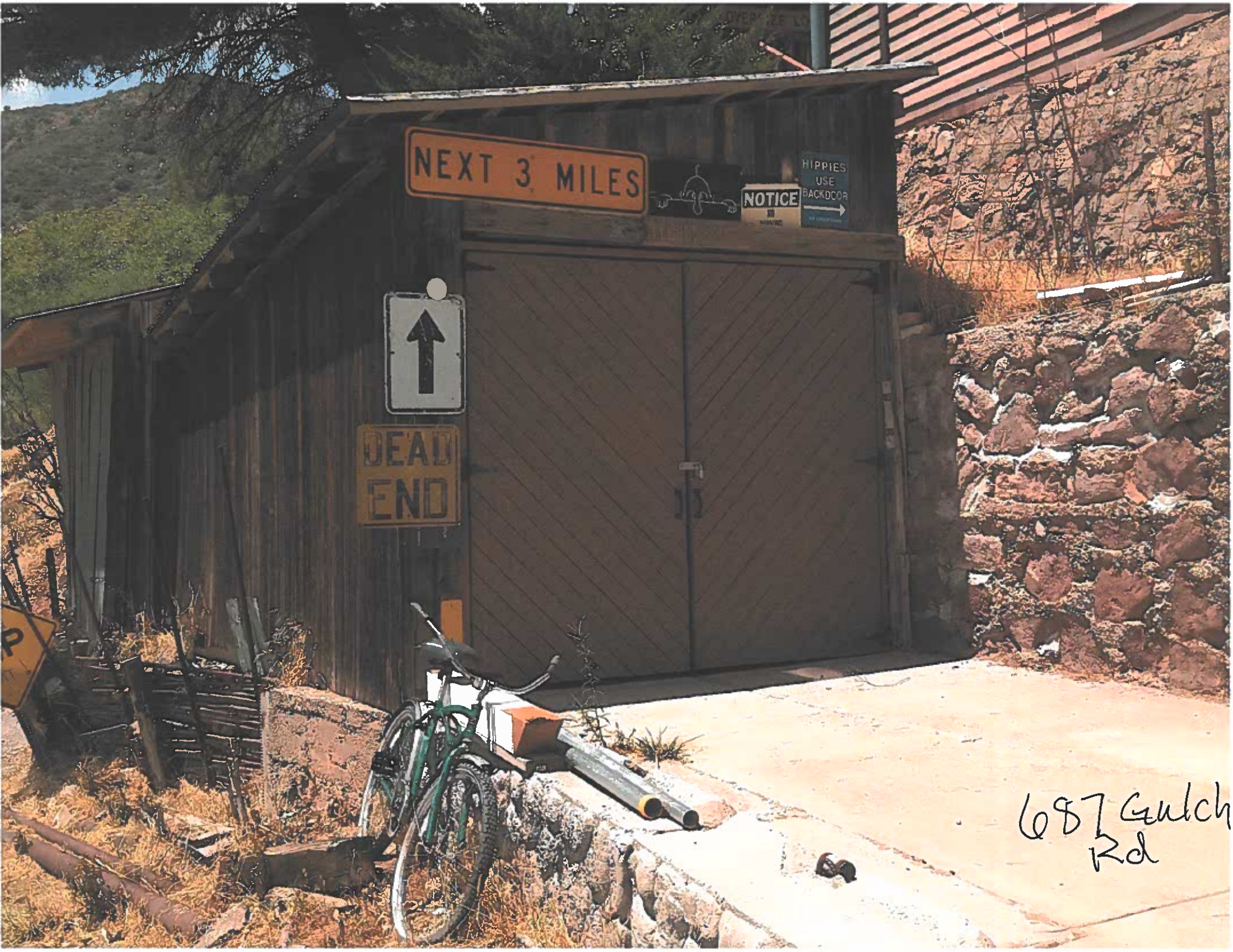
garage & house

115

page out of images of America  
Jerome

by Midge Steuber and the JHS





687 Gulch Rd



Bottom plate treated 2x4

Framing:

