



# TOWN OF JEROME

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

## Regular Meeting of the **Planning and Zoning Commission**

Wednesday, May 19, 2021, 6:00 pm

Place: Jerome Civic Center **(Note: meeting to be held in person)**

600 Clark Street, Jerome, AZ 86331

## **AGENDA**

### 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 commission. 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 state your name and please observe the three (3)-minute time limit. No petitioners will be recognized without a request. The commission'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 – Regular meeting of April 21, 2021

### **Old (continued) Business:**

#### **Item 4: Initiate ordinance amendment related to commercial signs**

Applicant: Town of Jerome

The Town of Jerome proposes to initiate amendments to Section 509 of the zoning ordinance related to temporary signs and off-premise signs in the commercial and industrial zones.

### **Discussion/Possible Action – P&Z Reso. 2021-08**

### **New Business:**

#### **Item 5: Preliminary and Final Site Plan Review for a new house**

Applicant: Keith Lazaro

Address: Fourth Street and Verde Avenue

Zone: R1-5

Owner of record: Keith Lazaro

APN: 401-07-022

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

### **Discussion/Possible Action – P&Z Reso. 2021-09**

#### **Item 6: Preliminary and Final Site Plan Review for a house**

Applicants: Bethany Halbreich and Cameron Sinclair

Address: 300 Queen Street

Zone: C-1/AR

Owner of record: Half Kingdom Holdings LLC

APN: 401-06-128G

Applicants are seeking preliminary site plan review to construct an approximately 1,155-square-foot house.

### **Discussion/Possible Action - P&Z Reso. 2021-10**

### **Informational Items (Current Event Summaries):**

#### **Item 7: Updates of recent and upcoming meetings – John Knight, Zoning Administrator**

- a. **May 3, 2021 DRB meeting** – Raku Gallery open/closed sign; preliminary design review for 300 Queen Street (Mexican Pool property); paint colors for 557 Main Street (Roque), roof material changes at 752 Gulch Road (Pontious); Nellie Bly sign; work session on commercial signs
- b. **May 11, 2021 Council meeting** – Second reading of sign ordinance amendments; first reading of ordinance amendments regarding administrative approval of small projects and appeals; discussions on the following: possible beekeeping ordinance; possible special event ordinance; possible amendments to residential parking

#### **Item 8: Potential items for Wednesday, June 16, 2021: Sign ordinance changes**

### **Discussion/Possible Direction to Staff**

### **Item 9: Adjourn**

The undersigned hereby certifies that this notice and agenda was posted at the following locations on or before 6 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. Anyone needing clarification on a P&Z Commission agenda item may call John Knight at (928) 634-7943.*





# TOWN OF JEROME

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

## Regular Meeting of the **Planning and Zoning Commission**

Wednesday, April 21, 2021, 6:00 pm

### MINUTES

#### 6:02 (0:11) Item 1: Call to order

Chair Lance Schall called the meeting to order at 6:02 p.m. Present were Vice Chair Chuck Romberger, Jeanie Ready, and Lori Riley. Commissioner Mike Harvey resigned earlier in the day.

#### 6:03 (1:07) Item 2: Petitions from the public – There were no petitions from the public.

#### 6:03 (1:15) Item 3: Approval of Minutes – Regular meeting of March 17, 2021

##### Motion to Approve the Regular Meeting Minutes of March 17, 2021

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Ready	X		X			
Riley			X			
Romberger		X	X			
Schall			X			

#### 6:04 (1:58) Item 4: Resuming in-person meetings

##### Discussion/Possible Direction to Staff

Mr. Knight announced that DRB members have all received a COVID vaccination and are ready to begin in-person meetings in May. Precautions will still be taken—plexiglass shields will be installed at the dais, and masks and social distancing will be encouraged.

Chair Schall said he has been vaccinated and has no problem resuming in-person meeting. Ms. Riley stated the same.

Commissioner Ready said she too has been fully vaccinated and is ready for in-person meetings, but that she will be traveling in June and will join that meeting by phone.

Vice Chair Romberger said he is also ready to meet in person; that he has been inoculated and had COVID in December.

P&Z unanimously agreed to in-person meetings starting in May.

#### Public Hearings:

#### 6:08 (5:21) Item 5: Proposed text amendments related to administrative approval for small projects and updates to the appeals process for certain types of projects

Applicant: Town of Jerome

Amendments may include, but may not be limited to, Sections 106, 302–306, 502, 503, and 508 of the Town of Jerome Zoning Ordinance.

##### Discussion/Possible Action (recommendation to Council) – **P&Z Reso. 2021-04**

Mr. Knight reported that he has worked with councilmembers on the amendments, including Councilmember Sage Harvey who has suggested new definitions for deck and patio, and added a definition for shed. Because the changes were given to the commission members rather late, Mr. Knight offered that the item could be tabled if they needed more time to review. He reminded everyone that this was a public hearing.

Chair Schall said he had not had time to review the addendum and asked Mr. Knight to go over the changes. Chair Schall then confirmed that the last-minute changes were from Council and said the changes seemed reasonable.

Ms. Ready asked for clarification on the current changes to the definitions of deck or patio. Mr. Knight explained that if either a deck or patio has a roof, then it is considered to be part of the main structure.

Mr. Knight clarified the need for emergency personnel to be able to get through and why railings are restricted.

Mr. Schall asked for comments or questions from the public.

Mr. Knight said this would be a recommendation to Council with a first reading in May.

##### Motion to Approve Resolution 2021-04 with added changes from the addendum

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Ready			X			
Riley		X	X			
Romberger			X			
Schall	X		X			

**Old (continued) Business: none**

**New Business:**

**6:16 (14:01) Item 6: Preliminary and Final Site Plan Review for a shed**

Applicants: Don and Paula Nord

Address: 128 First Street

Owner of record: Don and Paul Nord

Zone: C-1

APN: 401-10-006

Applicants are seeking a preliminary and final site plan review to construct a 120-square-foot shed.

**Discussion/Possible Action – P&Z Reso. 2021-05**

Mr. Knight said the applicant has an unusually shaped lot and asked the commissioners to look at the plans in the agenda packet and determine the front versus the side yards. He said the applicants want the west side of the site to be considered a side yard, but Mr. Knight sees it as a front yard and that the shed would need to meet a 10-foot setback on the School Street side. Mr. Knight also mentioned that the property was a duplex and required a conditional use permit (CUP), so the applicants must provide and maintain three parking spaces and demonstrate they can do this once they install the shed. He spelled out the commission's options: determine the west side a side yard or determine this is a front yard and require the applicants to revise their plan.

Chair Schall said he was inclined to consider it a side yard because the houses along lower School Street with two frontages (the other to 89A) have their backyards facing it; where the Nord property is, it makes more sense to call it a side yard instead of it suddenly being a front yard in a row of backyards. He said he had no issue with the applicants putting a shed on their property; it will not block the view and it is not a safety hazard.

Commissioner Riley agreed with Chair Schall.

Ms. Ready brought up the unsurety of the property line, regardless of the yard type. Chair Schall said this was a good point. Ms. Ready then asked how close the shed would be to the retaining wall. She agreed it is a side yard but is concerned with the shed placement.

Chair Schall suggested amending the resolution and determine it is a side yard and that the shed needs to be 5 feet from the property line or retaining wall.

Vice Mayor Romberger commented that what the commission was discussing was de facto reality vs legal reality; that the retaining wall is the de facto property line that they want "de facto plus legal," whichever is the worst case is the one they need to comply with.

**Motion to Approve P&Z Resolution 2021-05, declaring the site a side yard with a required 5-ft. setback**

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Ready		X	X			
Riley			X			
Romberger			X			
Schall	X		X			

**6:28 (25:46) Item 7: Preliminary Site Plan Review for a house**

Applicants: Bethany Halbreich and Cameron Sinclair

Address: 300 Queen Street

Owner of record: Half Kingdom Holdings LLC

Zone: C-1/AR

APN: 401-06-128G

Applicants are seeking preliminary site plan review to construct an 850-square-foot house.

**Discussion/Possible Action**

Mr. Knight said a project was proposed by past owners on this property who wanted the house straddled over the pool. This did not go forward and was opposed by the State Historic Preservation Office (SHPO). The new owners are working closely with SHPO and the current proposal is a preliminary site plan review, but only on the back of the property (the portion of the lot zoned AR). Mr. Knight said the setbacks seem to be met and that due to the complexity of the project, albeit small, they are collecting comments and ideas at this preliminary site plan review. The applicants know they will need to deal with structural engineering, are doing a cultural study, and are working with the Jerome Fire Dept. (JFD) and Public Works on an extension of a waterline and improvements on Diaz Street.

Chair Schall said he was happy to do a preliminary review and that that applicants are obviously not ready for "turning dirt." He clarified that he wanted to keep the discussion to Phase I: the 850-square-foot building. He said the commission can share ideas but that the action is likely to be to table the item.

(30:13) Cameron Sinclair introduced himself and Ms. Halbreich and shared that he had 20 years' experience in design/planning/construction and historic preservation. He moved on to their presentation. Mr. Sinclair said regarding the construction of the pump house by the previous owner, SHPO was concerned about its renovation because it was made to look like the original pump house, which is not condoned in historic preservation. He continued with details of their preliminary site plan and mentioned that they will have three parking spaces and that the pool will be fenced for safety during construction. He said they have also had a boundary survey done and are working with SHPO on an understanding about the history of the pool. Mr. Sinclair highlighted their plans for the property and said the height is equal to what is already in place. He said the renovated pumphouse was not built well, so they may need to take down parts of it. He talked about the layout of the house and said they would be installing a sprinkler system so they can "adapt" as they enter phases two and three of the project.



Chair Schall asked if they would be doing a geological survey before they start building. Mr. Sinclair said absolutely, and that they were working on “long-form geo tech” with international engineering company Arup on the retaining wall and local engineers on the other aspects of the project.

Chair Schall asked if the retaining wall was involved in the first phase of project, which it is not, per Mr. Sinclair. Chair Schall said that this area of town is adjacent to land with a history of subsidence, so it poses a liability concern. He did point out that the pool is still there, to which Mr. Sinclair replied that mud is heavier than water, and the pool has been filled with mud for years.

Chair Schall said the only other concern was the language Mr. Sinclair was using to describe the house plans; he said it looked like it was split in two, and that if it was to be an accessory building, other concerns come in to play. Discussion ensued and Mr. Knight confirmed that it was not an accessory building. He explained that it looks like two separate units, but it will operate as one house.

Mr. Sinclair said they have looked at ways of bridging the two parts of the house and that aesthetically it would “bookend” the pool. He said because of setbacks they are limited in the size they can build.

Ms. Ready said she was concerned about access to the house for construction down Diaz Street, the impact on that route, and how it will be addressed.

Mr. Sinclair said he was working with Mr. Knight and Fire Chief Rusty Blair on what upgrades they can do along Diaz Street. He mentioned that the Guth family had constructed a driveway on UVX property when they were building, and that the lease for the lot will be signed over to him and Ms. Halbreich, so they will look at making that a driveway to the property. Mr. Sinclair said he cannot use giant construction machinery—it would ruin his career because it is opposite of what he has done professionally. He said they hope to blueprint the project so others can use it as a guide for building small homes.

(48:01) DRB Vice Chair Brice Wood brought up the ADOT report that identifies the lot as a landslide area. He asked if there is somewhere on earth that people build on landslides.

Mr. Sinclair mentioned Sausalito, California, which is where he lived in an A-frame house on bedrock. He said the key is to do the engineering and geotech, and to build light, not in concrete.

Mr. Knight said he spoke with civil engineer Jon Lateer of ADOT, and that the ADOT report Mr. Wood was referring to was not done specifically for any of the properties in the area, and that it was a collection of other surveys. Mr. Lateer said property owners need to do their own study to get accurate information and not go by that report; he also mentioned that subsidence is supposedly lessening, according to ADOT surveys.

Mr. Schall said he was inclined to table this item for now.

Jerome resident Carol Yacht asked about the AR-C1 combined zone and the commission’s thoughts on it.

Mr. Knight explained that the house was to be built on the “view” side of the lot, which is AR. Mr. Sinclair said that the area has been zoned this way for many years. Chair Schall said this first phase is all in the AR zone and the property owners are complying with the AR standards. He explained that the zone split Ms. Yacht was seeing was across the pool, not the plans for the new house.

Mr. Knight said that this has happened on other streets in town (Rich Street, Juarez), and that applicants comply with whatever zone they are building in. He then told the commission what options were before them.

**Motion to table a decision on the site plan review until the next P&Z meeting**

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Ready			X			
Riley		X	X			
Romberger			X			
Schall	X		X			

**7:01 (58:37) Item 8: Extension request (Cuban Queen)**

Applicants: Windy Jones and Josh Lindner

Address: 324 Queen Street

Owner of record: Cuban Queen Bordello LLC

Zone: C-1

APN: 401-06-127

Applicants are seeking a six-month extension of a previous approval.

**Discussion/Possible Action – P&Z Reso. 2021-07**

Mr. Knight explained the applicants’ need for an extension is due to the pandemic and the availability of contractors. He mentioned that DRB did approve the extension.

**Motion to approve P&Z Resolution 2021-07**

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Ready	X		X			
Riley			X			
Romberger		X	X			
Schall			X			

**7:03 (1:01:09) Item 9: Work session on commercial signs**

Applicants: Town of Jerome

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

**Discussion/Possible Direction**

Mr. Knight said temporary signs in the residential district have been talked about but not in the commercial district, and that this was up for discussion at the May DRB meeting. He said if any change is made to the ordinance, it would need P&Z approval. Mr. Knight took a few minutes to bring up images of signs from the agenda packet. He then asked the commissioners to consider OPEN signs, temporary signs off premise; size limitations, etc.

Chair Schall asked if DRB was considering off-premise signs. Mr. Knight said they were, but the issue was that they cannot enforce content.

Chair Schall said the town does not like off-premise signs, but temporary signs that point visitors to the "corners" of town that are less traveled. He said the town needs to figure out how to word this in the ordinance to regulate this.

Ms. Riley asked if uniform signs grouped together could be installed. Discussion ensued about the district signs that were recently taken down.

Discussion then turned to the temporary sign on Hull Avenue. Mr. Knight said he has received many complaints about it, but the owner justifies it because she does business in town without brick and mortar, so to her it is good enough to have a temporary sign. Mr. Knight said Jerome may want a permitting process for temporary signs like Sedona has. Mr. Knight then continued going through the rest of the images, including the ones of the skeletons at the UVX Apartments.

Ms. Riley said the problem with the skeletons tied to the railings along the steps is that they are a hazard. Discussion continued.

Mr. Knight said that before enforcing the ordinance, he wants the code to be clear and coherent. He thinks a provision should be included on directional signs.

Discussion turned to the signs attached to the post adjacent to the stop sign on Hill and Clark Streets.

Ms. Riley said her concern was hazardous signs, like ones on the sidewalk.

Mr. Knight asked if amendments or enforcement was needed.

Chair Schall said minor amendments may be necessary to allow certain kinds of signs.

Ms. Ready said signs on the UVX are now lit at night and that some strobe like disco lights; she is not sure if they are affecting drivers.

Ms. Riley said the main thing is signs cannot be in the way.

Ms. Ready said she would take video of the lit signs for Mr. Knight.

#### Informational Items (Current Event Summaries):

#### 7:31 (1:28:28) Item 10: Updates of recent and upcoming meetings – John Knight, Zoning Administrator

- a. **April 5, 2021 DRB meeting** – Ghost Town Girl sign; backup generator for Merkin; Raku Gallery sign; extension request for Cuban Queen; upgraded stairs and walkway for fire station
- b. **April 13, 2021 Council meeting** – First reading of sign ordinance amendments; ordinance amendments regarding administrative approval of small projects and appeals; bee study; district signs; Rich Street survey, Verde Exploration presentation regarding the high school

Mr. Knight summarized activity from recent meetings, with a brief discussion about the generator for Merkin Trust on Dundee. He said at the Council meeting on April 13, they had the first reading of the sign ordinance, although they pulled murals from allowable signs.

#### 7:38 (1:35:22) Item 11: Potential items for Wednesday, May 19, 2021: New home at Fourth Street and Verde.

##### Discussion/Possible Direction to Staff

Mr. Knight said there may be an item about new construction on Fourth and Verde, and he also added the Mexican pool property and temporary signs in the commercial district.

#### Item 12: Adjourn

##### Motion to adjourn at 7:39 p.m.

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Ready			X			
Riley		X	X			
Romberger	X		X			
Schall			X			

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Lance Schall, Planning & Zoning Commission Chair

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



# TOWN OF JEROME

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

## **Zoning Administrator Analysis Planning and Zoning Commission Wednesday, May 19, 2021**

**Item 4:** **Initiate ordinance amendment related to commercial signs**  
**Applicant/Owner:** Town of Jerome  
**Prepared by:** John Knight, Zoning Administrator  
**Discussion/Possible Action – P&Z Reso. 2021-08**

**Summary:** At the previous Planning and Zoning Commission (P&Z) meeting on April 21, 2021, the commission discussed possible amendments to Jerome Zoning Ordinance section 509 related to temporary and off-site signs for commercial businesses. This item was also discussed with the Design Review Board (DRB) on May 3, 2021. Both P&Z and DRB have expressed interest in updating the sign ordinance; the attached resolution initiates the process to update it. Note that a public hearing will be required as part of the process. If P&Z initiates the amendment in May, a public hearing can be scheduled for the June 16, 2021 P&Z meeting.

### **Issues for consideration:**

1. **Temporary signs/banners** – potential reduction in maximum size; restriction of number of signs allowed; addition of a permitting process; and reduction in maximum number of days allowed.
2. **Open/Closed and Directional Signs** – adding a provision to clarify the process for open/closed and similar directional signs.
3. **Other forms of advertising** – addressing the use of mannequins for temporary signage.
4. **Off-premise signs** – regulating the number and location of off-premise signs.

**Recommendation:** The zoning administrator recommends approval of P&Z Resolution 2021-08 related to commercial signs.

**Attachments:** Resolution 2021-08





# TOWN OF JEROME

Post Office Box 335, Jerome, AZ 86331  
(928) 634-7943

## **P&Z Resolution No. 2021-08**

### **Initiating an amendment to Section 509 of the zoning ordinance related to commercial signs**

WHEREAS the Town of Jerome is interested in amending Section 509 of the Jerome Zoning Ordinance related to temporary signs and off-premise signs in the C-1 and I-1 zoning districts;

WHEREAS the Jerome Planning and Zoning Commission has the authority to initiate an amendment to the Jerome Zoning Ordinance in accordance with Section 301.A; and

WHEREAS the Jerome Planning and Zoning Commission is required to set a hearing date and provide public notice in accordance with Section 301.C. of the Jerome Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the Town of Jerome, Arizona, that amendments be made to Section 509 of the Jerome Zoning Ordinance related to temporary signs and off-premise signs in the C-1 and I-1 zoning districts;

BE IT FURTHER RESOLVED that a hearing will be held to discuss the proposed amendment, and that public notice regarding such a hearing shall be given in accordance with Section 301.C. of the Jerome Zoning Ordinance.

ADOPTED AND APPROVED by a majority vote of the Planning and Zoning Commission on the 19th day of May 2021.

ATTEST:

APPROVED:

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Rosa Cays, Deputy Town Clerk

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Lance Schall, Chair







# TOWN OF JEROME

Post Office Box 335, Jerome, Arizona 86331  
(928) 634-7943

## Zoning Administrator Analysis Planning and Zoning Commission Wednesday, May 19, 2021

**Item 5:** Preliminary and final site plan review for a new house  
**Location:** Fourth Street and Verde Avenue  
**Applicant/Owner:** Keith Lazaro  
**Zone:** R1-5  
**APN:** 401-07-022  
**Prepared by:** John Knight, Zoning Administrator  
**Discussion/Possible Action – P&Z Reso. 2021-09**

**Background and Summary:** The applicant requests preliminary and final site plan review to construct an approximately 1,400-square-foot house. The proposal includes demolishing an existing garage structure and removal of a large water tank. The proposed home and demolition work will be reviewed by the Design Review Board (DRB).

The proposal is for a three-story home with a basement and a small shed. The house includes an uncovered, 48-square-foot porch and an open, 62-square-foot exterior deck on the third floor (the deck is referred to as a parapet on the plans). The home is approximately 23 feet above the existing, average grade. The shed is 28 square feet. The footprint of the house is 555 square feet. For purposes of calculating coverage, the total footprint of all proposed structures is 583 square feet (the house footprint plus the shed). Two (2) off-street parking spaces will be provided in a paved driveway on the north side of the house.

The applicant has requested a Fourth Street address and that this frontage be considered the front yard. The rear yard would be on the north side, and the side yard would be on the west side. Since this is a corner lot, the Verde Avenue frontage would also be considered a front yard. The applicant has requested a reduced setback on the Verde Avenue side (see discussion below).

### Areas for consideration:

- 1. Yard determination:** Past practice of the Planning and Zoning Commission has been to allow applicants to determine the location of their front, side, and rear yards for double frontage or unusually shaped lots. As noted above, the applicant has requested that Fourth Street be considered a front yard and the north side of the lot the rear yard. In the R1-5, the required front (street) setback is 10 feet, the side setback is five (5) feet, and the required rear yard setback is 20 feet. The applicant's proposal meets these setbacks except for the yard adjacent to Verde Avenue.
- 2. Verde Avenue setback:** The proposed setback for Verde Avenue is five (5) feet. As noted above, the front (street) setback is required to be 10 feet. Under Zoning Ordinance Section 505.D.1) the applicant can reduce the setback to that of any building within one hundred feet of the lot. On both the north and south sides of the lot, the existing homes have a zero setback. In fact, both homes project into the street right-of-way. The zoning ordinance would allow the proposed project to be set directly on the property line. However, the applicant has proposed a five (5)-foot setback.

3. **Water and sewer extension:** The applicant will be required to extend water and sewer to service the site. Water is located on Fourth Street and sewer is located on Verde Avenue. The applicant will be required to apply and pay connection fees for water and sewer service.
4. **Drainage:** Roof water will be collected in gutters and directed to rock dissipators located on Fourth Street and Verde Avenue.

#### **Ordinance Requirements:**

##### **Section 303.2.E. Preliminary Site Plan Review**

*The Zoning Administrator shall have ten (10) working days from the date of submission of a preliminary site plan application to review said plan for completeness. A completed preliminary site plan shall be submitted to the Planning and Zoning Commission at the earliest meeting time available. The Zoning Administrator may request Design Review recommendation on the Preliminary Site Plan. The Planning and Zoning Commission shall approve, conditionally approve or deny said plan. Once denied, the original plan shall not be resubmitted. The Planning and Zoning Commission may, if the preliminary drawings and other data are sufficiently clear and explicit waive the requirements of Section 303.2 and/or Grant Final Approval at the Preliminary Review session, provided all other requirements of this section are conformed with.*

**Response:** Under this section of the ordinance, the Planning and Zoning Commission has the authority to approve, conditionally approve, or deny the preliminary site plan. Note that the applicant has requested both preliminary and final approval of the site plan. This is specifically allowed under this code section, provided that all the requirements of Section 302.2 are met (discussed below).

##### **Section 303.2.B.1. Final Site Plan Review**

*The Final Plan shall be checked for completeness by the Zoning Administrator. A completed final plan shall be presented to the Planning and Zoning Commission and the Design Review Board, when necessary, at the earliest possible meetings.*

*The Planning and Zoning Commission may approve, approve with conditions, or deny. Once denied, the original plan shall not be resubmitted.*

*The Design Review Board approval of the Design elements of the Final Plan is outlined in Section 304.*

**Response:** Under this section of the ordinance, the Planning and Zoning Commission has the authority to approve, conditionally approve, or deny the final site plan. Note that this section also references the Design Review Board (DRB) approval. This is scheduled for preliminary and final review by the DRB on June 7, 2021.

**Section 505.D. Property Development Standards for R1-5 and Section 510.D. Parking**

Item	Code Standard	Proposed
Square footage of building	850 square feet min.	1,400 square feet
Lot coverage	40% max.	34%*
Front yard	10 feet min.	10 feet from Fourth Street 5 feet from Verde Street (see discussion above)
Side yard	5 feet min.	5 feet
Rear yard	20 feet min.	20 feet
Building height	25 feet max.	23 feet
Max. wall height	35 feet max.	27 feet 6 inches
Parking	2 spaces	2 spaces
Accessory buildings	5-foot min. setback	5-foot setback

\* Footprint of 583 sq. ft./1,710 sq. ft = 34%

**Response:** The proposal meets all standards.

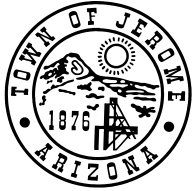
**Other considerations:** The applicant's proposal includes construction of walls and patio spaces. These will be reviewed by the DRB. As noted above, the DRB will also review the proposed demolition request.

**Recommendation:** Staff requests that the commission conditionally approve the site plan.

**Attachment**

- P&Z Resolution 2021-09
- Plans and application information





# TOWN OF JEROME

Post Office Box 335, Jerome, Arizona 86331 (928) 634-7943

## P&Z Resolution No. 2021-09

### Approving preliminary and final site plan review for a new house at Fourth Street and Verde Avenue

Whereas the Town of Jerome has received an application for Preliminary and Final Site Plan Review from Keith Lazaro to construct a new home at the northwest corner of Fourth Street and Verde Avenue (APN 401-07-022); and

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

Whereas the proposed project consists of an approximately 1,400-square-foot house and 28-square-foot shed; and

Whereas a notice was posted at the site on May 5, 2021 in accordance with Jerome Zoning Ordinance Section 303.1C; and

Whereas the Jerome Planning & Zoning Commission reviewed this application at their May 19, 2021 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 of the Town of Jerome, and so protects the environment and the town's historical character.

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 an approximately 1,400-square-foot-house and 28-square-foot shed at the northwest corner of Fourth Street and Verde Avenue is hereby approved, subject to the following conditions:

1. **Parking** – A minimum of two (2) parking spaces shall be provided for the proposed use. The parking spaces are required to be provided prior to final occupancy.
2. **Height** – The building height shall not exceed 25 feet above existing average grade.
3. **Setbacks** – A minimum 10-foot setback shall be provided on Fourth Street, a minimum five (5)-foot setback shall be provided on Verde Avenue, a minimum 20-foot setback shall be provided on the north side of the lot, and a minimum five (5)-foot setback shall be provided on the west side of the lot.
4. **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.
5. **Engineering Reports** – Prior to issuance of a building permit, the applicant shall provide the necessary engineering reports demonstrating the site is suitable for the improvements proposed. This may include geotechnical, structural, and/or soils engineering reports.
6. **Water Extension** – Prior to occupancy, a water connection shall be provided to Fourth Street to serve the proposed improvements.
7. **Sewer Extension** – Prior to occupancy, a sewer line shall be extended to Verde Avenue to serve the proposed improvements.





## P&Z Resolution No. 2021-09

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 protect 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 any public sidewalks.
10. **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).
11. **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.
12. **Building Permit Submittal and Code Requirements** – The applicant shall consult with the building inspector 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).
13. **Conditions on Plans** – The building permit plan submittal shall include a sheet with a list of the approved conditions.
14. **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 applicants 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 19th day of May 2021.

ATTEST:

APPROVED:

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Rosa Cays, Deputy Town Clerk

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Chairman Lance Schall





**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 \$50                 | <input type="checkbox"/> Paint/Roofing \$0                  |
| <input type="checkbox"/> Time Extension \$0                | <input type="checkbox"/> Variance \$200                      | <input type="checkbox"/> Other: <u>Demo.</u>                |

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

Applicant: <u>Keith Lazaro</u>	Owner: <u>Keith Lazaro</u>
Applicant address: <u>224 Fifth St</u>	Owner Mailing Address: <u>PO Box 972</u>
<u>Jerome, AZ 86331</u>	<u>Jerome, AZ 86331</u>
Applicant role/title: <u>Owner/Builder</u>	
Applicant phone: <u>714-907-2057</u>	Owner phone: <u>←</u>
Applicant email: <u>krlazaro122@gmail.com</u>	Owner email: <u>←</u>
Project address:	Parcel number: <u>401-07-022</u>
Describe project: <u>To carry out the construction of a single family residential home on Copper Chief Lot 75 / Parcel 401-07-022. This would include the demolition of the garage currently located on site.</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: [Signature] Date: 5/12/2021

Owner Signature: [Signature] Date: 5/12/2021

For Town Use Only	
Received from: <u>Keith Lazaro</u>	Date: <u>5/12/2021</u>
Received the sum of \$ <u>300.00</u> as: <input type="checkbox"/> Check No. <u>          </u> <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Credit Card	
By: <u>E.M.</u>	For: <u>DRB &amp; Sign Review</u>
Tentative Meeting Date/s - DRB: <u>          </u>	P&Z: <u>          </u>

E-mail completed forms and application information to: John Knight, Zoning Administrator [j.knight@jerome.az.gov](mailto:j.knight@jerome.az.gov)





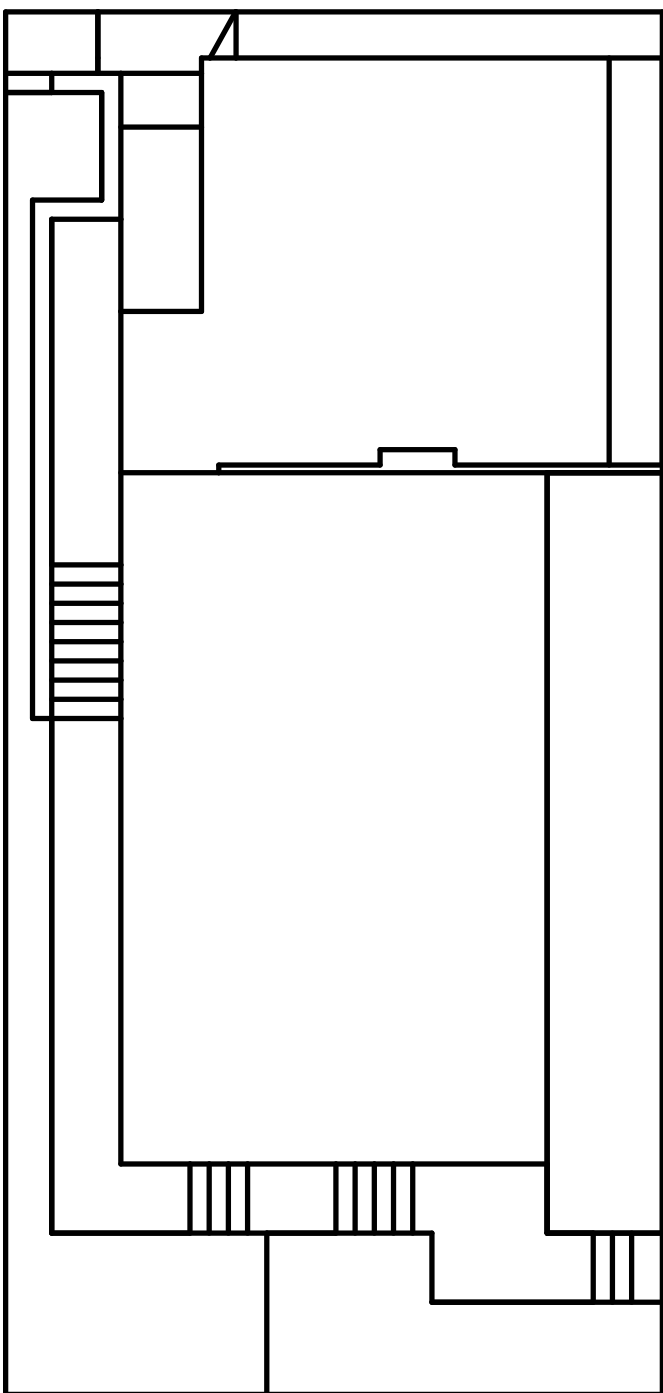
Lot Information

Description:  
Jerome Copper Cheif Lot 75 BLK F

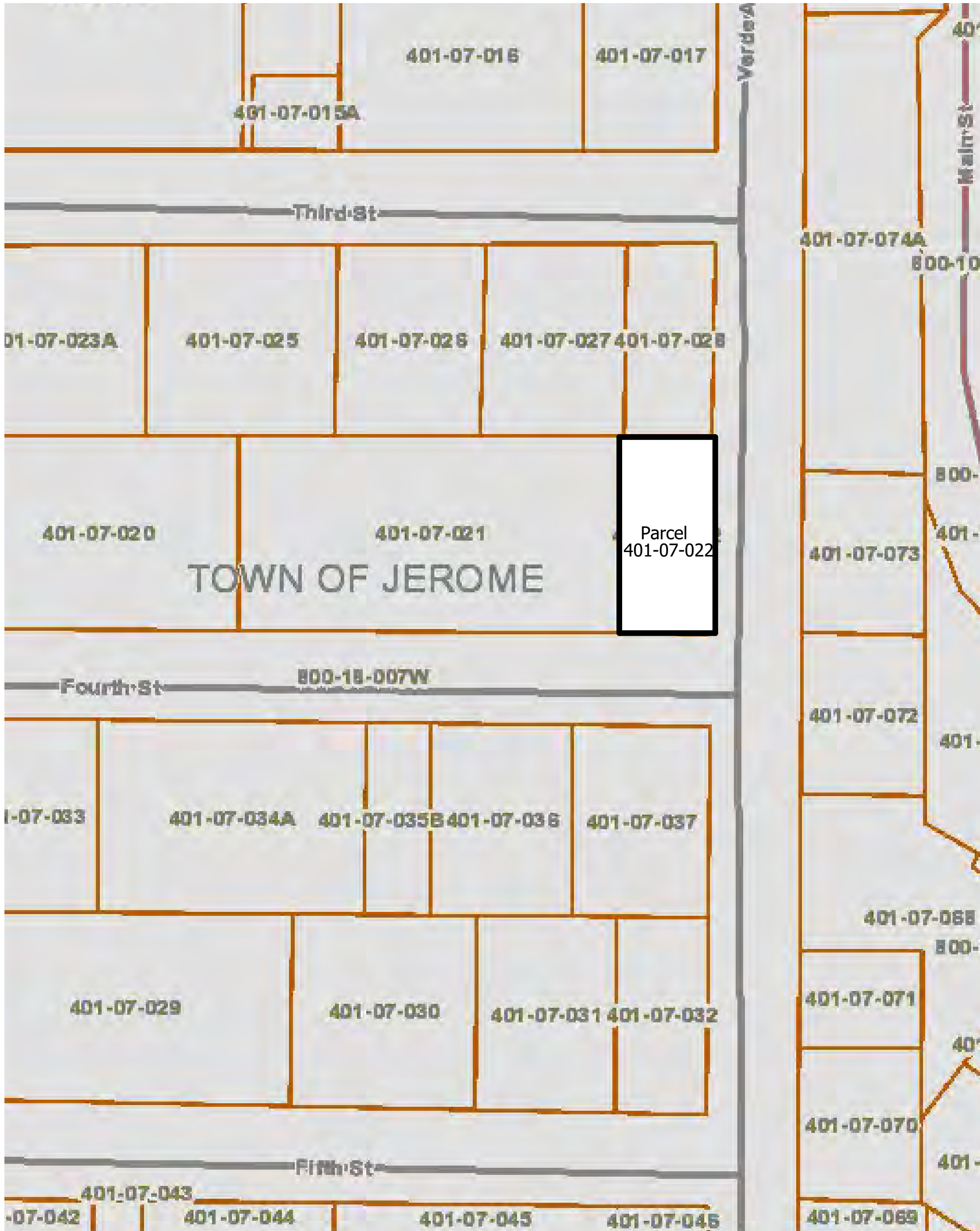
Parcel ID: 401-07-022      Zoning: R1-5

Legal Class: 02R      Acres: 0.04

Location:  
Corner of Fourth St and Verde Ave  
in Jerome, AZ 86331



Project Site Plan (0.01 Scale)



Yavapai County Lot 401-07-022 (Copper Chief Lot 75) General Location

Project CC75 House Build

General Notes / Project Description

- 1. The following pages outline the Architectural Plans for a proposed new home construction at the site of Yavapai County Parcel 401-07-022 / Copper Chief Lot 75 located at the corner of Fourth St and Verde Ave in Jerome, AZ 86331. The proposed improvements will all be done in accordance with the property's R1-5 zoning classification.
- 2. Currently on site there is an open parking area and a garage, which would need to be dismantled (demolished) before construction of the new house could begin.
- 3. The new 1,387 square foot house will be built according to the setback guidelines listed in Section 505 of the Jerome Zoning Ordinance with a proposed 5 Foot Setback on the Verde Ave front of the lot according to Subsection D, Item 5, Subitem a, Paragraph 1 in Section 505.
- 4. The house will rise to a height of 25.5 feet above the First Floor Base Level, which is 2 feet above Verde Ave street level. This would make for a maximum elevation of 27.5 feet above street level on the finished site, which is 2.5 feet below the allowable height of 30 feet for the Lot.
- 5. The new building structure will be made with a combination of steel supports and framework along with conventional wood framing joined in. A basement level is also planned which would extend 7 feet below the Verde Ave street level construted with concrete and steel. Fire sprinklers will also be installed throughout the home.
- 6. Structural Plans will be submitted as needed and required.