2x4x8 walls

Double 2x8 Ridge Rafter

2x6 Roof Rafter

1/2" 4x8 OSB

2x6 Facia

Siding Corrugated Metal

Roof corrugated metal

{ color to match the house

3/8 or 1/2" x 4x8 Rough saws siding  
to match look and color of house

? Paint to match house

Alternative

corners  
1x3 same as  
house

Doug  
Fir

687 Gulch Rd





Below  
Chuck & Jones House  
5 ft off Roadway



752 Gulch Rd  
less than 5 ft  
back







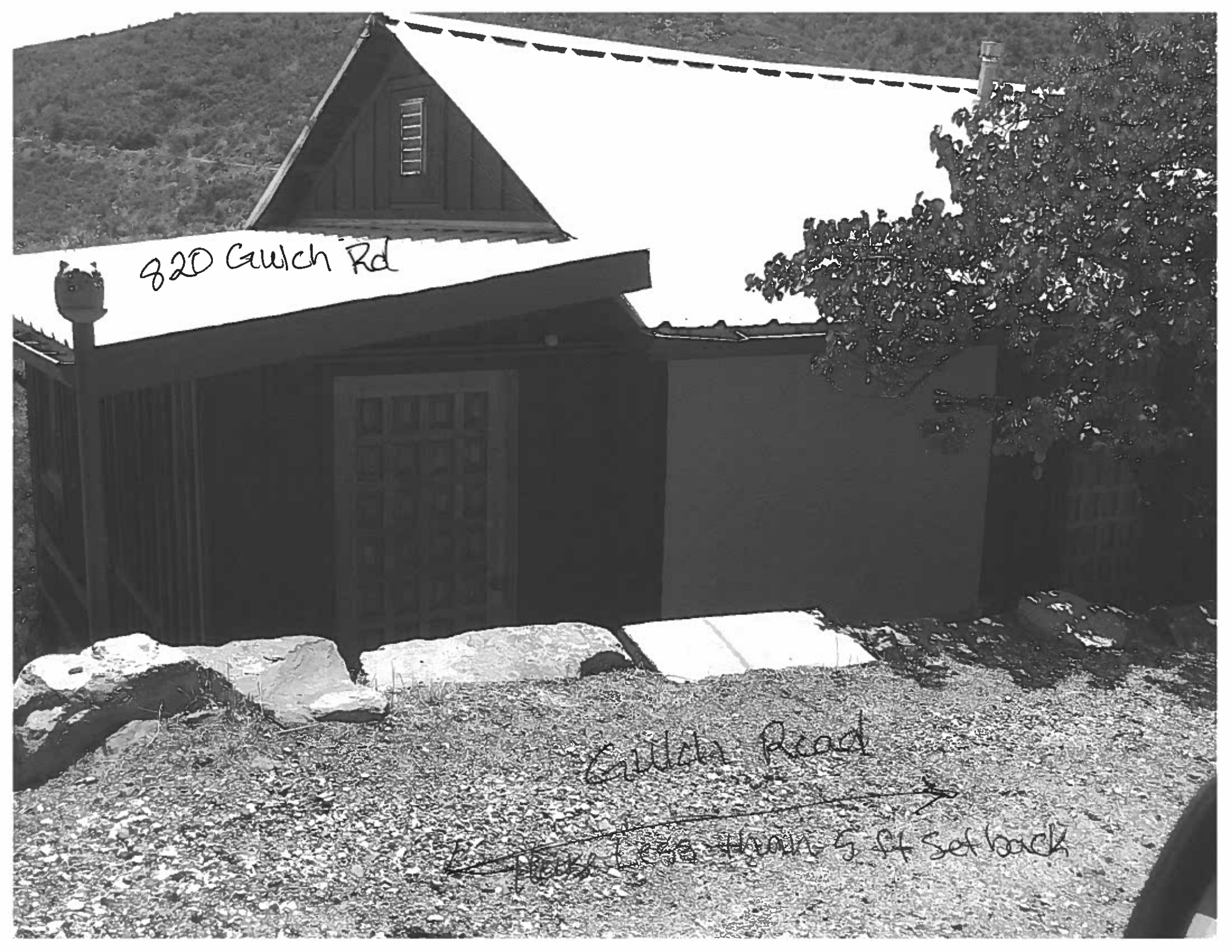
Approx. 5 foot  
Structure





Studio  
820 Gulch  
Not Historic

set back 3-5 feet




820 Gulch Rd

Gulch Road

← Please Leave Minimum 5 ft Setback →





838 Gulch House 2 ft 34 back  
Shed 5 ft  
aprox



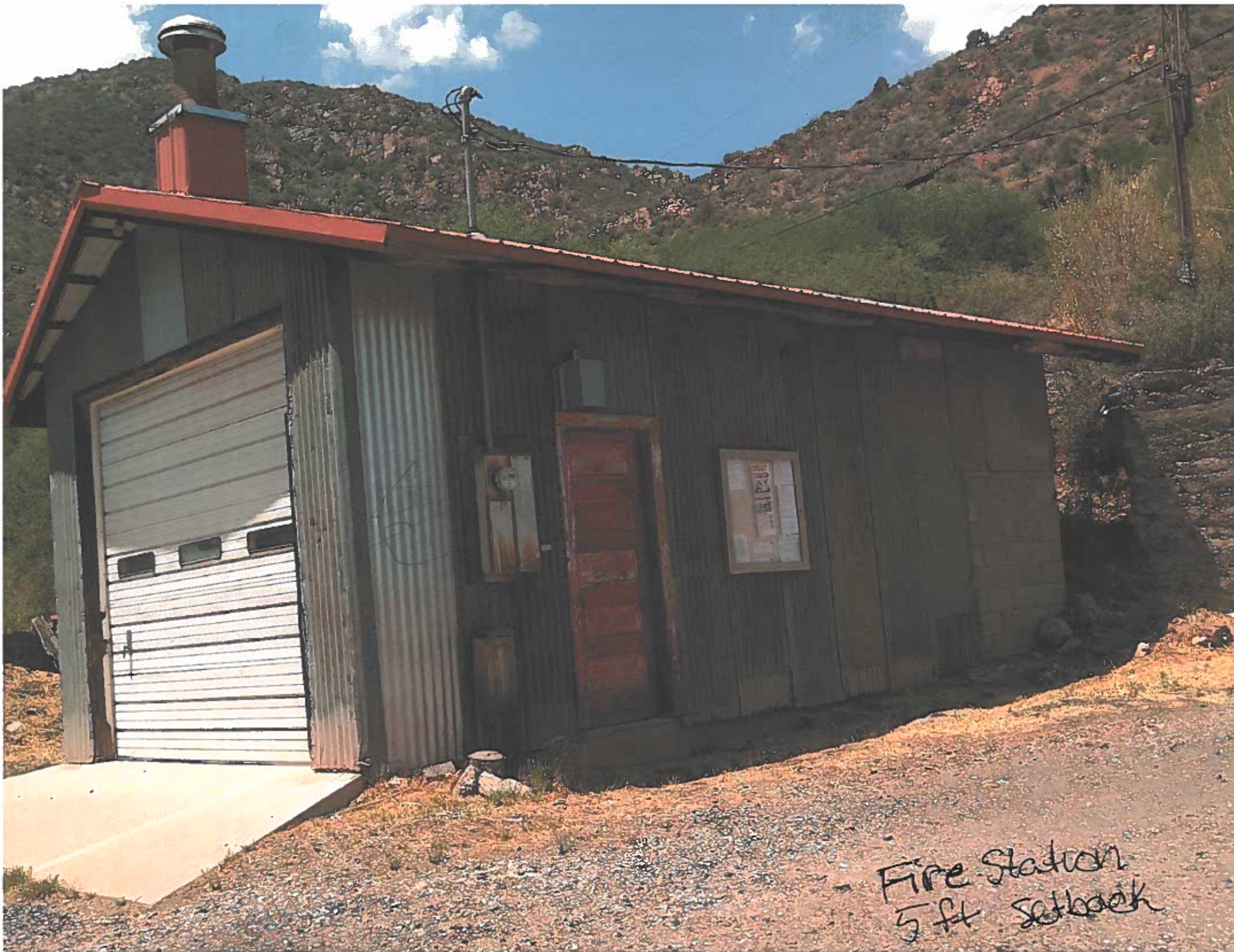




931

884





Fire Station  
5 ft Setback



**NO  
THRU  
TRAFFIC**  
Residents  
Only

Your GPS is WRONG!

**SPEED  
LIMIT  
5**

Gulch Fire  
Station



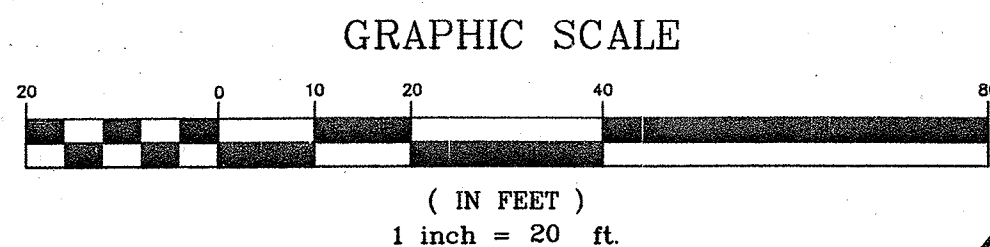


**\*\*Notes\*\***

1. Slanted dimensions indicate record data.
2. This Map does not purport to verify ownership or identify Easements or other Encumbrances affecting any of the property shown.
3. Owner Grantee of Record per document recorded in Book 3477, of Official Records, Page 255 on 4/6/2008: Christina R. Barber and Cynthia R. Barber.
4. Assessor's Parcel Number per Yavapai County on 4/6/2008 is: 401-09-013.
5. A title report was not provided and plotting of easements was not a part of this survey. A competent title company representative or land attorney should be consulted.