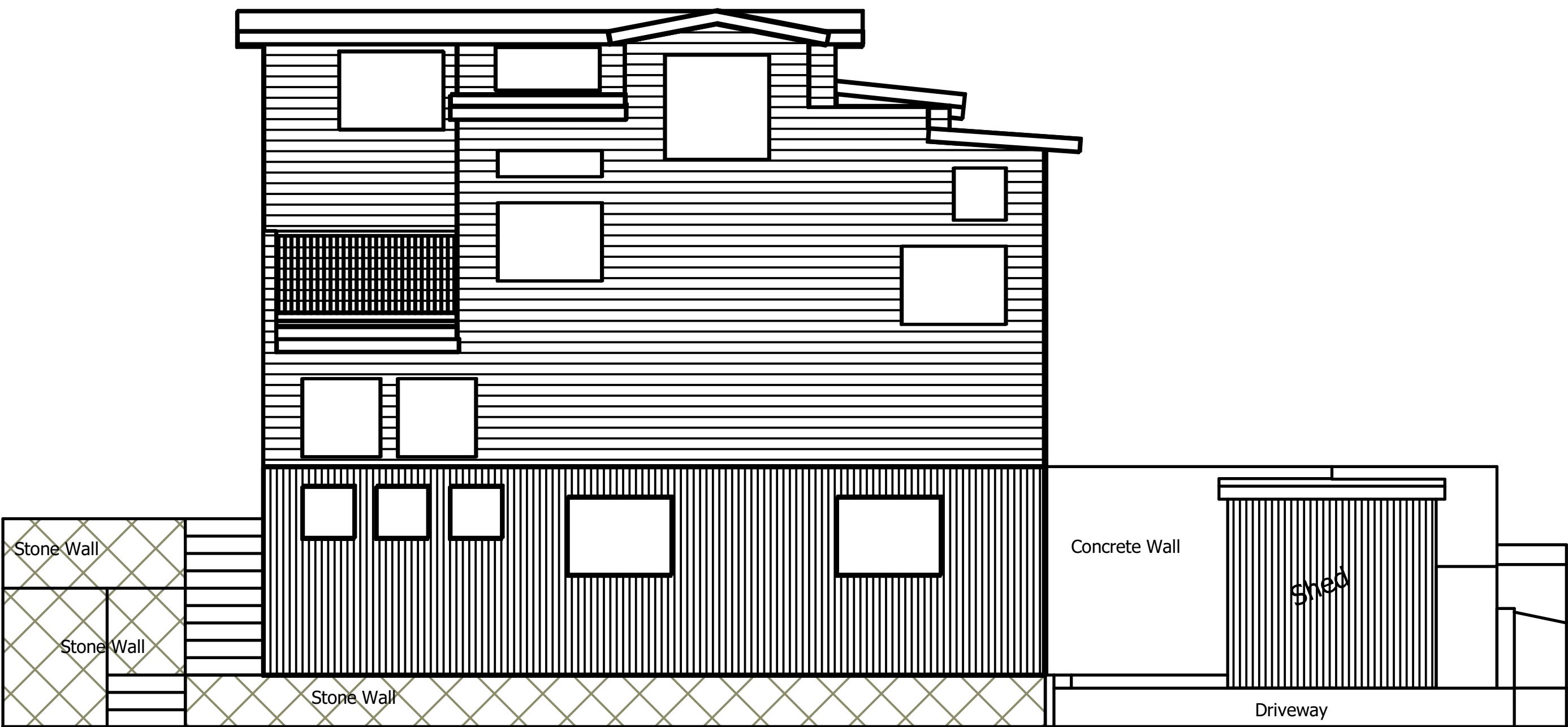


General Schedule / Scope of Work

- 1. Work will begin with dismantling the garage currently located on the north end of the lot.
- 2. Once the lot is cleared construction of the new house will commence with digging the partially subterranean basement and foundations.
- 3. The house measuring 18.5 feet wide and 30 feet deep will be built up from the finished foundation to a height of 25.5 feet above the First Floor Base Level.
- 4. Final Lot finishes will be carried out after the house is completed including the construction of terraces, walls, and stairs.
- 5. Fencing (Not Shown) will be added around some of the yard space and foilage will planted after all other construction is complete.

Page Index

- A00 - Cover Sheet
- A01 - Appeal / Proposal
- A02 - Current Structures
- A03 - Cornerstone Survey
- A04 - Site Plan
- A05 - Elevations Sans House
- A06 - House Exteriors SE
- A07 - House Exteriors NW
- A08 - Exterior w/ Basement
- A09 - Basement Plan
- A10 - First Floor Plan
- A11 - Second Floor Plan
- A12 - Third Floor Plan
- A13 - ISO Render SE
- A14 - ISO Render NE
- A15 - ISO Render NW
- A16 - ISO Render SW



East Front Elevation View (0.02 Scale)

Square Foot Listings

Basement - 234      Porch - 48  
First Floor - 477      Parapet - 62  
Second Floor - 425  
Third Floor - 251  
  
Total Interior Square Feet = 1,387

Scales Used

0.01 - 1 in = 100 in  
0.02 - 1 in = 50.1 in  
0.03 - 1 in = 33.3 in  
0.04 - 1 in = 20.2 in

Created by: KL	Title: Cover Sheet	Size: A1	Sheet: 1 / 17	Scale: .01, .02
Supplementary information: Project CC75 House Build / Parcel 401-07-022		Part number: A00-CS		
Date: 04/30/2021		Revision:		

A00



# General Use Appeal / Setback Proposal

An Appeal and Proposal is presented regarding development sited at Jerome Copper Chief Lot 75 / Yav. Co. Parcel 401-07-022

- 1. General Use / Special Use Appeal for Permit
- 2. 5 Foot Setback Proposal for Verde Ave Front Yard

## Appeal for Permit

Copper Chief Lot 75 does not conform to current Lot development minimum size standards, however under Section 502, Subsection C, Paragraph 1 in the Jerome Zoning Ordinance development is allowed at the site. According to this Subsection historic Lots of Record are able to be built upon, no matter their size, as long as all building requirements can be met.

All building requirements outlined in Section 505 of the Jerome Zoning Ordinance are achievable on site at Copper Chief Lot 75 and the site is also a historic Lot of Record, therefore the right to build cannot be denied.



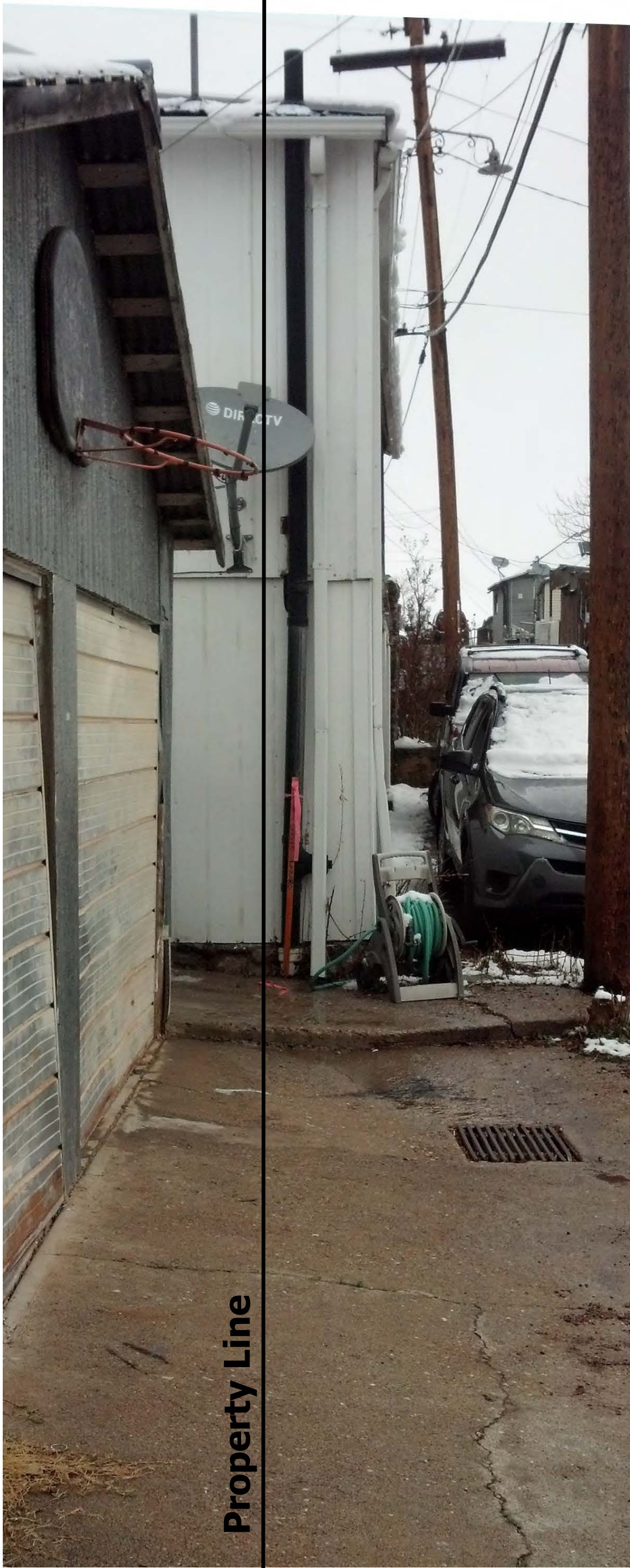
Current Picture of the Lot from Southeast Corner

## Setback Proposal for Verde Avenue Front Yard

A Five Foot Setback is proposed for the Verde Avenue Front Yard setback requirement pursuant to Section 505, Subsection D, Item 5, Subitem a, Paragraph 1 in the Jerome Zoning Ordinance. This proposal would reduce the setback requirement from 10 feet down to 5 feet based on the existing structures within 100 feet of the site. Both adjacent structures on the Verde Avenue Front of the property extend beyond their property lines and encroach upon Verde Avenue.



South Verde Ave  
Property Line View



North Verde Ave  
Property Line View

Created by: KL	Title: Permit Appeal / Setback Proposal		
Supplementary information: Project CC75 House Build / Parcel 401-07-022	Size: A1	Sheet: 2 / 17	Scale:
	Part number: A01-AP		
	Drawing number: A01-AP		
Date: 04/30/2021		Revision:	

A01



# Current Structures

Garage South Face



Garage East Face



Garage North Face



Garage West Face



## Brief History of The Lot and Garage

Presently there is a corrugated metal clad garage located on the Lot facing out East toward Verde Ave. This garage was built in the 1970's or early 1980's and is not an original historic structure.

Copper Chief Lot 75 was originally developed with a two story residential home that covered the entire Lot (and maybe a bit extra). At some point before the 1960's the house was demolished, possibly after suffering fire damage, and the Lot sat vacant for a decade or more.

The garage was then built on the previously barren Lot mostly as a means of storage along with a small work space. All modern improvements to the Lot occurred within the last 40 to 50 years.

Created by: KL	Title: Current Structures		
Supplementary information: Project CC75 House Build / Parcel 401-07-022		Size: A1	Sheet: 3 / 17
A02		Part number: A02-CS	
		Date: 04/30/2021	Revision:



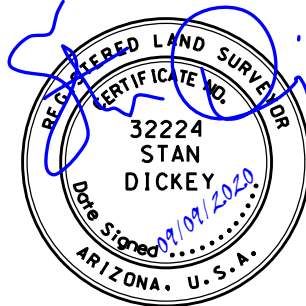
# SYMBOL LEGEND

●	Calculated Point Nothing Found or Set
⊙	Found 1/2 inch rebar with plastic cap stamped "LS 19853"
◇	Set MAG nail in lead plug with brass washer stamped "LS 32224"
⊗	Found 5/8 inch rebar with plastic cap stamped "LS 32224"—unless noted
✱	Found 1 inch O.D. smooth pin with no identification — unless noted
⊙	Set 1/2 inch rebar with aluminum cap stamped "LS 32224"
⚡	Indicates Line not to Scale
( )	Indicates Record Dimensions per Book 139 of Land Surveys, Page 50
< >	Indicates Record Dimensions per Book 2 of Maps and Plats, Page 65

## SURVEYOR'S CERTIFICATE

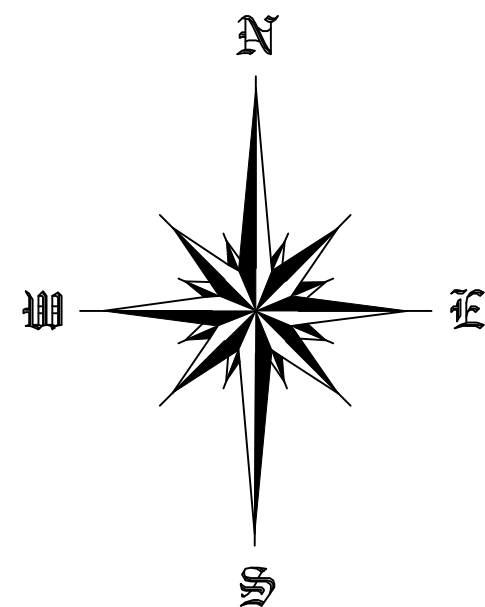
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN SEPTEMBER 2020 IN CONFORMANCE WITH THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS ADOPTED IN FEBRUARY OF 2002.

STAN DICKEY  
LS 32224



### SURVEYOR'S NOTES

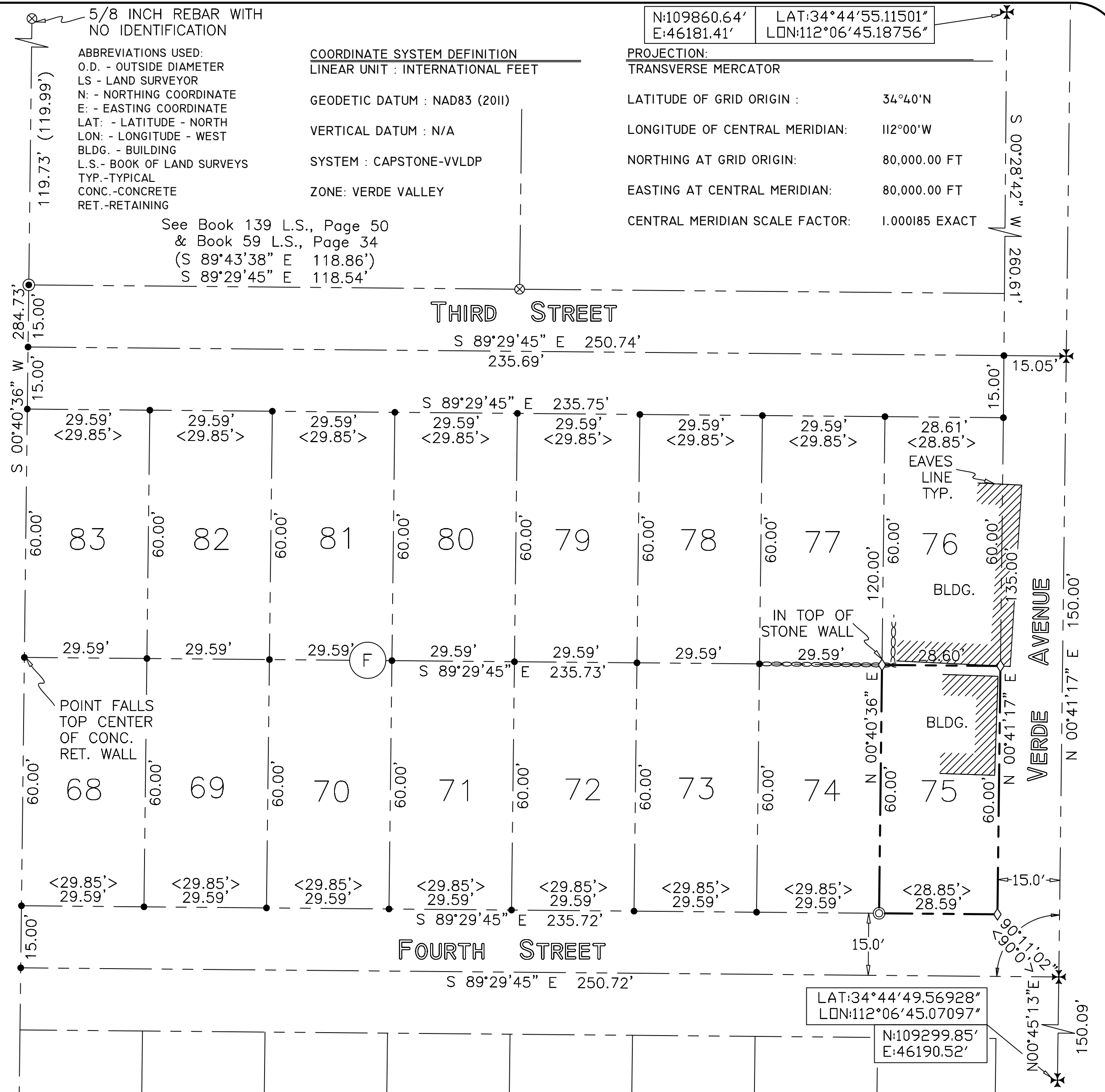
- (1) THIS PLAT WAS PREPARED FOR THE SOLE BENEFIT OF KEITH LAZARO. IT WAS PREPARED FOR SPECIFIC USERS AND FOR A SPECIFIC PURPOSE PURSUANT TO AN AGREEMENT WITH THE CLIENT AND AS SUCH ITS PURPOSE MAY BE MISLEADING TO OTHERS. FOR THESE REASONS, USE BY OTHERS IS FORBIDDEN WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CERTIFIER SIGNED HEREON.
- (2) THE SURVEYORS CERTIFICATION IS SUBJECT TO A LIMITATION OF LIABILITY. THE GENERAL PUBLIC ARE ON NOTICE THAT THIS RESULTS OF SURVEY IS SUBJECT TO A LIMITATION OF LIABILITY NOT TO EXCEED THE PRICE OF THE ORIGINAL PROPOSAL DATED 07/21/2020 BETWEEN CAPSTONE PROFESSIONAL SERVICES CORPORATION, AN ARIZONA CORPORATION AND KEITH LAZARO. BY RELIANCE THE ACCEPTANCE OF THESE TERMS IS EFFECTUATED. COPIES OF THE ORIGINAL PROPOSAL ARE AVAILABLE UPON REQUEST.
- (3) BRACKETED DIMENSIONS REPRESENT RECORD DIMENSIONS AS DEFINED IN LEGEND. ALL UNBRACKETED DIMENSIONS REPRESENT MEASURED DIMENSIONS.
- (4) ALL MEASURED BEARINGS AND DISTANCES SHOWN HEREON ARE GRID VALUES BASED UPON THE PROJECTION DEFINITION SHOWN HEREON. THE PROJECTION WAS DEFINED SUCH THAT GRID DISTANCES ARE NEARLY EQUIVALENT TO GROUND DISTANCES IN THE PROJECT AREA. THE BASIS OF BEARINGS IS GEODETIC NORTH. HOWEVER, MEASURED GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.
- (5) THIS SURVEY IS SUBJECT TO ALL CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, RIGHTS OF WAY AND ALL OTHER MATTERS WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.



0' 20' 40' 60'  
SCALE 1" = 20'

THE BASIS OF BEARINGS FOR THIS SURVEY IS GEODETIC NORTH AS DETERMINED FROM GPS OBSERVATIONS. SEE SURVEYOR'S NOTE 4 ABOVE.

CENTER AVENUE



Site Plan

- Notes: 1. The Front of the Site will be off of Fourth Street on the South end of the Property.
2. The Front Yard off Fourth Street will be 10 Feet deep with a standard 5 Foot Side Yard on the West side of the Property.
3. The Rear Yard is 20 Feet deep and is where the Two Car Offstreet Parking Area is located.
4. The Front Yard off of Verde Avenue will be 5 Feet deep as proposed pursuant to Section 505.D.5.a.1 in the Jerome Zoning Ordinance, which places the House approx. 13 Feet back from the Verde Avenue path of travel.

Total Lot Square Footage: 1710  
Building Footprint Square Footage: 583  
Building Coverage: 34%

Yard	Standard	Proposed
Front Yard	10ft/10ft	10ft/5ft
Side Yard	5ft	5ft
Backyard	20ft	20ft

Landscaping and Drainage

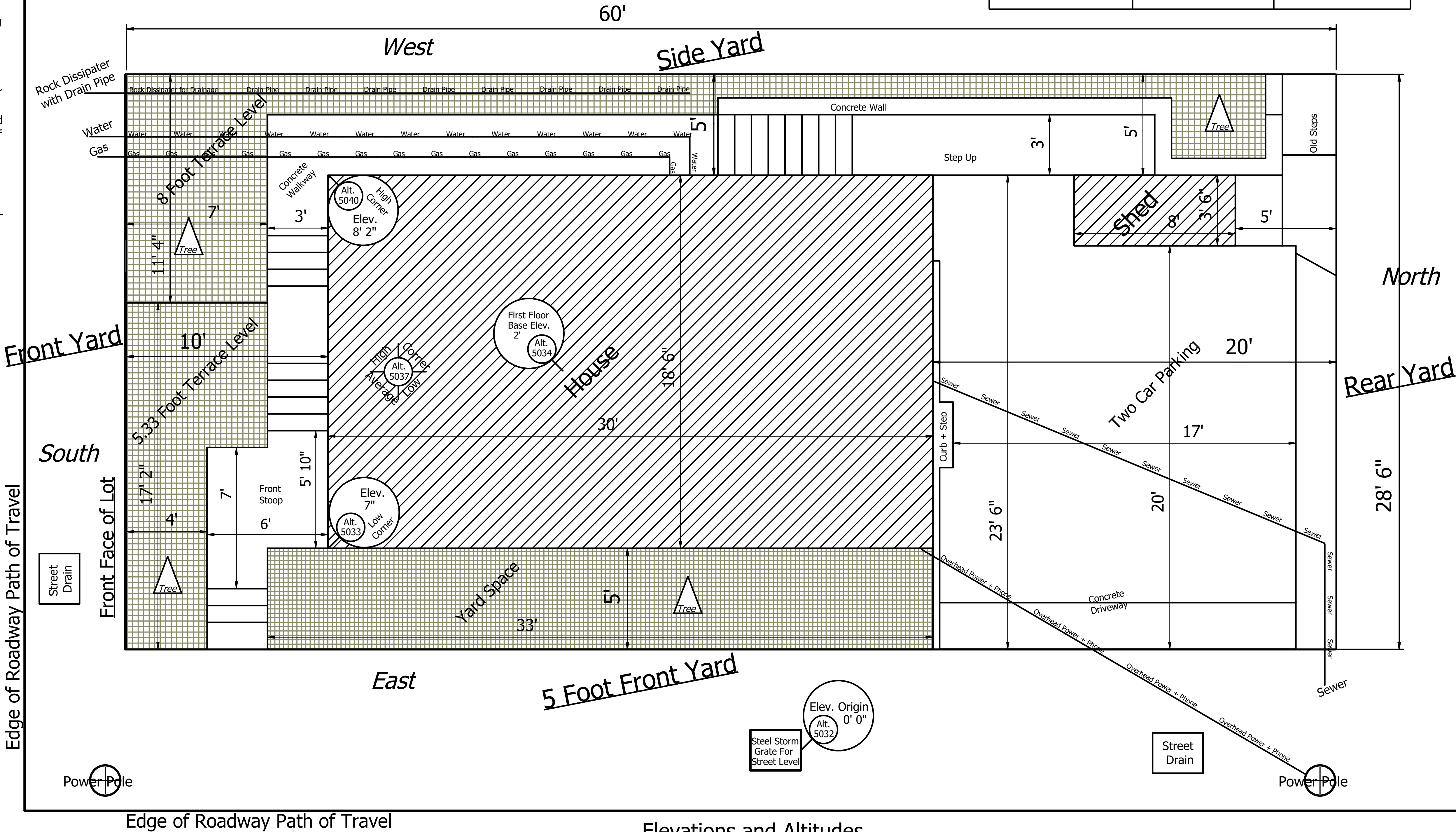
△ = Tree

A total of four Trees will be planted in the yard area around the lot. Other foliage may be planted at a later time, including bushes and succulants.

A drain pipe will run parallel to the West edge of the Lot and discharge South into the stormway on Fourth Street after filtering through a Rock Dissipater. The only other drainage will be a plastic lined gravel bed underneath the foundation of the house and basement.

Utilities

Water and Gas connections will come from Fourth Street on the South of the Lot. Overhead Power and Phone lines will attach to the Power Pole near the northeast corner of the Lot. The Sewer line will attach to the town sewer line running parallel with the North edge of the Lot.



Elevations and Altitudes

To see a Crosscut view of the existing High and Low Corner point altitudes overlaid with the new house go to Page A05, Ref. 01.

Site Elevations are measured based on their height above the steel storm grate on the East side of the lot. The base of the First Floor will be 2 feet above the storm grate level.

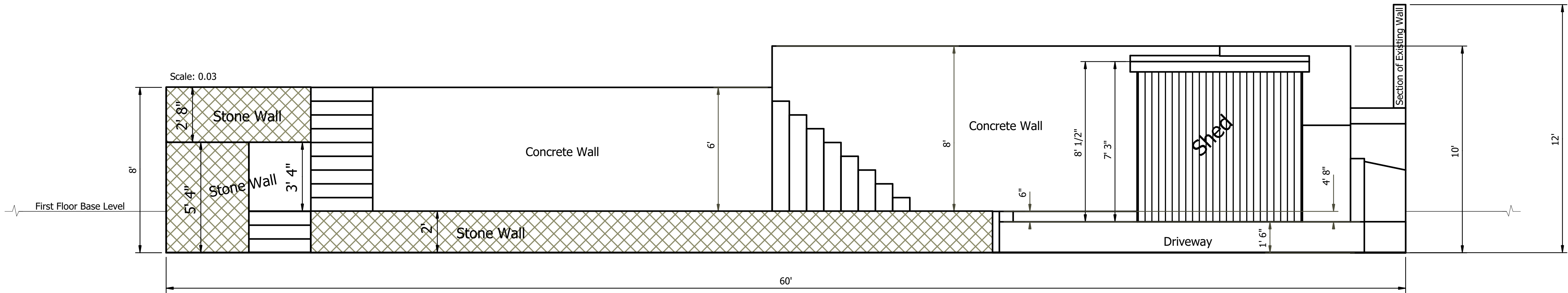
Altitude measurements are rounded to the nearest foot and taken from the existing site topography. The site's Average Altitude is 5037 based on the high and low corner altitudes.

Created by: KL	Title: Site Plan					
Supplementary information: Project CC75 House Build / Parcel 401-07-022						
<div>A04</div>				Size: A1	Sheet: 5 / 17	Scale: 0.03
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				Drawing number: A04-SP		
				Date: 04/30/2021	Revision:	

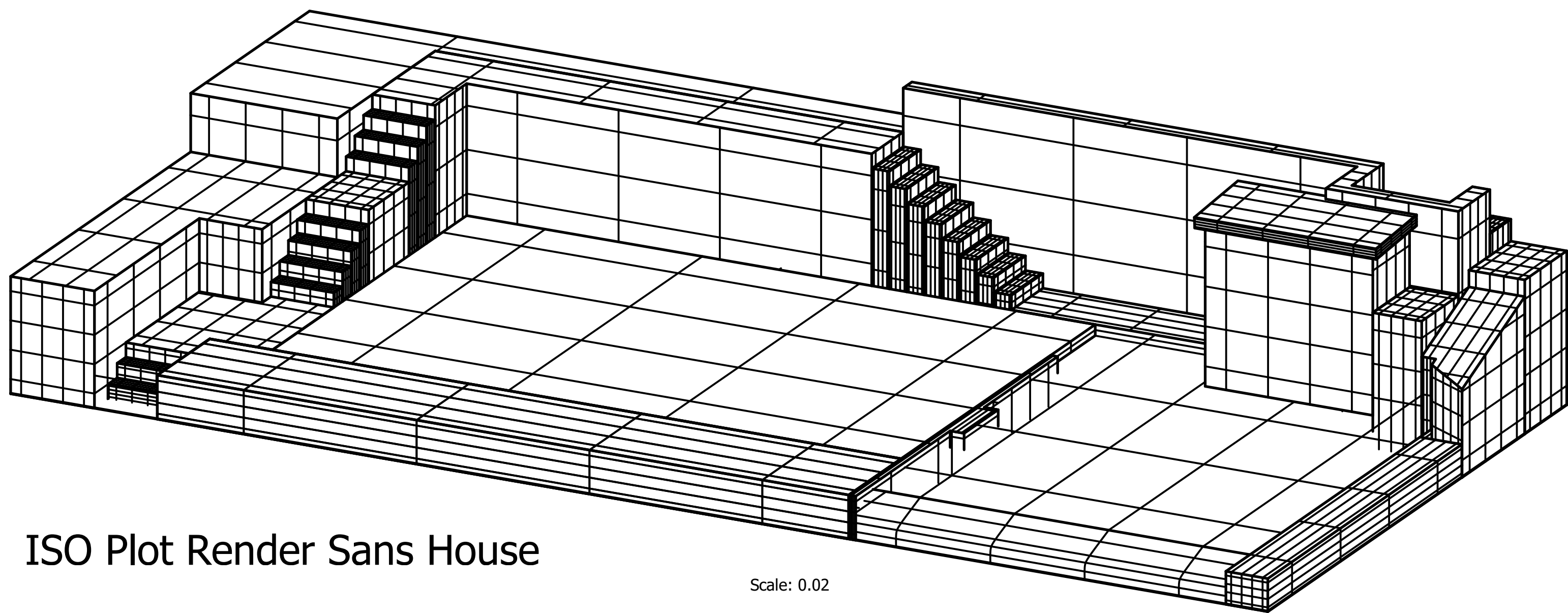


Site Elevations Sans House

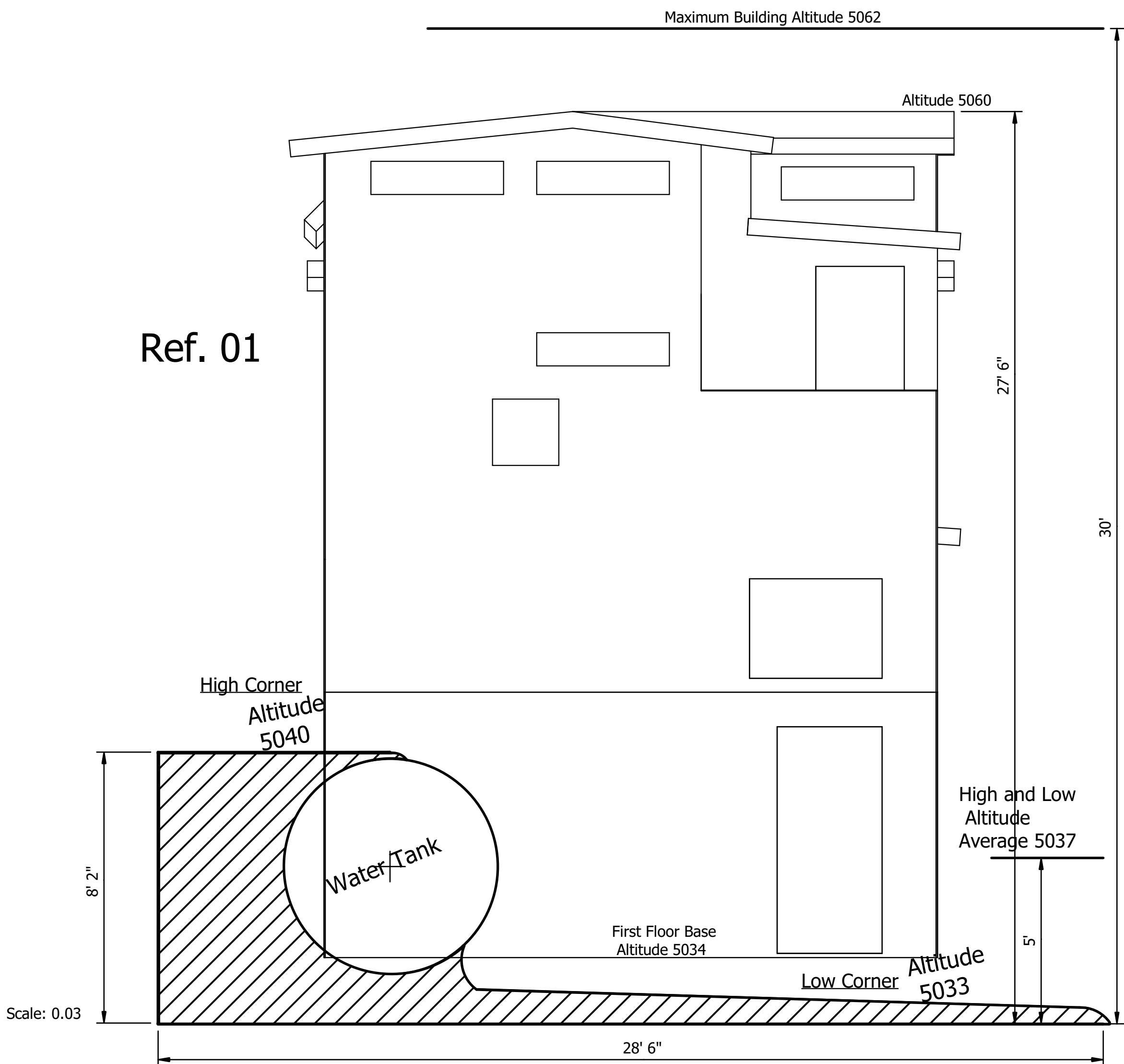
- Notes: 1. The Shed will be clad and roofed with the same salvaged corrugated siding as the lower portion of the new house.
2. The North West Corner of the property is positioned on top of an existing wall retaining the neighbors yard.



Eastern Plot Elevations Sans House



ISO Plot Render Sans House



Existing Crosscut Of High And Low House Corner Altitudes

Existing Property Elevation And Grade

Currently the Western side of the property is being retained by a previously burried Water Tank. Previously the Tank was hidden by and held behind a stone retaining wall that has since been removed in preparation for lot development. The Tank will be removed prior to starting construction leaving an open dirt embankment.

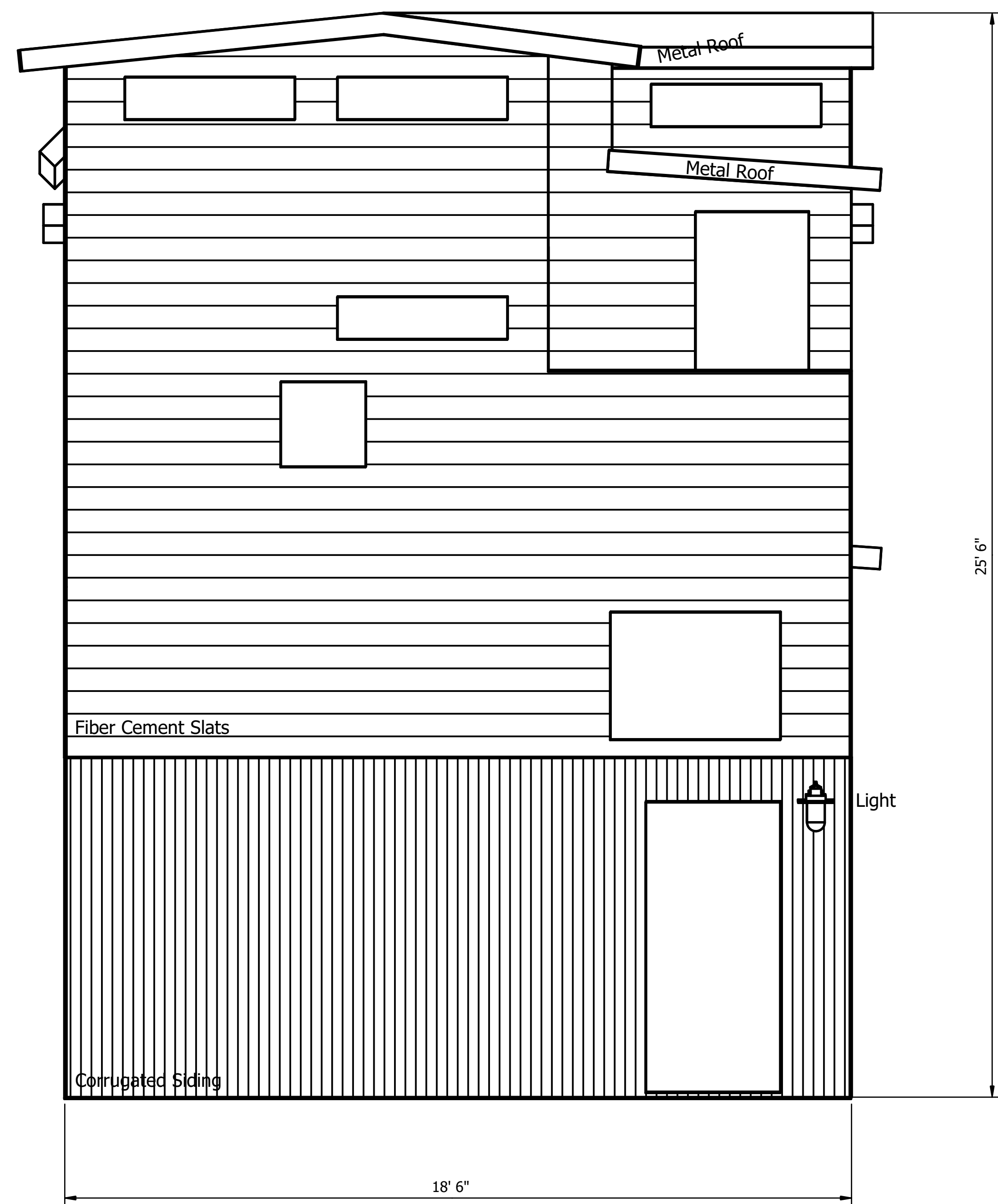
Altitudes And First Floor Base

All Altitudes are rounded to the nearest foot. The Low Corner Altitude measures at 5033 feet and the High Corner Altitude measure 5040 feet making an Average Altitude of 5037 feet. The First Floor Base Altitude is proposed at 5034 feet, 3 feet less than the Average Altitude of 5037 feet.