**\*\*\* LEGEND \*\*\***

- ⊕ - FOUND GLO BRASS CAP
  - ⊞ - FOUND 2" IRON PIPE IN CONCRETE
  - ⊙ - FOUND 1" DRILL STEEL BAR NO IDENTIFICATION
  - - SET 1/2" REBAR W/PLASTIC CAP STAMPED "LS 33873"
  - - FOUND AS NOTED
  - \* - AFFIXED ALUMINUM WASHER STAMPED FOUND AND ACCEPTED "LS 33873"
- R1 - BK. 3477 OFFICIAL RECORDS, PG. 255  
R2 - RECORD DATA FROM No. THREE, M.S. 1285  
M.S. - MINERAL SURVEY  
XXX-YY-ZZZ - ASSESSOR'S PARCEL NUMBER  
{COR X} - PARCEL 1 BK. 3477 OFFICIAL RECORDS, PG. 255  
[COR X] - PARCEL 2 BK. 3477 OFFICIAL RECORDS, PG. 255

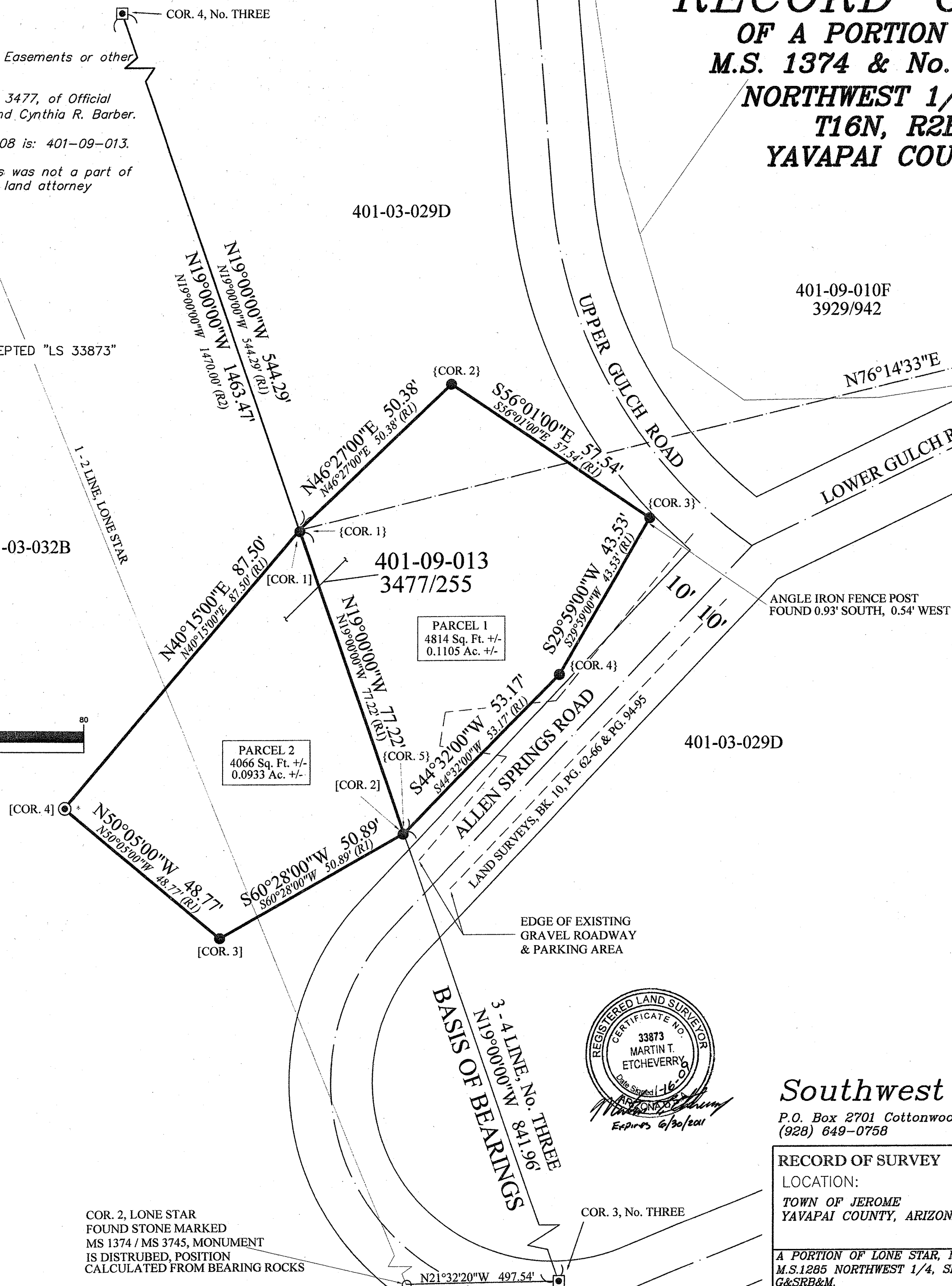


No.THREE  
M.S. 1285

This Plat was prepared for the benefit of a specific user and for a specific purpose pursuant to an agreement with the Client and as such, may be misleading as to purpose by others. Therefore, use by others is prohibited without the express written consent of the undersigned and no liability will be accepted by the undersigned for its use by others. This document should only be reproduced in total to maintain the integrity of the intended purpose.

This Plat was prepared from the field notes of actual surveys made under my direct supervision during the month of April 2008 and is True and Correct to the best of my knowledge and belief.

COR. 2, LONE STAR  
FOUND STONE MARKED  
MS 1374 / MS 3745, MONUMENT  
IS DISTURBED, POSITION  
CALCULATED FROM BEARING ROCKS



**RECORD OF SURVEY**  
**OF A PORTION OF LONE STAR,**  
**M.S. 1374 & No.THREE, M.S. 1285**  
**NORTHWEST 1/4, SECTION 26,**  
**T16N, R2E, G&SRB&M,**  
**YAVAPAI COUNTY, ARIZONA**

LONE STAR  
M.S. 1374

FEE No. \_\_\_\_\_  
FILED AND RECORDED AT REQUEST OF  
SOUTHWEST GEOGRAPHIC SERVICES  
A.D. \_\_\_\_\_  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M  
BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
RECORDS OF YAVAPAI COUNTY ARIZONA