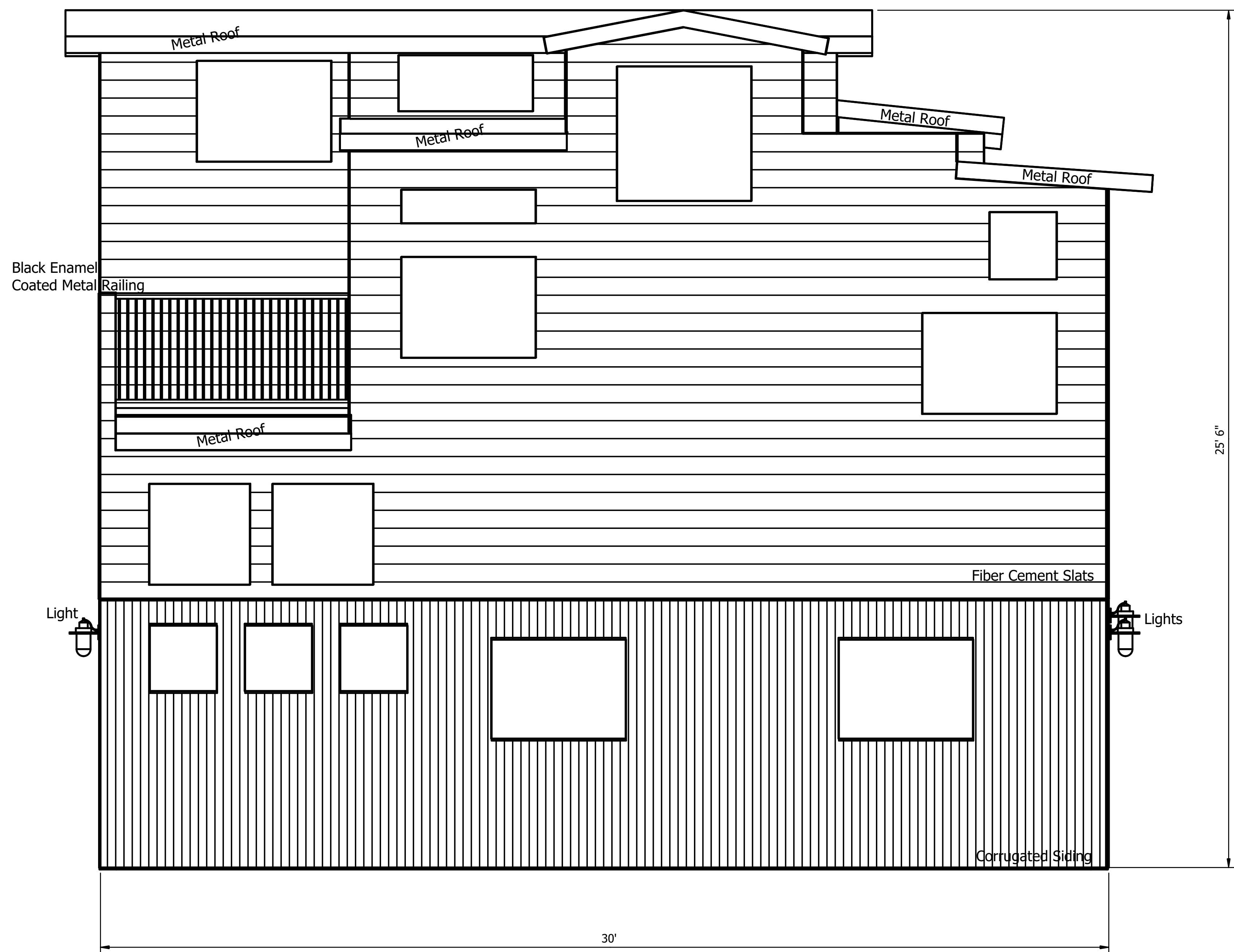
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Supplementary information: Project CC75 House Build / Parcel 401-07-022				
<div>A05</div>		Size: A1	Sheet: 6 / 17	Scale: .02, .03
		Part number: A05-EL		
		Drawing number: A05-EL		
		Date: 04/30/2021	Revision:	

A05

# House Exteriors SE



South Face



East Face

- Notes:
- 1. Corrugated metal sheets will be salvaged from the old garage on site and reused as siding on the lower portion of the new house. Cement slats that resemble wood siding will be used on the upper portion of the new house and all Roofs will be clad with modern seamless metal roof panels.
  - 2. All siding will be finished with the same paint color making it nearly indistinguishable from a distance.
  - 3. Colors and material samples will be provided seperately.

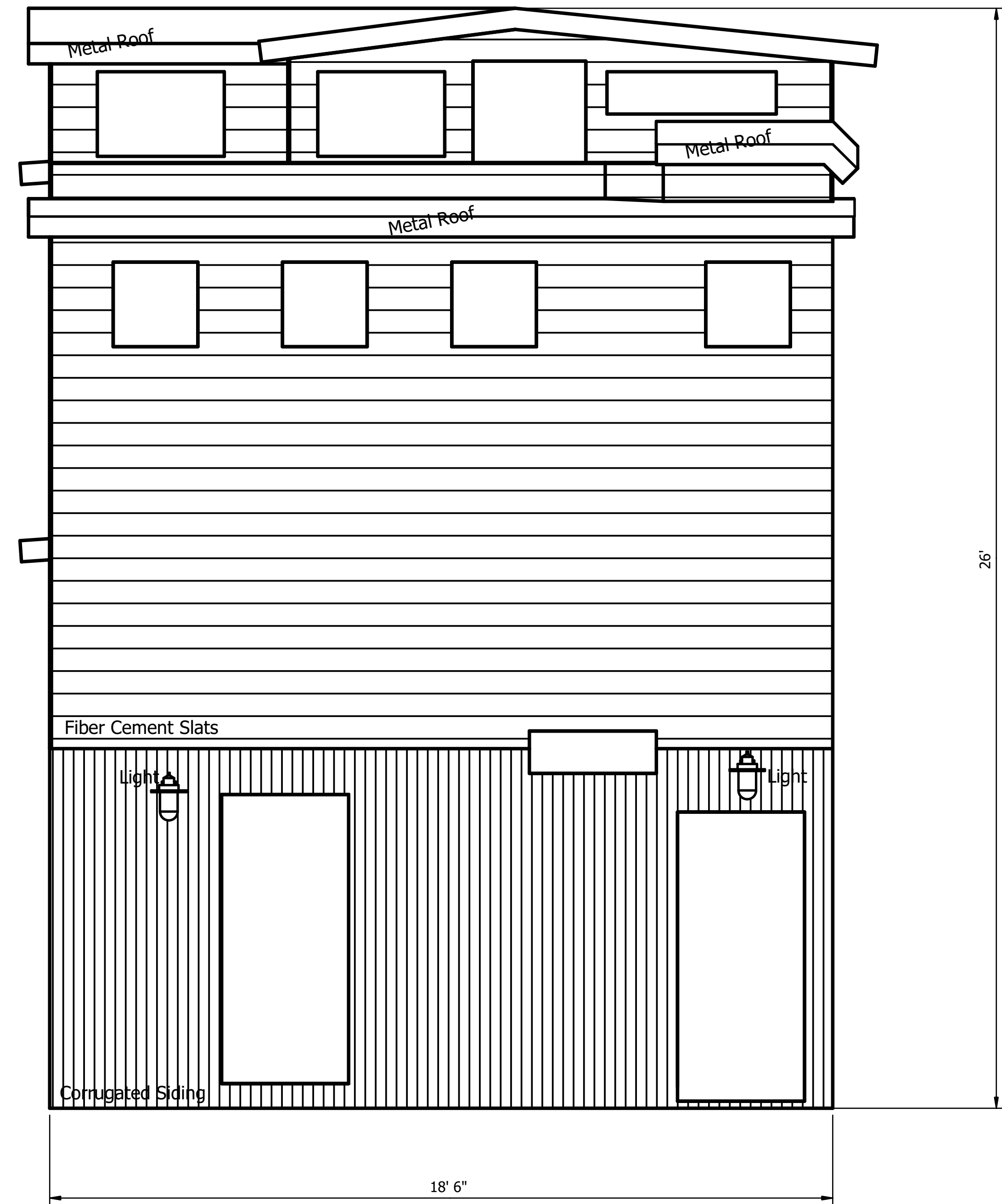
Lighting

A total of 3 Outdoor Lantern Style Lights will all be attached to the main house structure.

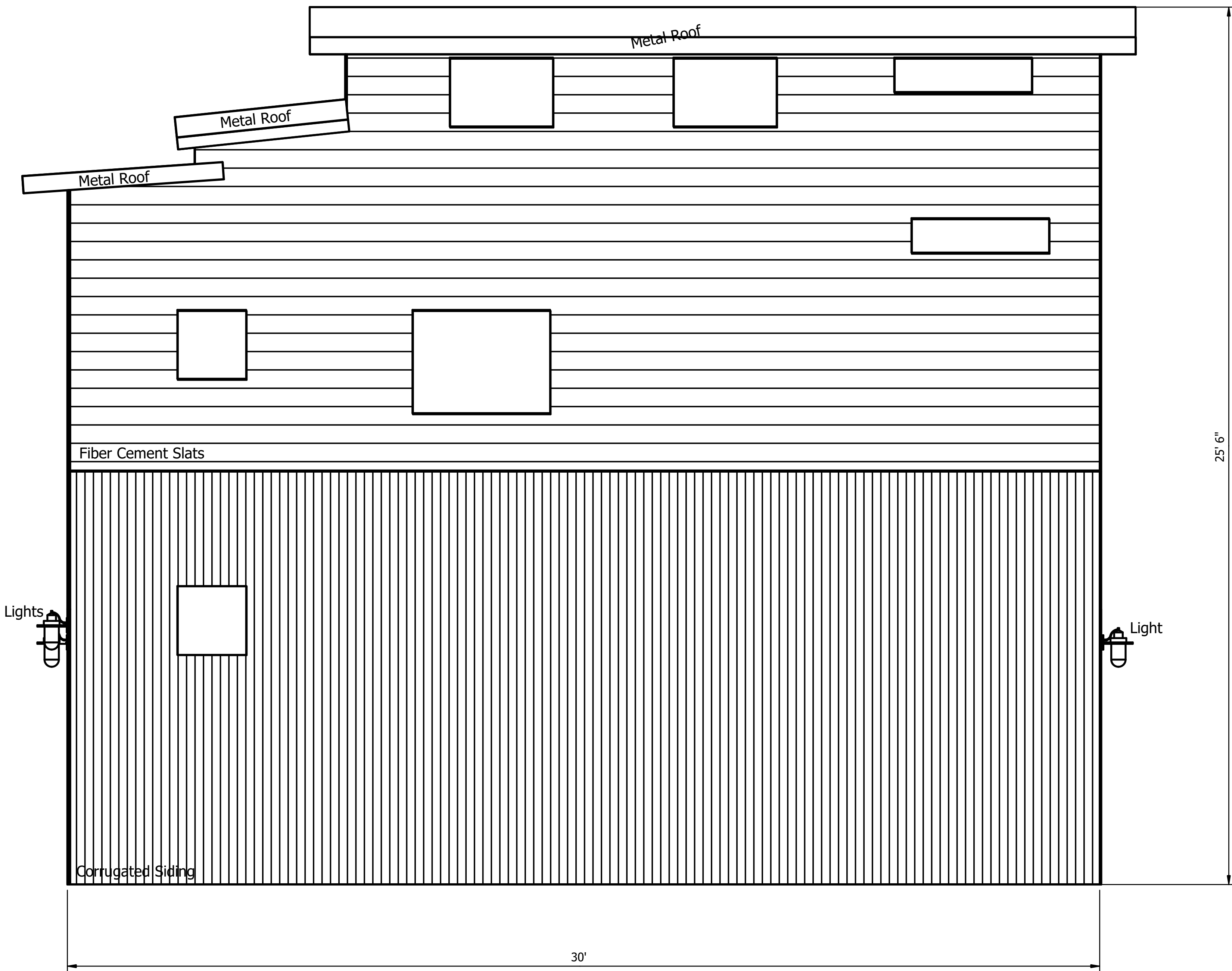
Created by: KL		Title: House Exteriors SE		
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<div>A06</div>		Part number:  		
		Drawing number: A06-X1		
		Date: 04/30/2021		Revision: 

A06

House Exteriors NW

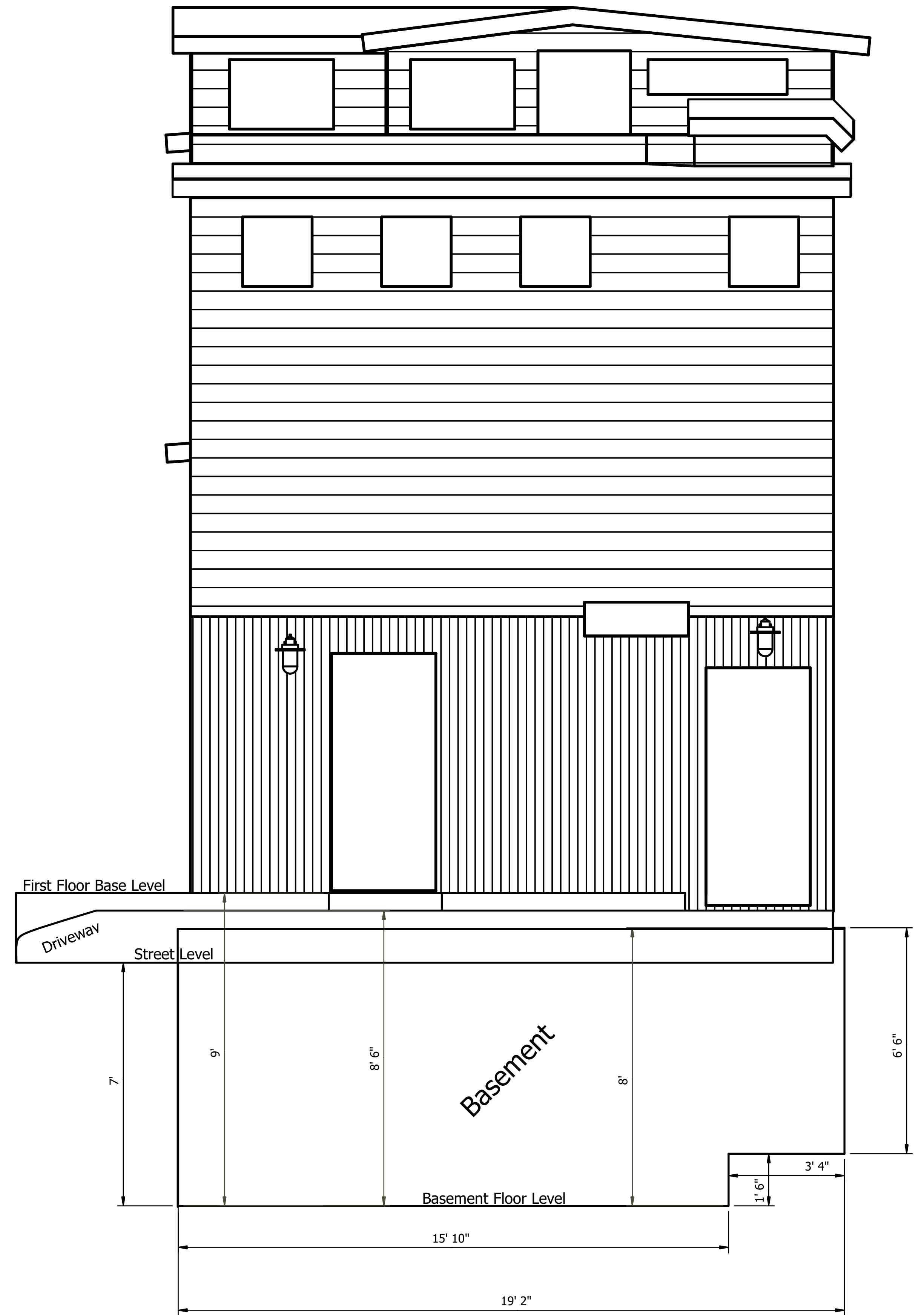
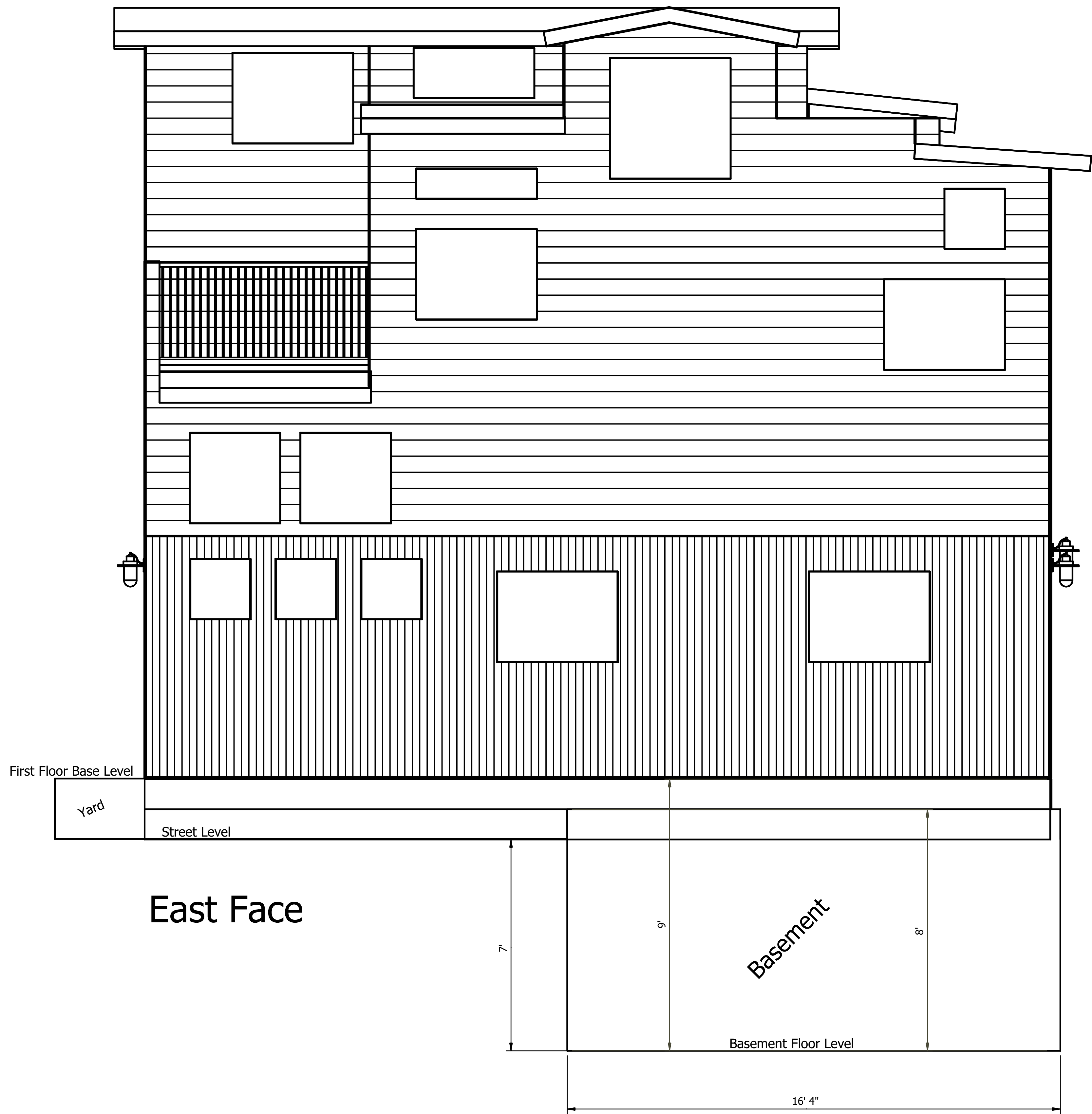