County Recorder

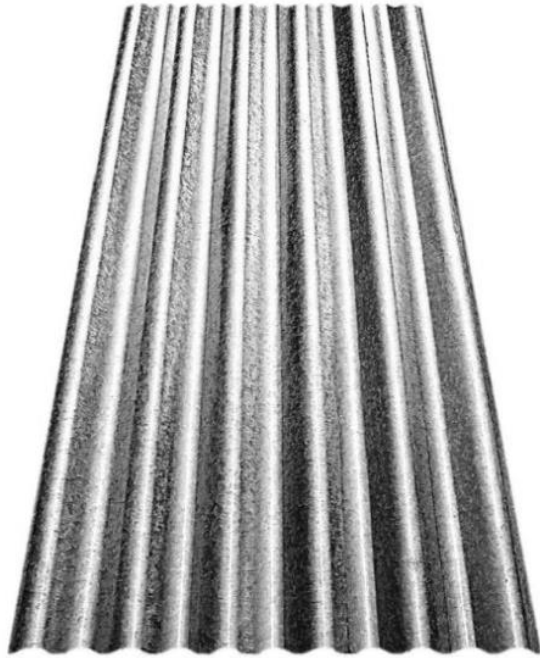
Deputy Recorder



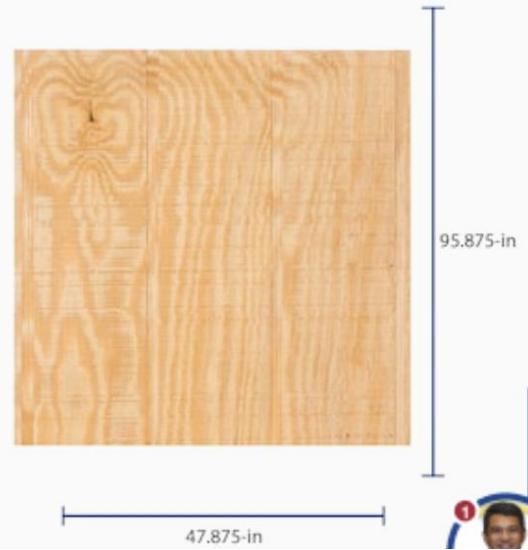
**Southwest Geographic Services**

P.O. Box 2701 Cottonwood, Az. 86326  
(928) 649-0758

RECORD OF SURVEY	DRAWN BY: C.C.	CHECKED BY: M.T.E.
LOCATION:	SCALE: 1 INCH = 20 FEET	
TOWN OF JEROME YAVAPAI COUNTY, ARIZONA	DATE: JANUARY 15, 2009	
A PORTION OF LONE STAR, M.S.1374 & No.THREE, M.S.1285 NORTHWEST 1/4, SECTION 26,T16N, R2E, G&SRB&M.	JOB No.: 08-BARBER SHEET: 1 of 1	



**Plytanium** Natural/Rough Sawn Syp  
Plywood Lap Siding (0.3437-in x 48-in x 96-in)  
Item #19345 Model #719950







# TOWN OF JEROME

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

## **DRB Resolution 2021-21 Approving Design Review for a Garage**

WHEREAS the Town of Jerome has received an application from Cynthia and Christine Barber for preliminary and final design review approval to construct an approximately 280-square-foot garage at 875 Gulch Road; and

WHEREAS the property is in the AR zoning district; and

WHEREAS a variance for this project was approved by the Board of Adjustment on September 21, 2021; and

WHEREAS the Design Review Board has determined that a public hearing is not necessary under Zoning Ordinance Section 304.F.5.; and

WHEREAS the Design Review Board has carefully reviewed the applicants' proposal and finds that the applicable 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.
- 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.

## DRB RESOLUTION NO. 2021-21

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the Town of Jerome, Arizona, that the preliminary and final design for a garage at 875 Gulch Road 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 Design Review Board approval of this application. If necessary, the applicants may request an extension by the approval body, if the extension is submitted prior to approval expiration.
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. **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. Finally, the Mayor and Council shall maintain the right to review all decisions of the Design Review Board.

ADOPTED AND APPROVED by a majority vote of the Design Review Board on the 4th day of October 2021.

ATTEST:

APPROVED:

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Rosa Cays, Deputy Town Clerk

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Tyler Christensen, Chair



**TOWN OF JEROME, ARIZONA**  
600 Clark Street, P.O. Box 335, Jerome, AZ 86331  
(928) 634-7943

File #:

Town Use

**General Land Use Application – Check all that apply**

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Site Plan Review \$100 | <input type="checkbox"/> Design Review \$50/\$200          | <input type="checkbox"/> Conditional Use Permit (CUP) \$100 |
| <input type="checkbox"/> Demolition \$50/\$200             | <input type="checkbox"/> Signage/Awning \$25               | <input type="checkbox"/> Paint/Roofing \$0                  |
| <input type="checkbox"/> Time Extension \$0                | <input checked="" type="checkbox"/> Other: <u>Variance</u> | <input type="checkbox"/> Other: _____                       |

\$200

Note: Refer to the corresponding Project Application Checklist/s for additional submittal requirements.

Applicant: <u>Adam Downey</u>	Owner: <u>Tom Bauers</u>
Applicant mailing address: <u>Po Box 1071</u>	Property owner mailing address: _____
<u>Jerome, AZ 86331</u>	
Applicant role/title: <u>Contractor</u>	
Applicant phone: <u>928 963 6708</u>	Owner phone: <u>928 202 0622</u>
Applicant email: <u>adowney108@gmail.com</u>	Owner email: <u>thomas.bauers@outlook.com</u>
Project address: <u>630 Main St Jerome, AZ</u>	Parcel number: <u>401-07-151</u>
Describe project: <u>Deck Extension and Rebuild</u>	

- I understand that review by the Jerome Design Review Board, Planning and Zoning Commission, and Town Council is discretionary.
- I understand that the application fee is due at submission and review will not be scheduled until fee is paid to the Town.
- I understand review criteria are used in evaluation by the Jerome Design Review Board and/or Planning and Zoning Commission. These criteria are included in the Jerome Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and the application is determined to be complete.

Applicant Signature: Adam Downey Date: 7/28/21

Property Owner Signature: Thomas R. Bauers Date: 8/10/21

<b>For Town Use Only</b>	
Received from: <u>Adam Downey</u>	Date: <u>8/3/2021</u>
Received the sum of \$ <u>100.00</u> as: <input type="checkbox"/> Check No. _____ <input checked="" type="checkbox"/> Cash <input type="checkbox"/> Credit Card	
By: _____	For: <u>Site Plan / BOA</u>
Tentative Meeting Date/s - DRB: _____	P&Z: _____

*Note: \$200 already paid - SK*

# **Bauers Deck Project**

## **Project Overview**

The Bauers residence was built with a Ten Foot Setback from the property line on the East side of the property. The existing deck extends Five feet beyond the house. The new deck will extend off existing framing to a total width of Ten feet.

Length and height of the deck will not change only the width.

The new deck addition will total 220 square feet. We will replace all deck planking with 2x6 composite decking boards in a light green/gray color (Foggy Wharf, Trex Brand). All hand rails and pickets will be replaced with the same material as well.

Existing deck has 2x6 floor joists that span no more than Five Feet and are sixteen inch on center. New joists are to be sistered off existing joists extending no more than Ten Feet. Four new Pillar points will be added.