North Face



West Face



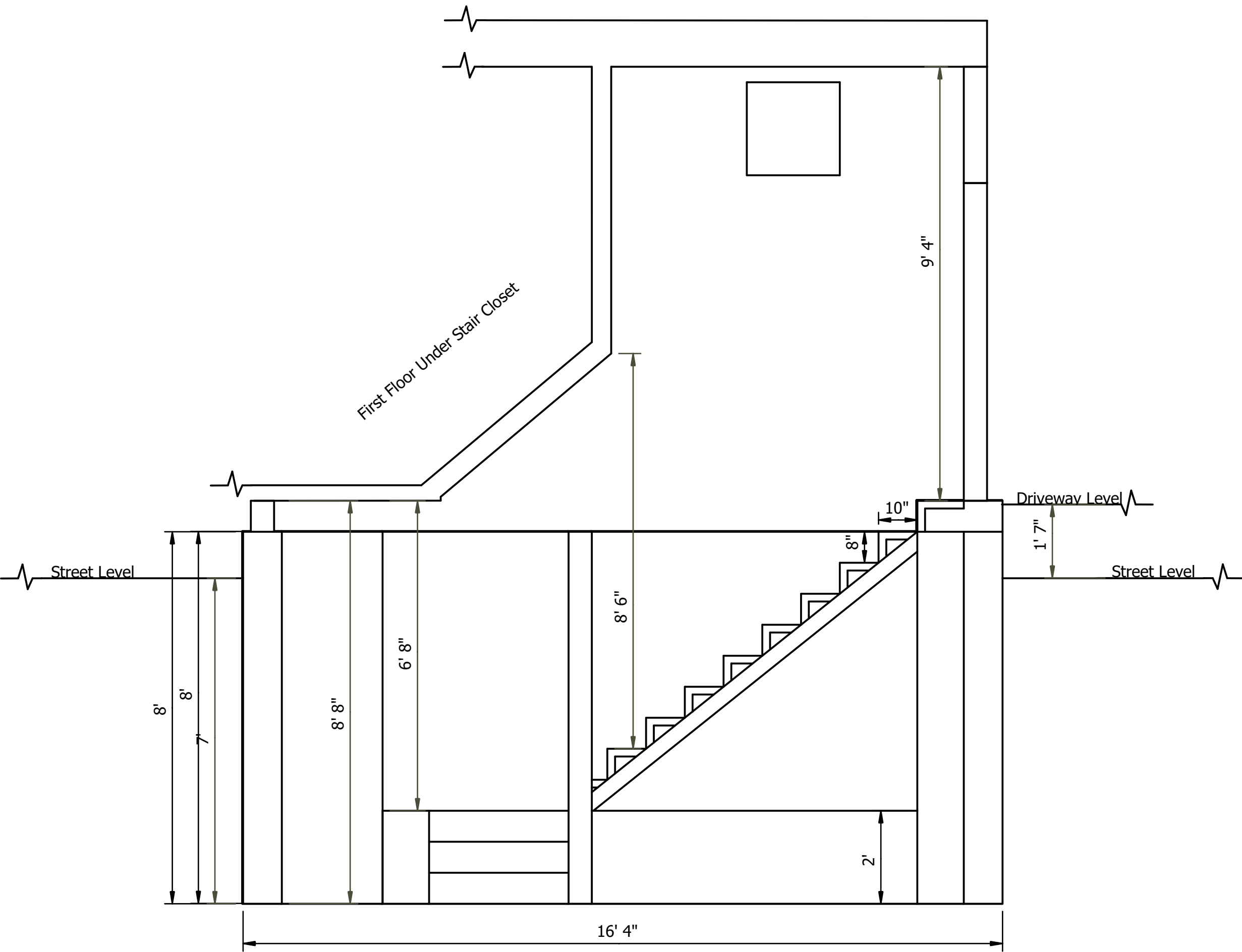


Notes: 1. Basement width measurements include wall thickness.

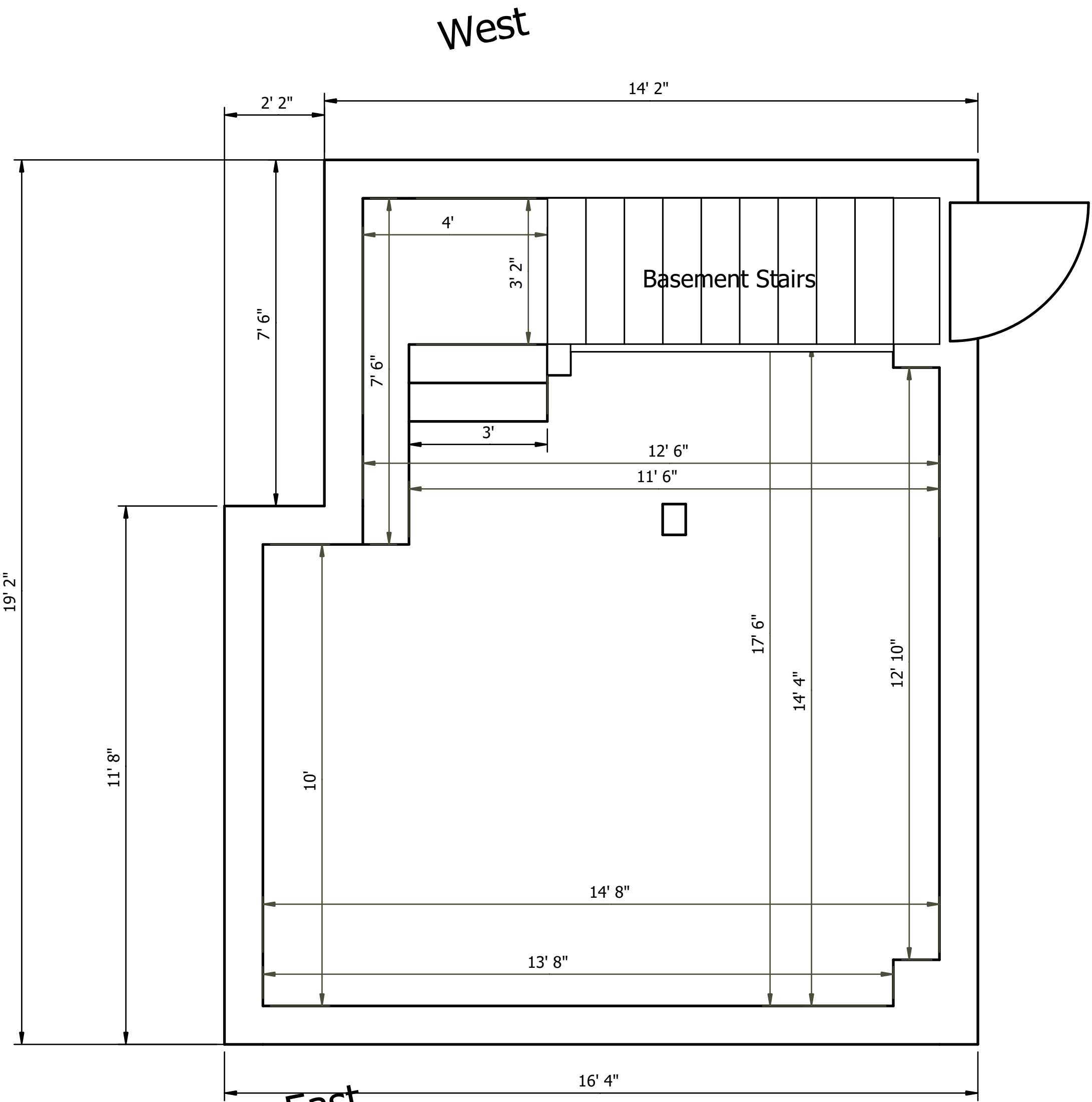
2. The Basement foundation and floor pad (Not Shown) extend an additional 4 to 12 inches below the Floor Level.

Created by: KL		Title: House Exterior with Basement		
Supplementary information: Project CC75 House Build / Parcel 401-07-022		Size: A1	Sheet: 9 / 17	Scale: 0.04
A08		Part number: A08-XB		
		Date: 04/30/2021	Revision:	

Basement Plan



Basement Stair Profile Viewed From East To West



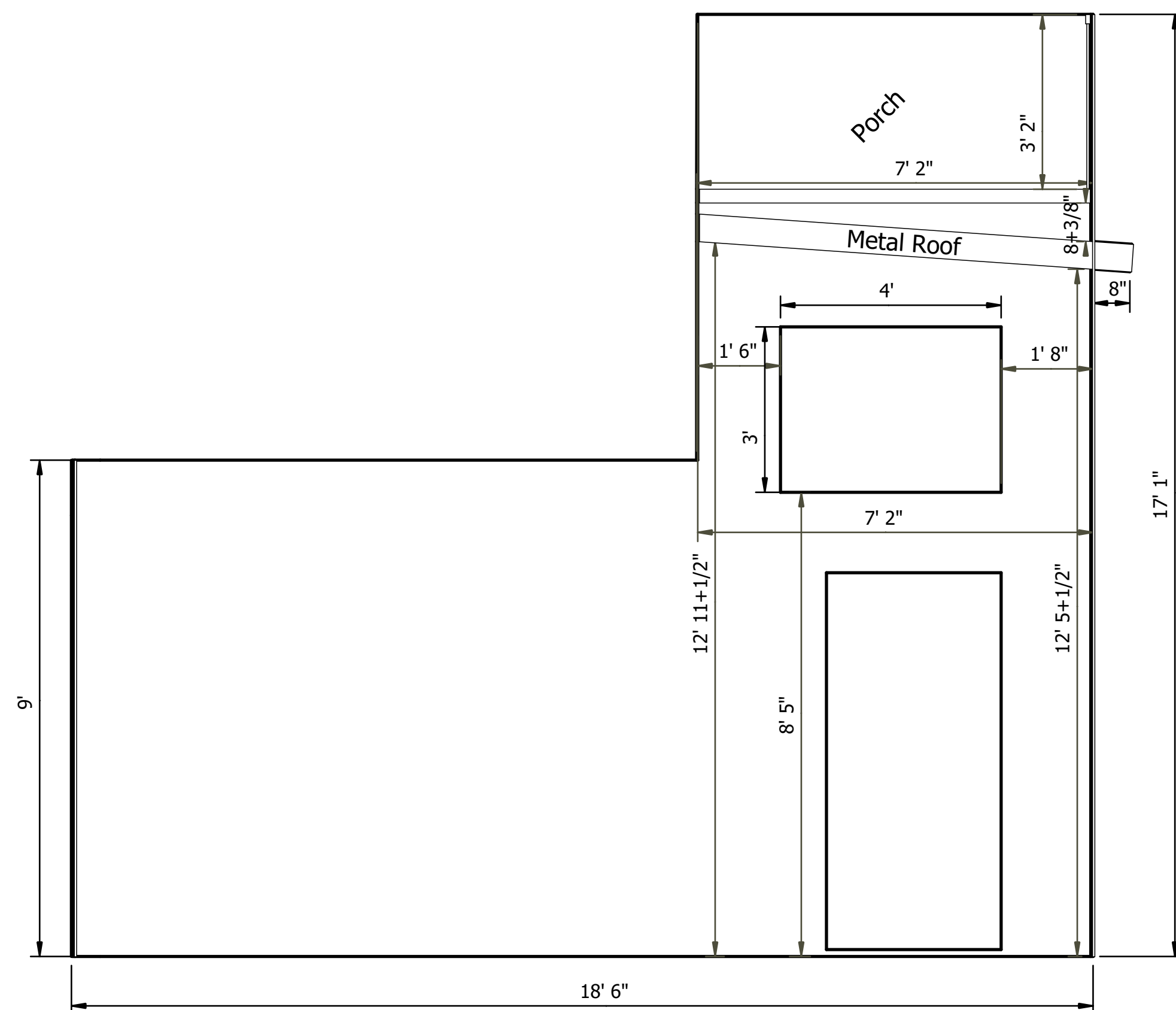
Basement Layout

Notes: 1. The Basement provides storage space and also houses the Water Heater and Water Purification System (Not Shown).

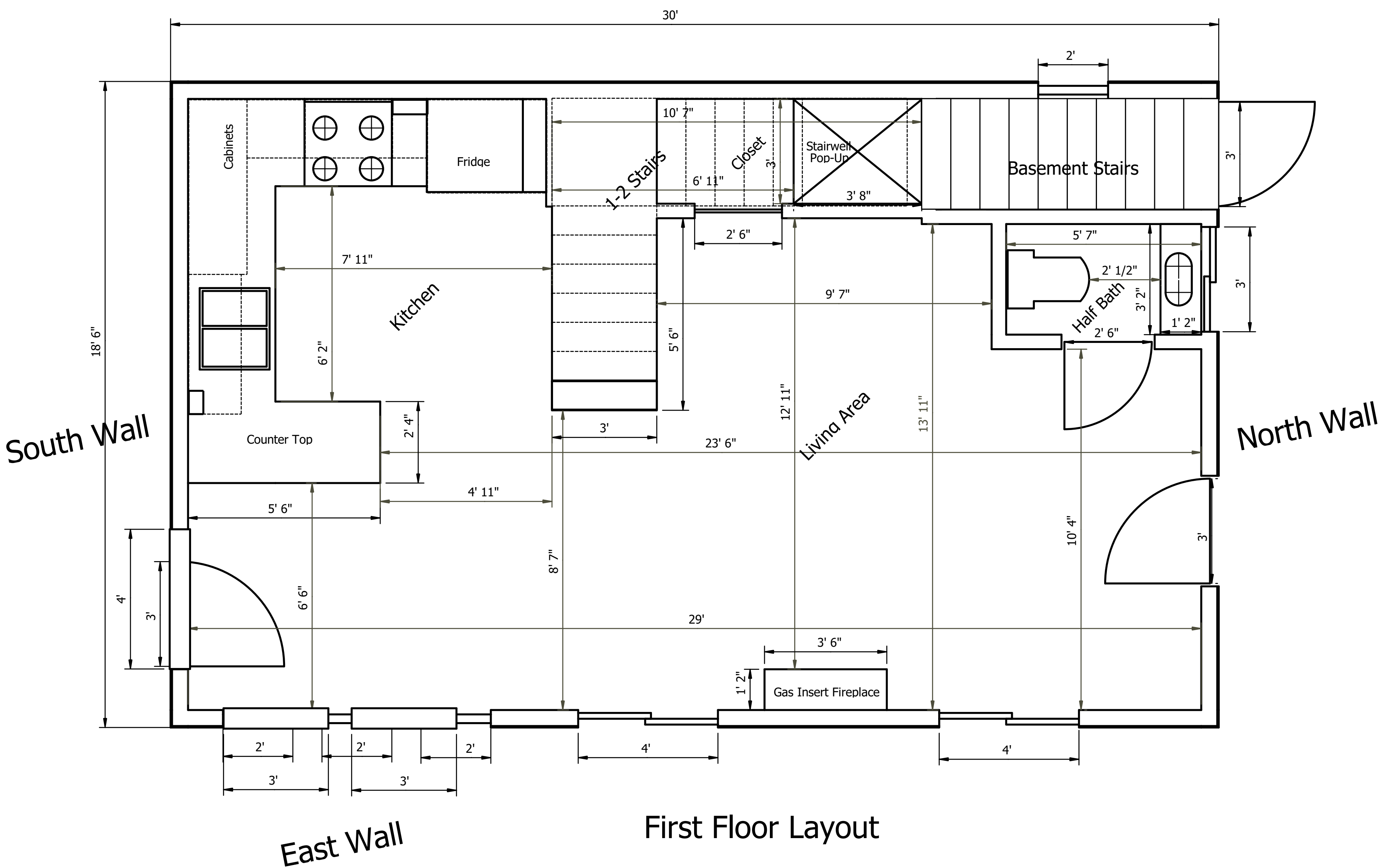
Scale: 1 In = 20.2 Ins or 0.04% scale from actual size

Created by: KL		Title: Basement Plan		
Supplementary information: Project CC75 House Build / Parcel 401-07-022		Size: A1	Sheet: 10 / 17	Scale: 0.04
A09		Part number: A09-BM		
		Date: 04/30/2021	Revision:	

First Floor Plan



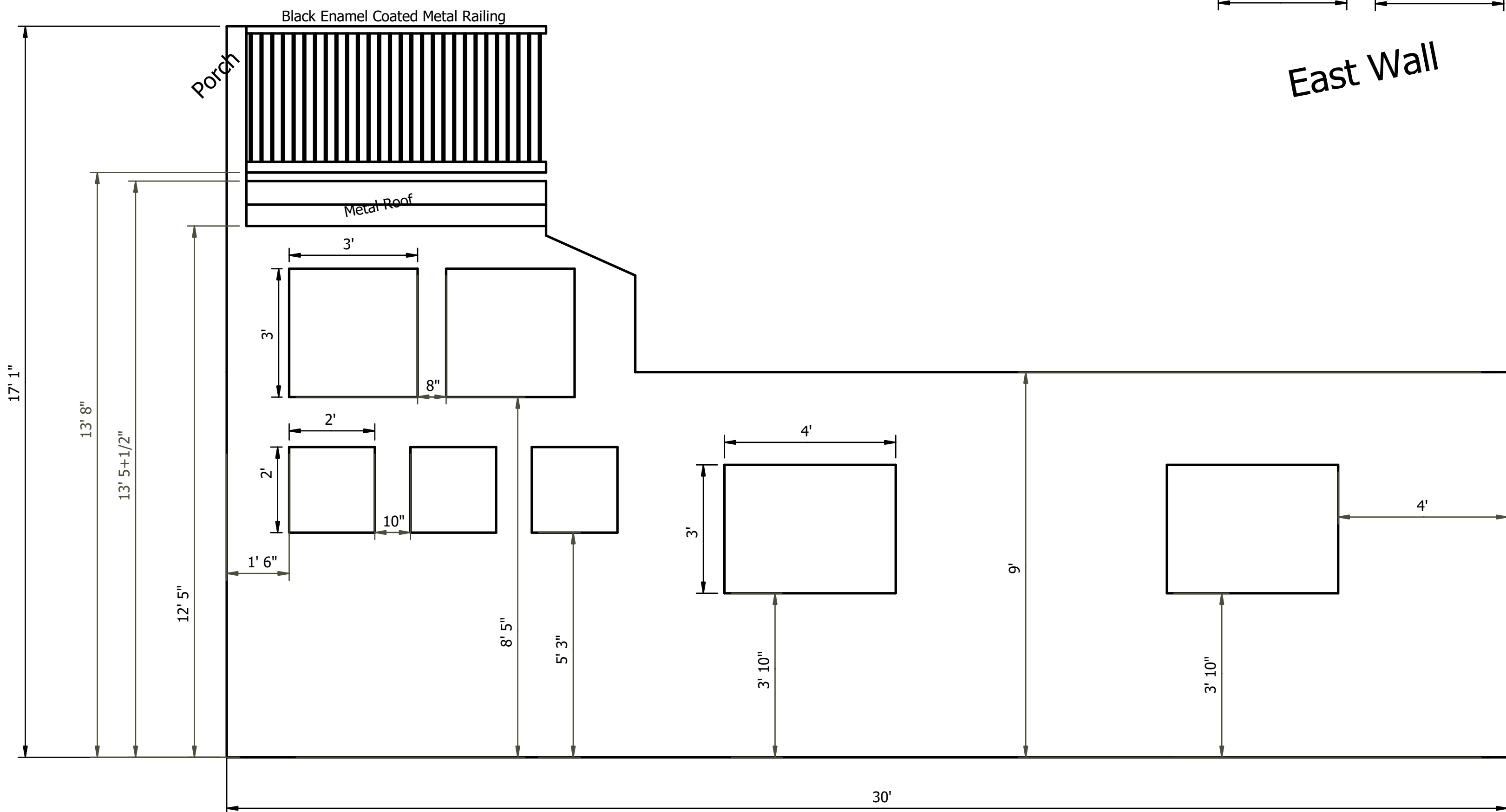
First Floor South Wall Window Elevation



First Floor Layout

- Notes:**
1. The First Floor features the Kitchen and Living Area along with a Half Bathroom.
  2. The Font Door on the South Wall leads out to the fenced Front Yard while the Back Door on the North Wall leads out to the Parking Area.
  3. A storage closet with a sliding door is located underneath the 1-2 Stairs.
  4. A Gas Insert Fireplace is also located on the First Floor for heating during the winter.