Total deck height will be 109 inches above the stone patio. The railing will be an additional 36 inches above the deck planking for a total height of 145 inches.

The project will take no longer than four weeks to be completed and will require four employees.

The new deck addition will not have lighting or electrical work; no utility lines will be moved.

The new deck addition will not extend beyond existing stone patio.

## **Justification of Variance**

Tom Bauers has leased the property adjacent to the proposed deck addition for many years.

There will be no dispute between property owners as Tom has written permission to extend his new deck to the property line.

Owners of adjacent property have given signed permission to build to the property line with no dispute.



Scale: 1" = 40'



Hand-drawn survey map of Block 2, Jerome Hooker, showing Lots 1 through 6 and Lot 27. The map includes dimensions, bearings, and area calculations. Lot 6 is highlighted with a red border.

**Lot 6 (Red Border):**

- Top boundary:  $49.89' (m)$ ,  $50' (R)$ ,  $N. 68^{\circ} 25' 35" E. (12)$
- Right boundary:  $25' (R)$ ,  $37.06' (R)$
- Bottom boundary:  $50' (R)$ ,  $0.083 A.c. \pm$
- Left boundary:  $10.5' (R)$ ,  $14.5' (R)$ ,  $50' (R)$

**Other Lots and Dimensions:**

- Lot 5:**  $14.5' (R)$ ,  $50' (R)$
- Lot 4:**  $50' (R; m)$ ,  $50' (R)$
- Lot 3:**  $50' (R)$ ,  $25' (R)$
- Lot 2:**  $50' (R)$ ,  $25' (R)$
- Lot 1:**  $41.21' (R)$ ,  $25' (R)$
- Lot 27:**  $63.10' (R; m)$ ,  $N. 89^{\circ} 27' 44" W. (m)$

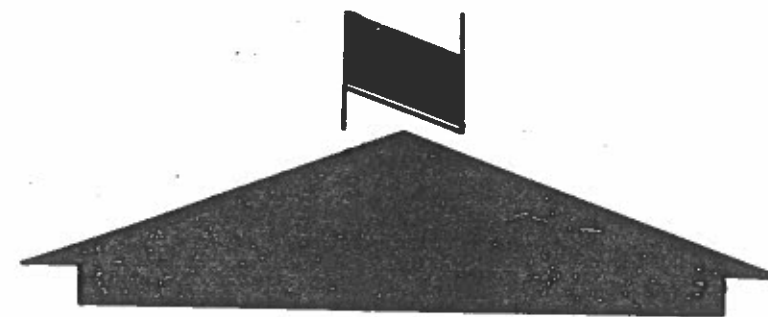
**Area Calculations:**

- Lot 6:**  $0.083 A.c. \pm$
- Lot 27:**  $0.133 A.c. \pm$

**Other Labels:**

- Main Street:**  $N. 89^{\circ} 27' 44" W. (m)$ ,  $103.71' (R; m)$
- South Boundary:**  $36.70' (R; m)$ ,  $62.90' (R; m)$
- Jerome Hooker:** Block 2

10" from base  
7" 9" to leading edge of color change



## RESULTS OF SURVEY

LOTS 1, 2, 3, 4, 5 & 6, JEROME #19 CLAIM  
; LOT 27, BLOCK 2, JEROME HOOKER  
TOWN OF JEROME,  
YAVAPAI COUNTY, ARIZONA



Prepared for: John Carcellas 10-13-95

Mingus Associates

**CONSULTING ENGINEERS & LAND SURVEYORS, INC.**

P.O. BOX 1447  
COTTONWOOD, ARIZONA 86326  
(602) 634-3624

MCP

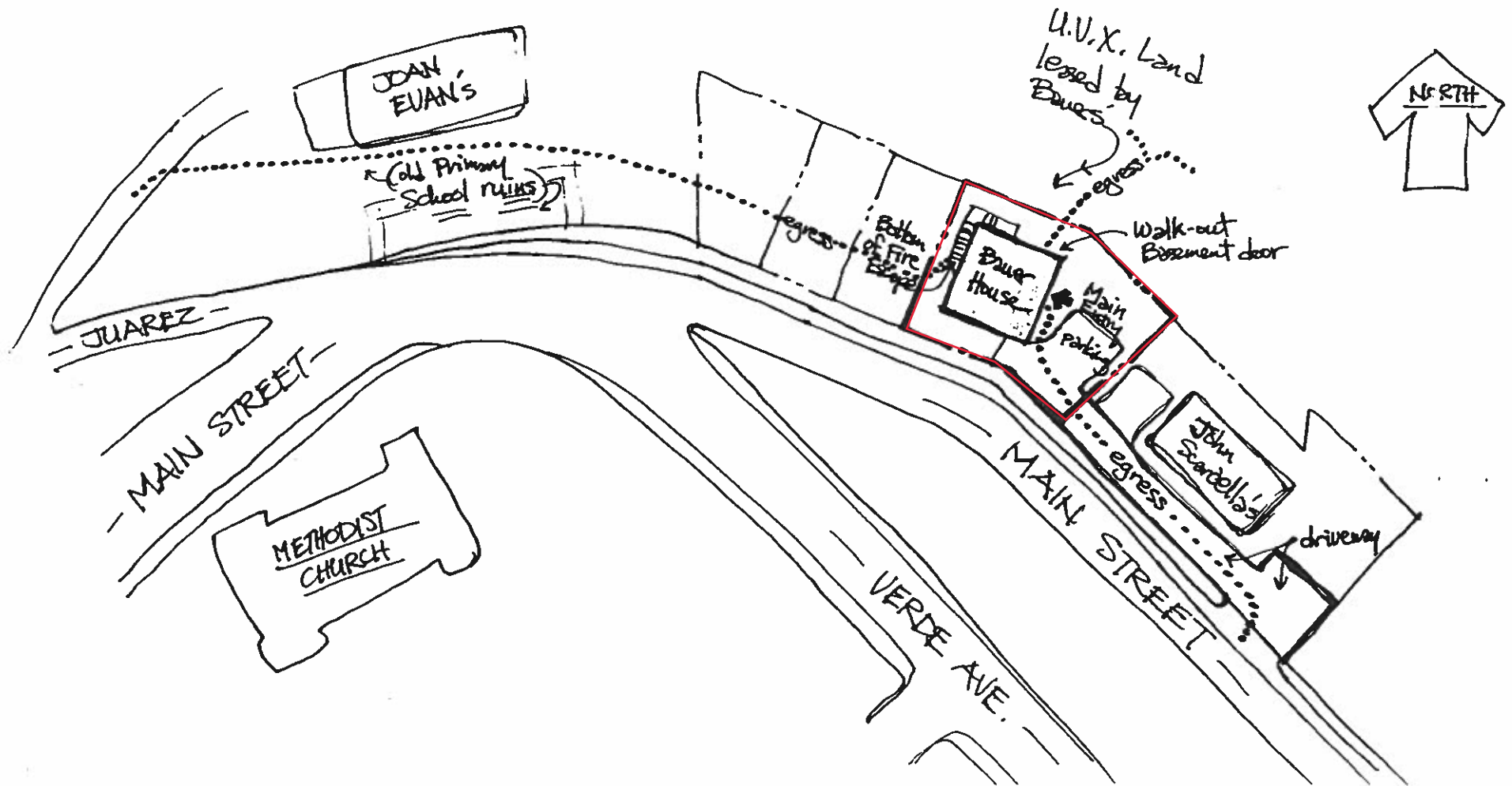
# PROPOSED BAUER RESIDENCE

## VICINITY MAP

1" = 50'