Scale: 1 In = 20.2 Ins or 0.04% scale from actual size

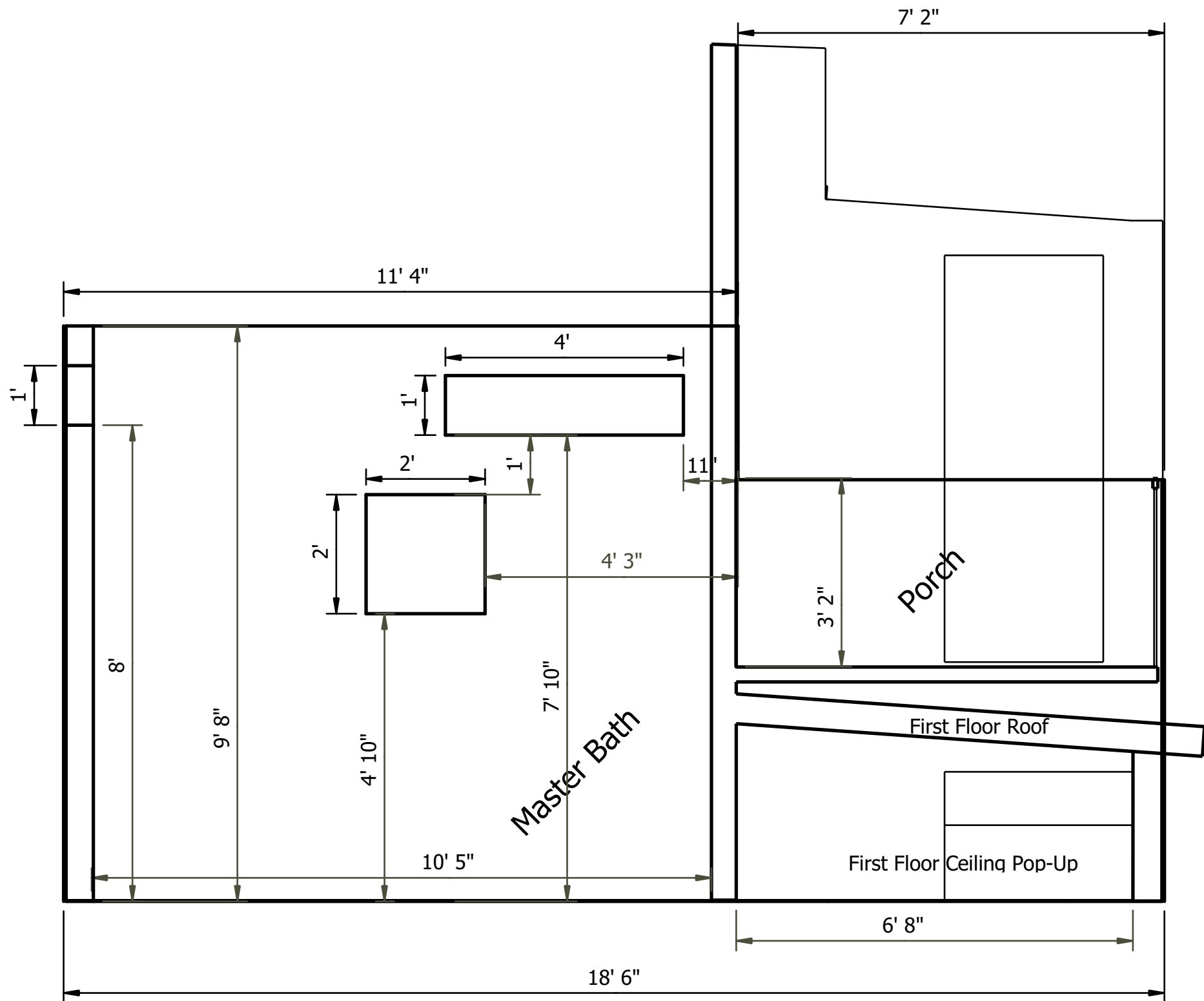


First Floor East Wall Window Elevations

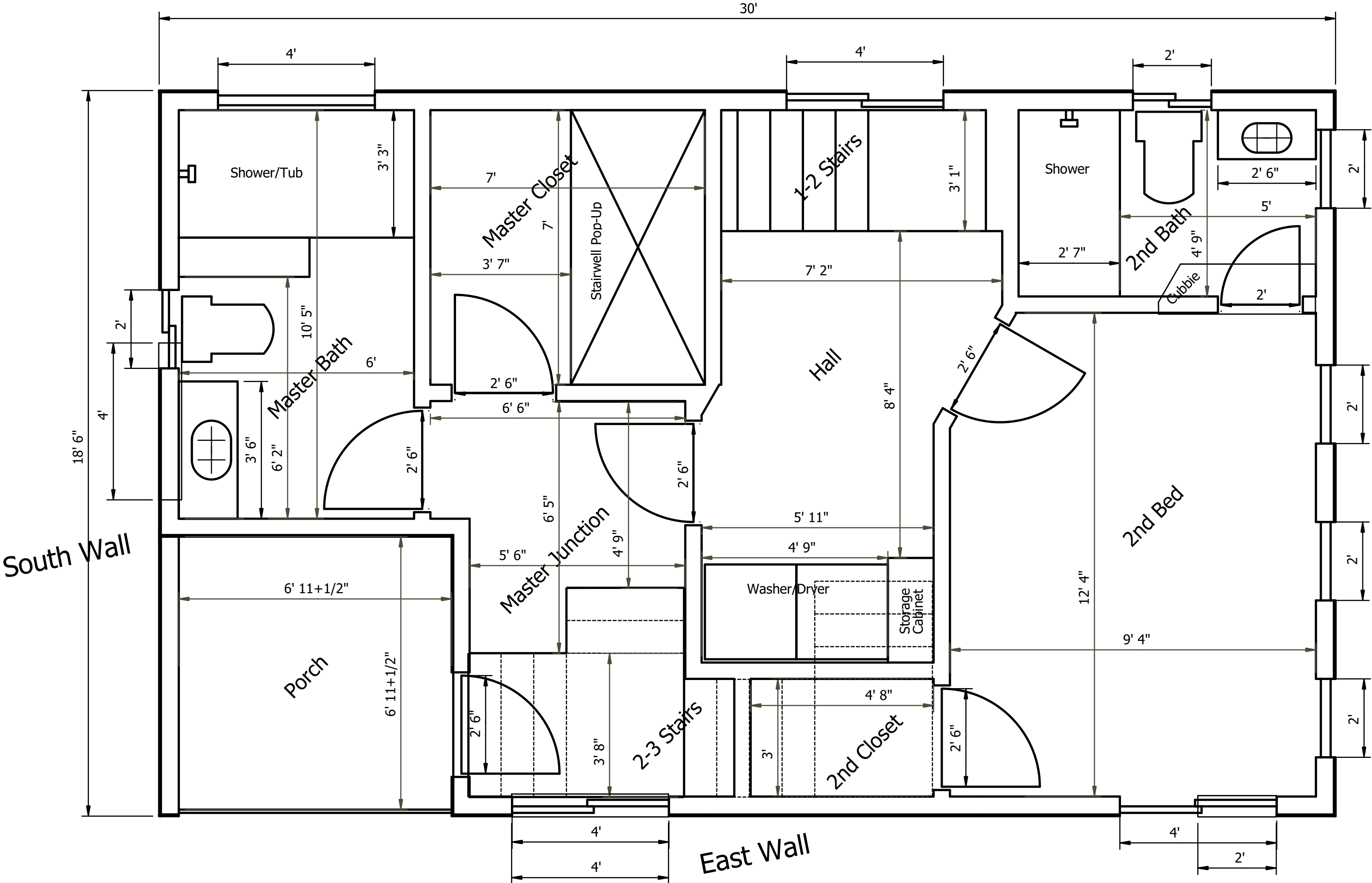
Created by: KL		Title: First Floor Plan		
Supplementary information: Project CC75 House Build / Parcel 401-07-022				
<div>A10</div>		Size: A1	Sheet: 11 / 17	Scale: 0.04
		Part number:		
		Drawing number: A10-F1		
		Date: 04/30/2021	Revision:	

A10

Second Floor Plan

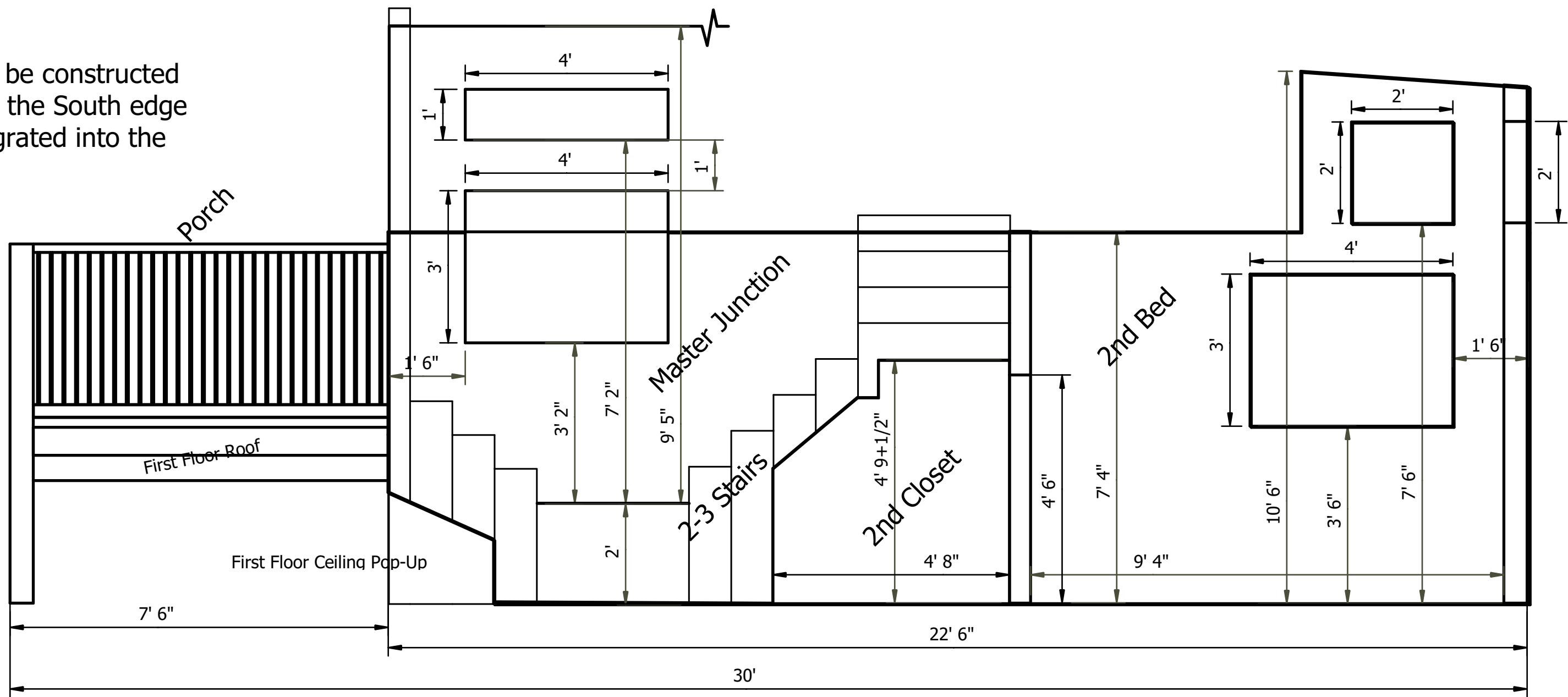


Second Floor South Wall Window Elevations



Second Floor Layout

Porch Notes: The Porch and East rail will be constructed out of structural steel while the South edge will be a solid banister integrated into the South Wall.



Second Floor East Wall Window Elevations with Stairs

- Notes:
1. The Second Floor features a Second Bedroom, half of the Master Bedroom, a Laundry Area in the Hall, as well as access to the Porch.
  2. The Second Bedroom has its own Bathroom with a small Closet under the Stairs for the Master Loft and a built in cubbie space above the Bathroom door.
  3. The Laundry Area in the Hall features a Washer and Dryer along with a small Storage Cabinet/Closet located partially underneath the Stairs for the Master Loft.
  4. The Master Bathroom and Master Closet are also located on the Second Floor with a Pop-Up for the 1-2 Stairwell creating a 3ft 4in raised shelf/step in the Master Closet.

Scale: 1 In = 20.2 Ins or 0.04% scale from actual size

Created by: KL	Title: Second Floor Plan			
Supplementary information: Project CC75 House Build / Parcel 401-07-022				
<div>A11</div>		Size: A1	Sheet: 12 / 17	Scale: 0.04
		Part number:		
		Drawing number: A11-F2		
		Date: 04/30/2021	Revision:	

A11




Architectural floor plan of a tiny house with the following dimensions and features:

- Overall Dimensions:**
  - Overall Width: 21' 11 1/2"
  - Overall Depth: 25' 6 1/2"
- Rooms and Features:**
  - Master Loft:** Located at the rear, featuring a gabled roof and a window labeled "7' 4\"".
  - Awning Window:** Located on the left wall of the main living area.
  - Raised Bed Area:** Located on the left side, with a width of 5'.
  - Parapet:** Located on the right side, with a height of 3' 9\"".
  - 2-3 Stairs:** Located at the front, with a height of 8' 4\"".
  - Porch:** Located at the front left, extending 8' 4\"".
- Other Dimensions:**
  - Height from the main floor to the top of the Master Loft: 9' 5 1/2"

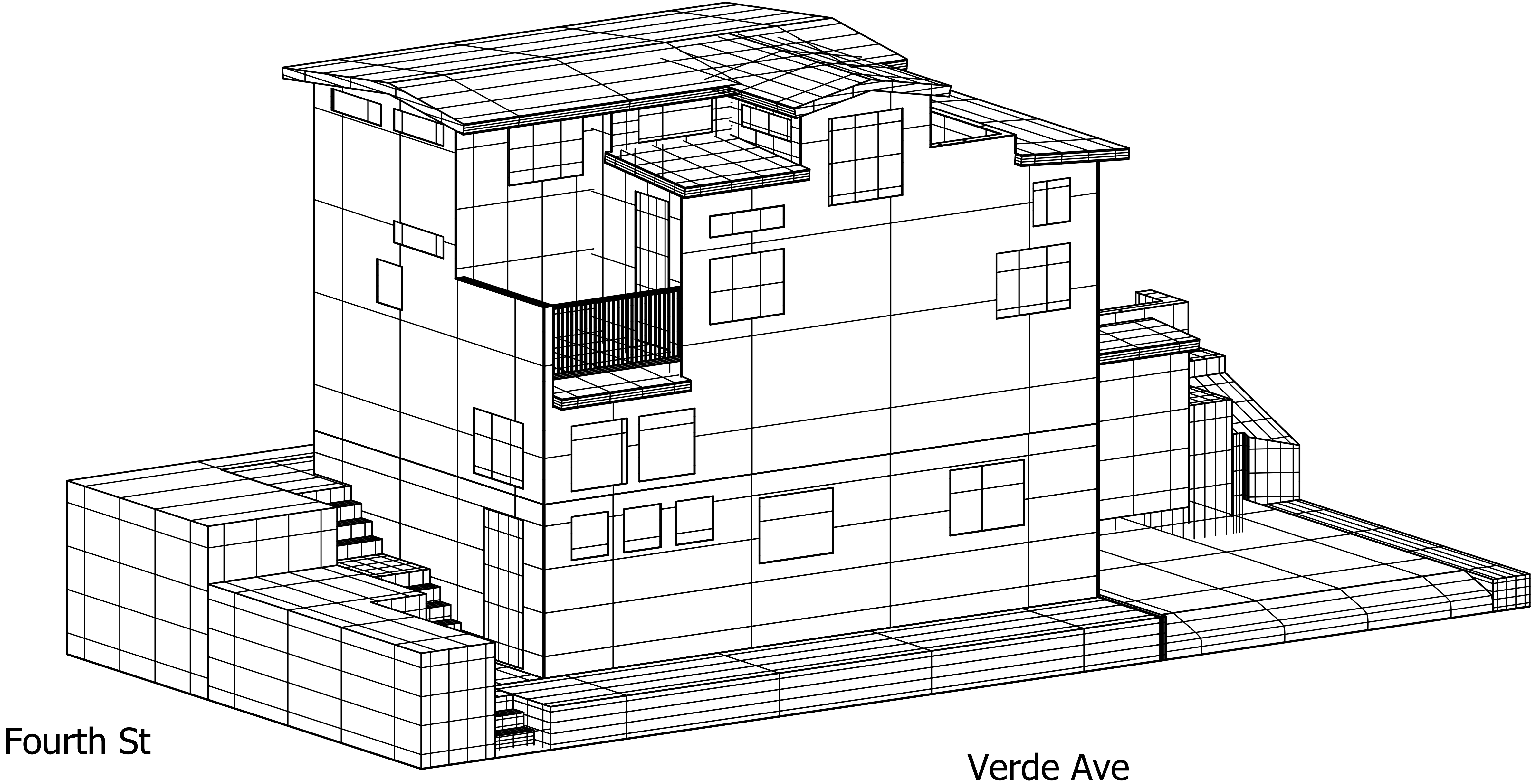
[illegible]

**Notes:**

1. The Third Floor features the Master Loft with access to a Parapet Roof Area.
2. The Master Loft includes a built-in raised Bed Area (King size mattress shown) with shelving and a small Gas Insert or Electric Fireplace.
3. A 4in step on the North Wall of the Master Loft features built-in shelving/storage and has a custom sized door leading to the Parapet.
4. The Parapet allows roof access and houses a Raised Manifold with an Evaporative Cooler all located within a removable roofed enclosure.
5. The Top Stair in the 2-3 Stair set is even with the Master Loft floor level and the Parapet is 3 to 3+1/2 inches raised above floor level.