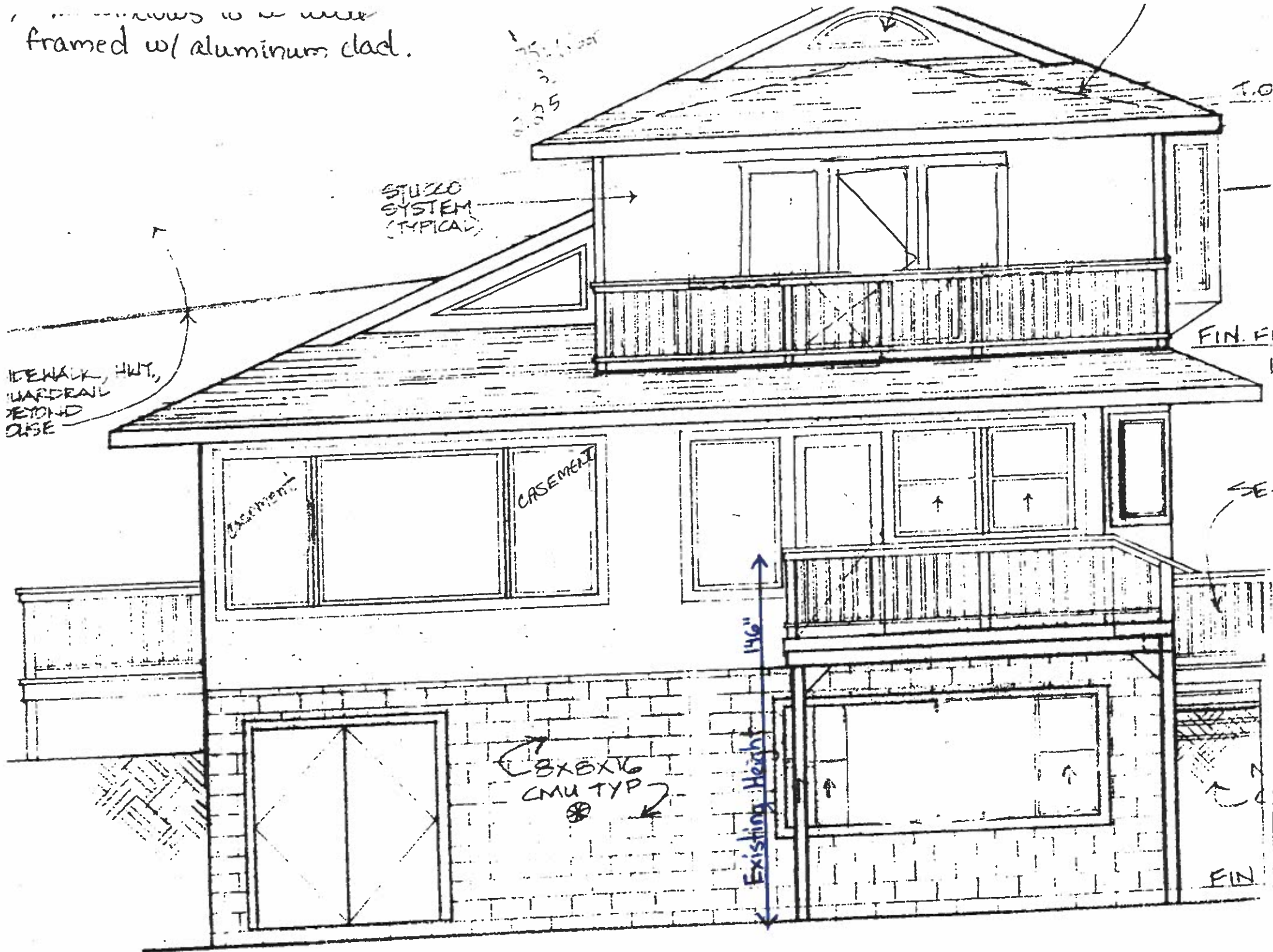
10-30-96

w/ ROUTES OF EGRESS  
BY FOOT IN CASE OF  
EMERGENCY

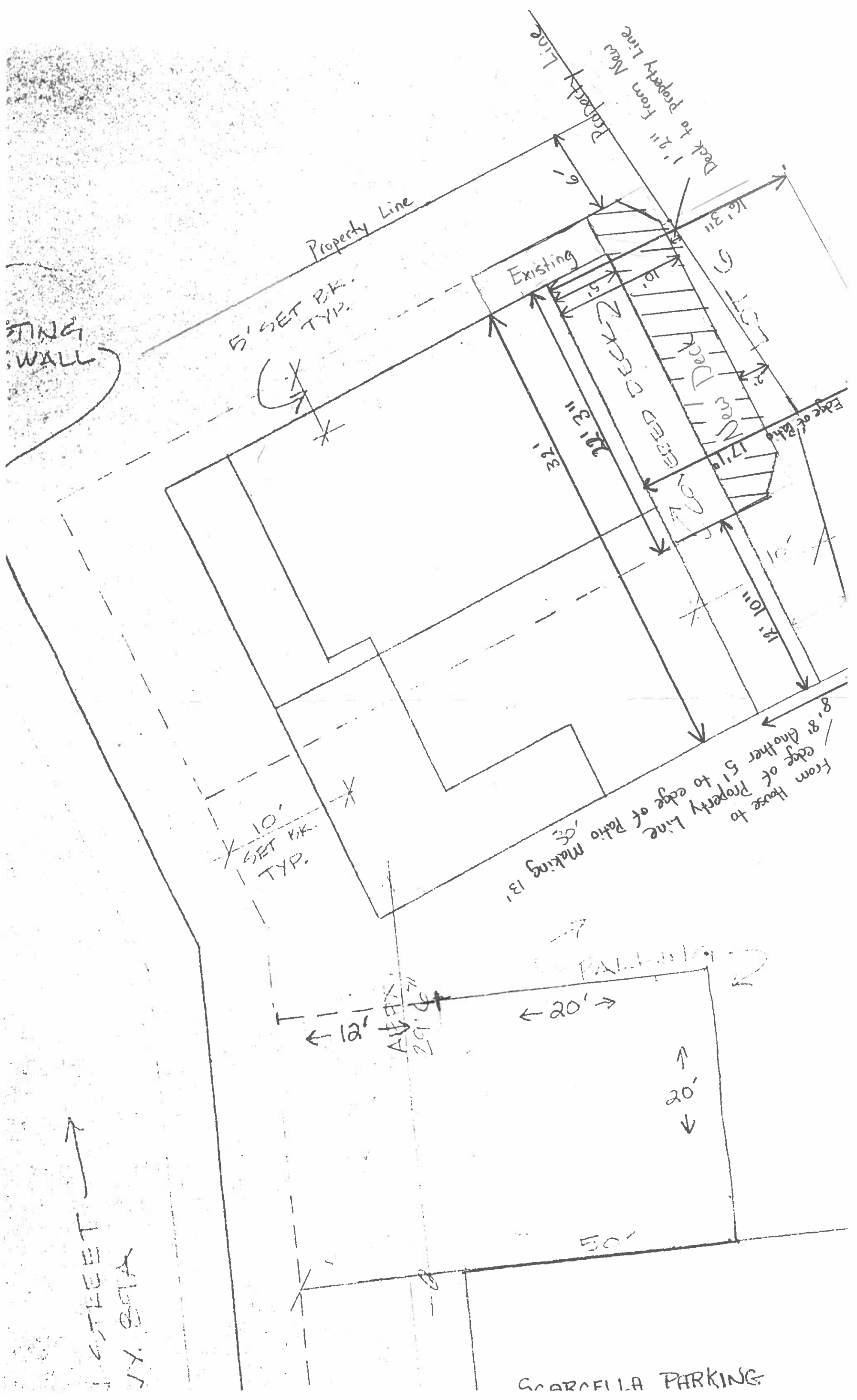




... windows w/ a steel  
framed w/ aluminum clad.



BASEMENT





Existing Deck Dimensions 22.3' x 5'

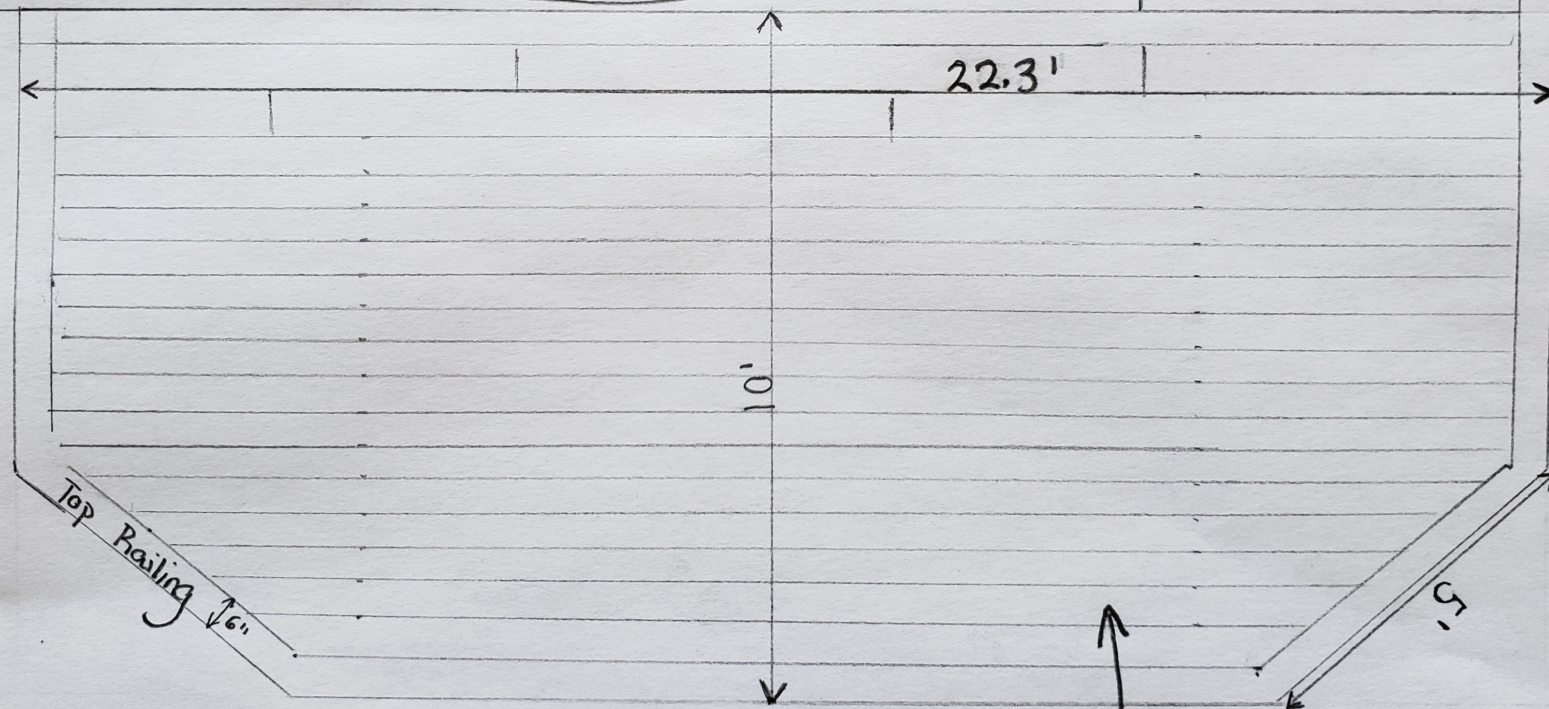
New Deck Dimensions 22.3' x 10'

6/9/21

Back  
Stairway

House

Top View



Scale  $\frac{1\text{cm}}{1\text{ft}} = 1\text{ft}$

New Deck



Existing deck that extends 5' from house



Existing deck and patio - note that patio extends across rear property line.



Looking back toward house



String is the approximate location of the rear property line



**VERDE EXPLORATION, LTD.**

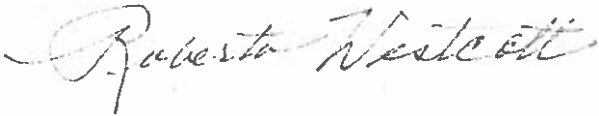
PO Box 384  
Clarkdale, Arizona 86324

PHONE 928-634-5657  
westcott@wildapache.net

June 12, 2021

To Whom It May Concern:

Thomas Bauers has approval from Verde Exploration, Ltd. to extend his deck close to the property line, following Town and County codes.

A handwritten signature in cursive script that reads "Roberta Westcott". The ink is dark and the signature is fluid, with a large initial 'R' and 'W'.

Roberta Westcott

Property Manager



# Lease

Date 6-11-2021

LESSOR: VERDE EXPLORATION, LIMITED, A Delaware Corporation

LESSEE: THOMAS BAUERS PO BOX 752 JEROME 86331

Lessor hereby leases to Lessee, on the terms and conditions hereinafter provided, the surface rights, to a depth of twenty feet, of certain parcel of land situated in or near the town of JEROME, Yavapai County, Arizona, particularly described as follows:

APPROX. 3,000 SF adjacent to back side of lessee's parcel, 401-07-151. CLAIM #19, near FLORENCIA

as platted and shown on a map of said district on file in the office of Lessor at Jerome Arizona.

TO HAVE AND TO HOLD, the above described premises unto Lessor for the term commencing on 9-1-19 and ending on 8-31-21, unless sooner terminated, as hereinafter provided.

259. 8  
270. 8-

## I.

The rent for the leased premises is the sum of \$ 529.00, payable in 1 installments of \$ 529.00 in advance, at the office of the Lessor in Jerome, Arizona.

## II.

### LESSEE AGREES:

1. That he will promptly pay, before delinquent, all taxes, assessments and water, gas, electric and other charges assessed against said premises, or any improvements erected thereon during the term of this lease, or as long as he shall occupy said premises.

2. To comply with all laws, regulations and ordinances respecting the use and occupancy of said premises, and any rules and regulations from time to time prescribed by Lessor respecting such use or occupancy.
3. To insure and keep insured, any improvements upon said premises against loss by fire, such insurance to be payable to Lessor and Lessee as their interests may appear.
4. To keep the premises free from garbage, ashes or litter, and in a neat and sanitary condition during the term thereof.
5. That he will not sublet the leased premises in whole or in part, or assign this lease or any interest therein, without the written consent of Lessor.
6. That he will not erect any building or structure or change, alter, or remodel any building or structure on the leased premises during the term of this lease without the written consent of Lessor; and in the event such permission is obtained, any work done shall be done under the supervision of Lessor, and Lessee shall keep the premises free and clear of liens and encumbrances.
7. That he will, and does hereby, release Lessor from any and all liability for personal injuries or property loss sustained by him, his family, tenants or guests while on or about said premises, by reason of the condition of said premises or any operation or business carried on by Lessor, or any cause whatsoever.
8. THAT UPON THE EXPIRATION OF THIS LEASE, OR ITS CANCELLATION BY LESSOR, HE WILL REMOVE FROM THE PREMISES ANY BUILDINGS OR STRUCTURES PLACED BY HIM UPON SAID PREMISES; IT BEING UNDERSTOOD THAT THE FAILURE OF LESSEE TO EXERCISE SUCH RIGHT OF REMOVAL AND ACTUALLY REMOVE ANY STRUCTURES WITHIN THIRTY DAYS AFTER THE TERMINATION OF THIS LEASE OR LESSEE'S ABANDONMENT OF THE LEASED PROPERTY, SHALL VEST THE OWNERSHIP OF ANY SUCH STRUCTURES IN LESSOR. IN REMOVING ANY STRUCTURES BY HIM ERECTED AS HEREIN PROVIDED, LESSEE SHALL LEAVE THE BUILDING OF LESSOR IN REASONABLY GOOD AND TENANTABLE CONDITION, AND AT HIS OWN EXPENSE, PERFORM ALL WORK NECESSARY TO ACCOMPLISH THIS RESULT.

### III

#### IT IS MUTUALLY UNDERSTOOD AND AGREED:

1. That the Lessor shall have access to the leased premises, and every part thereof, at all reasonable times for the purpose of examination thereof.



2. That as one of the conditions of this lease, Lessor reserves the right to cancel and terminate the same upon giving thirty days notice in writing to Lessee; which right shall be at the option of Lessor without the necessity of giving any cause for such cancellation. Notice of such cancellation may be given by posting same on the leased premises, or by mailing a copy thereof to Lessee at Jerome, Arizona.
3. That in the event of the neglect or failure of Lessee to pay when due any installment of rent, or to make any other payment, as herein provided or fully to perform any covenant herein contained by him to be performed, Lessor may at its option, in addition to any other remedy, forthwith terminate this lease and reenter and retake possession of the leased premises; it being further understood that Lessor shall have the right to pay any tax, assessment, insurance premium, or other charge against the leased premises, in which event Less shall promptly repay Lessor for such disbursement.

IV.

IT IS UNDERSTOOD AND AGREED that Lessee may erect on the leased premises, at his own expense, and subject to all of the condition hereof, the following described building or structure:

to be used solely for the purpose of yard & gardening

VERDE EXPLORATION, LIMITED

By Roberta Westcott  
Lessor

Thomas A. Bauer  
Lessee

VERDE EXPLORATION, Ltd.

PO Box 384

Clarkdale, AZ 86324

Phone: 928-634-5657

~~Fax: 928-649-3196~~

westcott@wildapache.net

Gallery

Videos



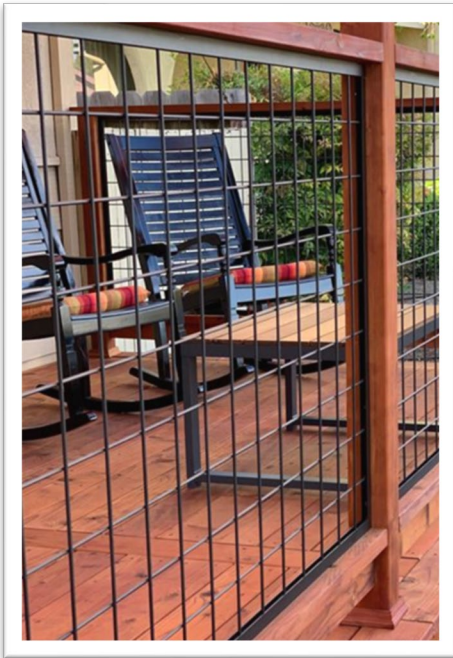
Trex Sample





630 Main Street – Bauers  
Proposed Colors & Materials

Railing options:



Trex decking:





# TOWN OF JEROME

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

## DRB Resolution 2021-22 Approving Design Review for a Deck Extension

WHEREAS the Town of Jerome has received an application from Adam Downey and Thomas Bauers for preliminary and final design review approval to construct an approximately 220-square foot rear deck at 630 Main Street; and

WHEREAS the property is in the R1-5 zoning district; and

WHEREAS a variance for this project was approved by the Board of Adjustment on September 21, 2021; and

WHEREAS the Design Review Board has determined that a public hearing is not necessary under Zoning Ordinance Section 304.F.5.; and

WHEREAS the Design Review Board has carefully reviewed the applicants' proposal and finds that the applicable criteria have been satisfied:

- a. 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.
- b. 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.
- c. 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.

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the Town of Jerome, Arizona, that the preliminary and final design for a rear deck extension at 630 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 Design Review Board approval of this application. If necessary, the applicants may request an extension by the approval body, if the extension is submitted prior to approval expiration.
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. **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. Finally, the Mayor and Council shall maintain the right to review all decisions of the Design Review Board.

ADOPTED AND APPROVED by a majority vote of the Design Review Board on the 4th day of October 2021.

ATTEST:

APPROVED:

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

\_\_\_\_\_  
Tyler Christensen, Chair