Created by: KL	Title: Third Floor Plan			
Supplementary information: Project CC75 House Build / Parcel 401-07-022		Size: A1	Sheet: 13 / 17	Scale: 0.04
<div style="font-size: 100px; text-align: center;">A12</div>		Part number:		
		Drawing number: A12-F3		
		Date: 04/30/2021		Revision:

South East ISO Render

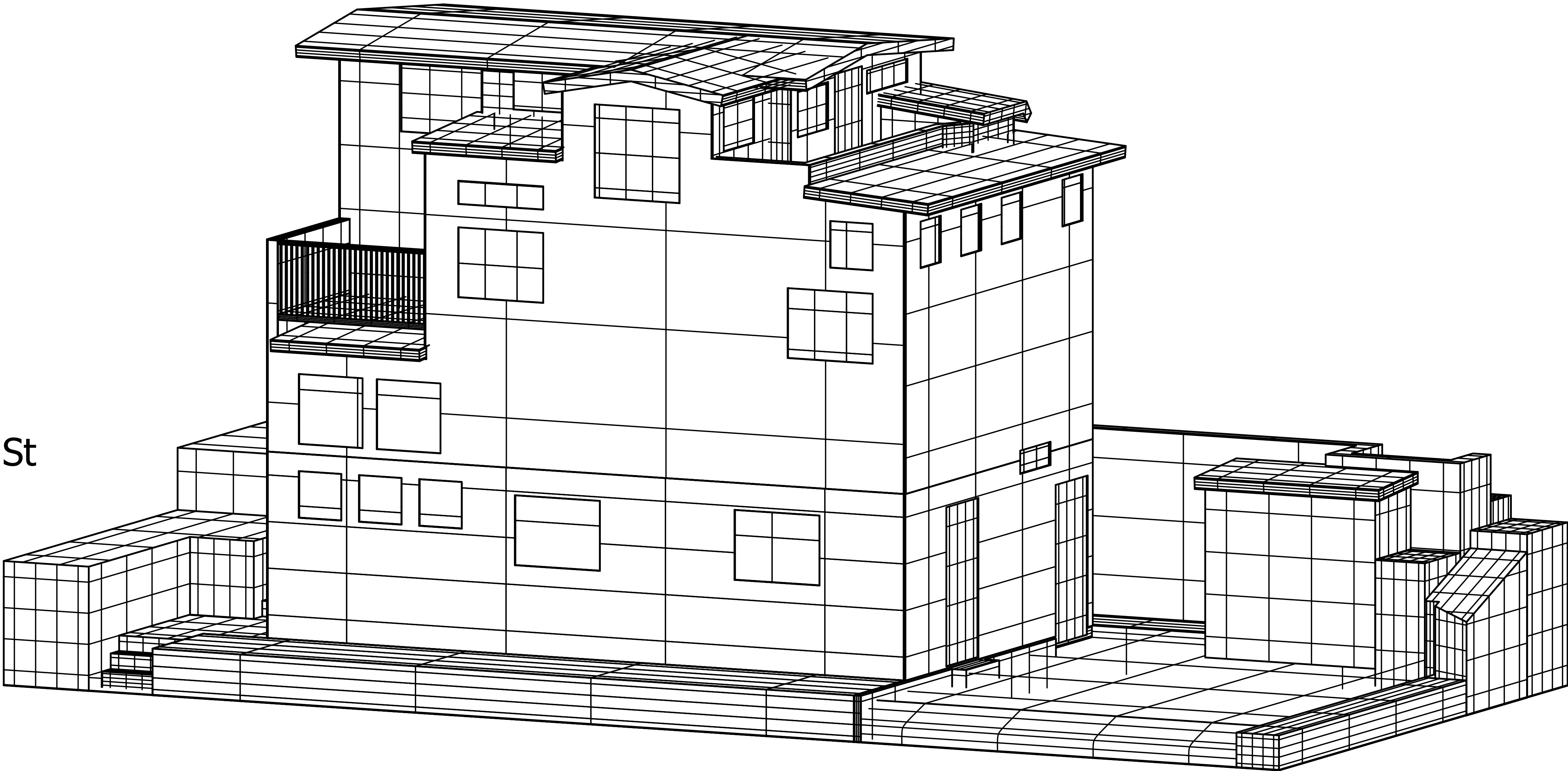


Created by: KL		Title: ISO Render SE		
Supplementary information: Project CC75 House Build / Parcel 401-07-022		Size: A1	Sheet: 14 / 17	Scale: 0.03
		Part number: A13-S1		
		Drawing number: A13-S1		
		Date: 04/30/2021	Revision:	

A13

North East ISO Render

Fourth St

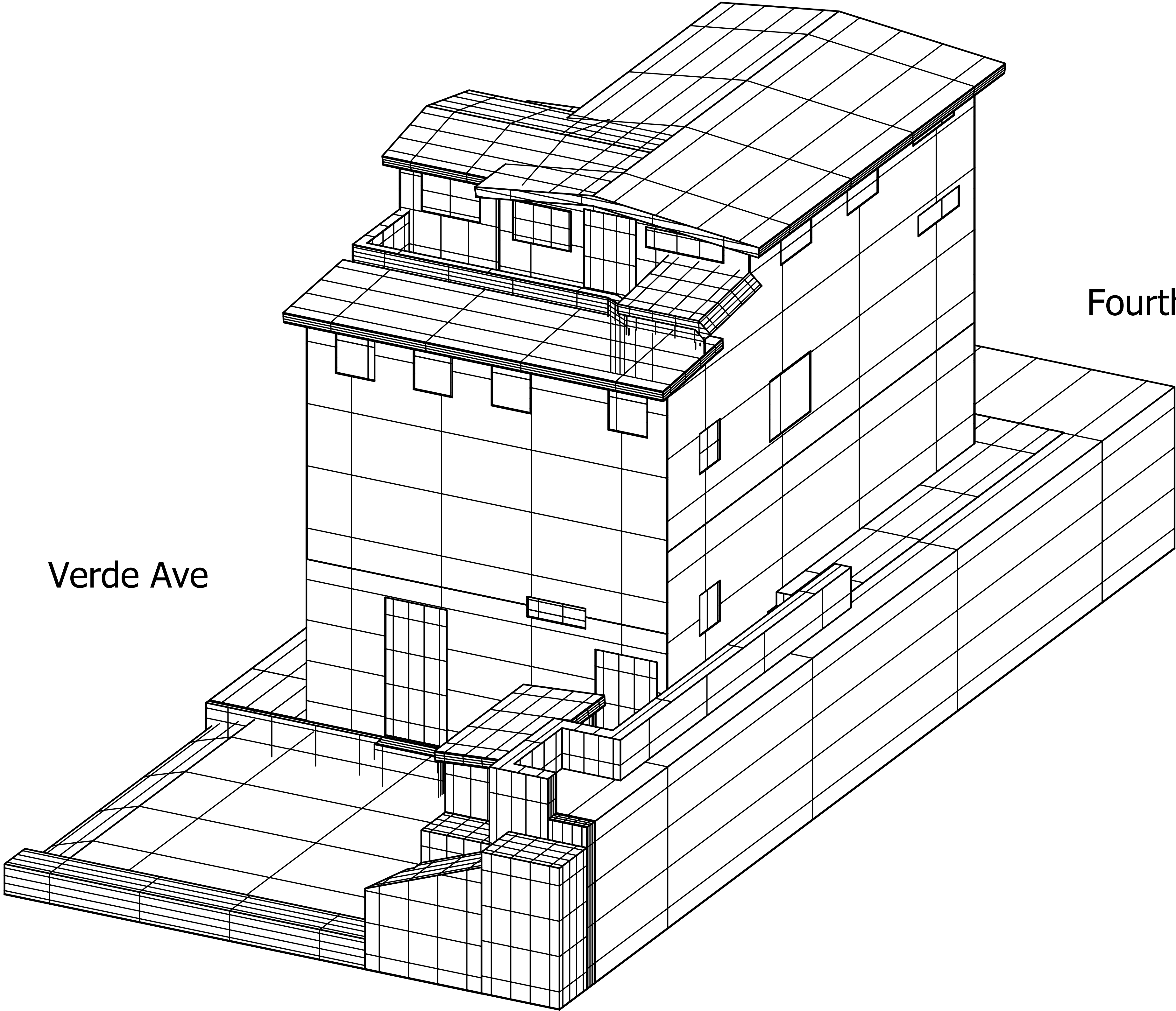


Verde Ave

Created by: KL		Title: ISO Render NE		
Supplementary information: Project CC75 House Build / Parcel 401-07-022		Size: A1	Sheet: 15 / 17	Scale: 0.03
		Part number: Drawing number: A14-S2		
		Date: 04/30/2021	Revision:	

A14

North West ISO Render



Verde Ave

Fourth St

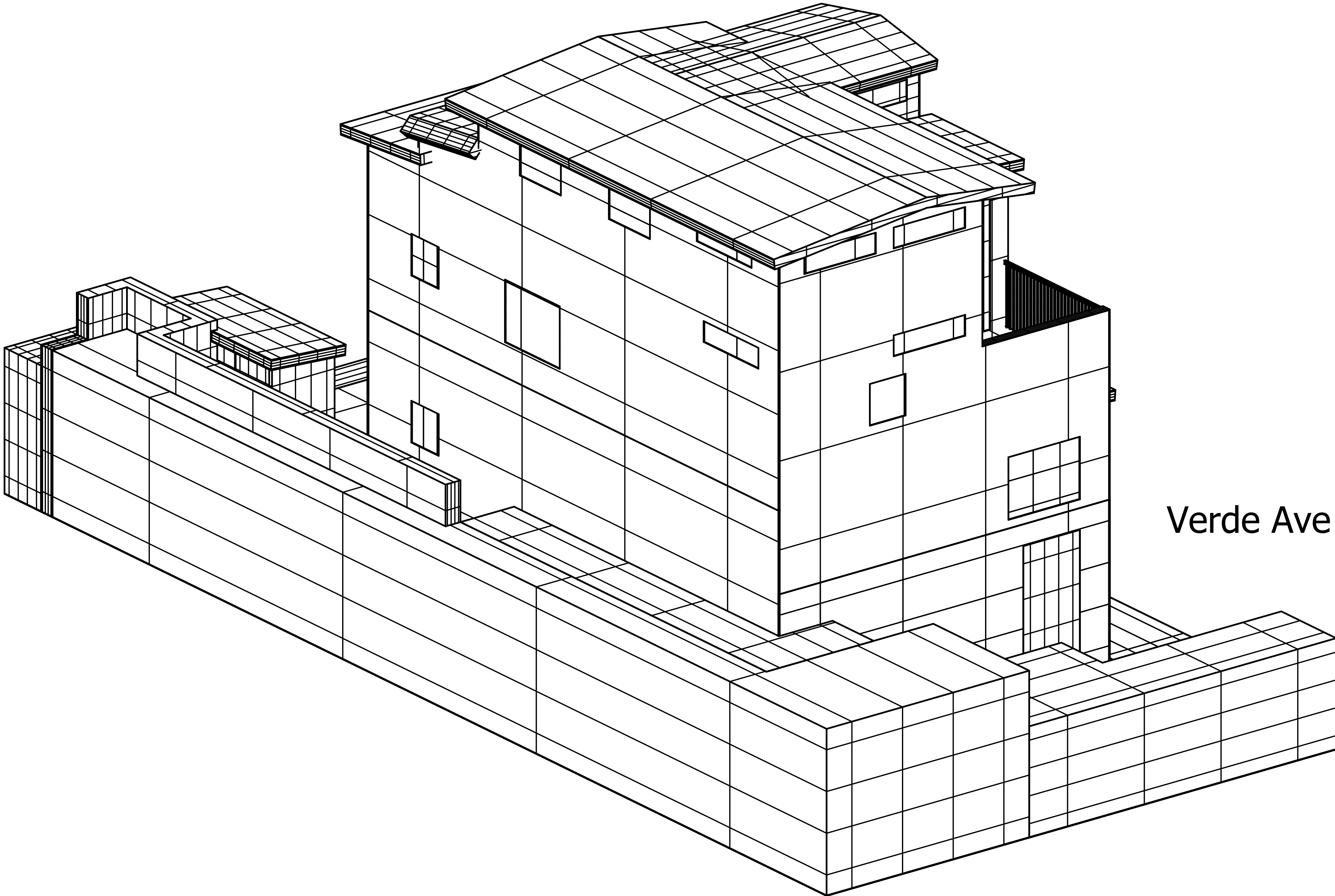
Created by: KL		Title: ISO Render NW		
Supplementary information: Project CC75 House Build / Parcel 401-07-022		Size: A1	Sheet: 16 / 17	Scale: 0.03
		Part number: A15-S3		
		Drawing number: A15-S3		
		Date: 04/30/2021	Revision:	

A15





South West ISO Render



Fourth St

Verde Ave

Created by: KL		Title: ISO Render SW		
Supplementary information: Project CC75 House Build / Parcel 401-07-022		Size: A1	Sheet: 17 / 17	Scale: 0.03
		Part number: A16-S4		
		Drawing number: A16-S4		
		Date: 04/30/2021	Revision:	

A16





# TOWN OF JEROME

Post Office Box 335, Jerome, Arizona 86331  
(928) 634-7943

## **Zoning Administrator Analysis Planning and Zoning Commission Wednesday, May 19, 2021**

**Item 6:** Preliminary and final site plan review for a new house  
**Location:** 300 Queen Street  
**Applicant/Owner:** Bethany Halbreich and Cameron Sinclair/Half Kingdom Holdings LLC  
**Zone:** C-1/AR  
**APN:** 401-06-128G  
**Prepared by:** John Knight, Zoning Administrator  
**Discussion/Possible Action – P&Z Reso. 2021-10**

**Background and Summary:** The applicants request preliminary and final site plan review to construct an approximately 1,155-square-foot house. At the April 21, 2021 Planning and Zoning Commission (P&Z) meeting, the item was tabled to allow staff and the applicant to work out three key items. These include 1) submittal of a geotechnical report, 2) extension of a waterline, and 3) access from Diaz Street (discussed below).

Note that the applicants' current request is only for Phase 1. P&Z will need to consider the current proposal only. Any future phases will be reviewed separately by P&Z. Note that the zoning for the property is split between C-1 on the Queen Street side of the property and AR on the Diaz Street side of the property. The residence would be entirely located in the AR zone and is required to meet the standards of the AR zone.

The proposal involves upgrading the existing pump house structure, adding a second similar structure near it, and connecting the two structures with a covered deck/breezeway area. The first floor is 480 square feet, and the second floor is 600 square feet. The second floor is larger because it cantilevers over the first floor. The connecting breezeway is approximately 75 square feet. The total square footage includes the first and second floor plus the breezeway. For purposes of calculating coverage, the total footprint is 675 square feet (the second floor plus the breezeway). Parking and access for the project will be via Diaz Street. Three parking spaces are proposed.

### **Areas for consideration:**

- 1. Geotechnical report:** The applicant is in the process of preparing a geotechnical report. The zoning ordinance has a provision that allows it to be required prior to P&Z review. However, this has not previously been required on similar projects. Industry practice is for applicants to submit detailed studies (such as geotechnical studies, structural reports, and soils reports) prior to building permit issuance, not at the time of P&Z review. In discussions with the town attorney, P&Z can require the geotechnical report prior to site plan review. However, it makes more sense to require the engineering reports to be submitted prior to building permit issuance. A condition has been added to the resolution to address this.
- 2. Water and sewer extension:** The applicants will be required to extend water and sewer to service the site. The waterline is proposed to connect to the existing waterline in Queen Street at the front of the site. Sewer will be connected at the rear of the site through Diaz

Street. Note that the town may wish to upsize the waterline and provide a new hydrant at the end of Queen Street. A condition has been added that requires the waterline extension and allows the town to upsize the waterline if needed.

3. **Diaz Street access:** The applicants have met with the fire chief and public works director about accessing the site from Diaz Street. The fire chief has requested that the road be improved to a minimum of 12 feet in width. Note that a portion of the access on Diaz Street is on Verde Exploration property. Section 502.E.1. requires that all lots abut a public street or be in a legally recorded easement. Since the proposed house cannot currently be accessed from Queen Street, an easement will be required. This will need to be a nonexclusive easement on Diaz Street to allow for both utilities (water and sewer) and vehicular access. A condition has been added that requires that the easement be recorded prior to issuance of a building permit.

### **Ordinance Requirements:**

#### **Section 303.2.E. Preliminary Site Plan Review**

*The Zoning Administrator shall have ten (10) working days from the date of submission of a preliminary site plan application to review said plan for completeness. A completed preliminary site plan shall be submitted to the Planning and Zoning Commission at the earliest meeting time available. The Zoning Administrator may request Design Review recommendation on the Preliminary Site Plan. The Planning and Zoning Commission shall approve, conditionally approve or deny said plan. Once denied, the original plan shall not be resubmitted. The Planning and Zoning Commission may, if the preliminary drawings and other data are sufficiently clear and explicit waive the requirements of Section 303.2 and/or Grant Final Approval at the Preliminary Review session, provided all other requirements of this section are conformed with.*

**Response:** Under this section of the ordinance, the Planning and Zoning Commission has the authority to approve, conditionally approve, or deny the preliminary site plan. At the previous P&Z meeting, the commission tabled the plan. Rather than continue with only the preliminary site plan review, the applicants have requested both preliminary and final approval of the site plan. This is specifically allowed under this code section, provided that all the requirements of Section 302.2 are met (discussed below).

#### **Section 303.2.B.1. Final Site Plan Review**

*The Final Plan shall be checked for completeness by the Zoning Administrator. A completed final plan shall be presented to the Planning and Zoning Commission and the Design Review Board, when necessary, at the earliest possible meetings.*

*The Planning and Zoning Commission may approve, approve with conditions, or deny. Once denied, the original plan shall not be resubmitted.*

*The Design Review Board approval of the Design elements of the Final Plan is outlined in Section 304.*

**Response:** Under this section of the ordinance, the Planning and Zoning Commission has the authority to approve, conditionally approve, or deny the final site plan. Note that this section also references the Design Review Board (DRB) approval. This is scheduled for final review by the DRB on June 7, 2021.

**Section 503.E. Property Development Standards for AR and Section 510.D. Parking**

Item	Code Standard	Proposed
Square footage of building	850 square feet min.	1,155 square feet
Lot coverage	40% max.	13%*
Front yard	20 feet min.	20 feet from Diaz Street (90 feet+ to Queen Street)
Side yard	10 feet min.	10 feet on the north 20 feet +/- on the south
Rear yard	20 feet min.	n/a (Queen Street would be considered a front yard since the lot has double frontage)
Building height	25 feet max.	19 feet 6 inches
Max. wall height	35 feet max.	19 feet 6 inches
Parking	2 spaces	3 spaces
Accessory buildings	5 feet min.	n/a (no accessory buildings proposed)

\* Footprint of 675 sq. ft./5,034 sq. ft = 13% (this includes the 75-sq.-ft. breezeway). Note that the portion of the lot that is in the AR is 5,034 sq. ft. The entire lot is 11,359 sq. ft.

**Response:** The proposal meets all standards.

**Other considerations:**

**Historic significance:** The existing pool and property are historically significant. The applicants are working with a consultant to prepare a cultural survey for the property to document this significance. They are also working closely with the State Historic Preservation Office (SHPO) to ensure that the state and federal guidelines for historic sites are followed. This information will be discussed in more detail at the DRB meeting (scheduled for June 7). Note that the previous owner's proposal in 2012 to straddle a residence over the pool was not supported by SHPO. In initial discussions with SHPO, it appears that they are supportive of the applicants' current proposal.

**Retaining wall:** As part of a subsequent phase, the applicants will be constructing a retaining wall near Queen Street. The applicant is in the process of doing preliminary engineering for this wall and it will be reviewed by P&Z and DRB as part of a future phase.

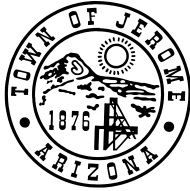
**Safety fencing:** The existing pool is a potential safety hazard and will need to be fenced with a guardrail. This design of the guardrail/fence will be considered by DRB as part of the design review process.

**Recommendation:** Staff requests that the commission conditionally approve the site plan.

**Attachment**

- P&Z Resolution 2021-10
- Plans and application information





# TOWN OF JEROME

Post Office Box 335, JEROME, ARIZONA 86331 (928) 634-7943

## P&Z Resolution No. 2021-10

### Approving preliminary and final site plan review for a new house at 300 Queen Street

Whereas the Town of Jerome has received an application for Preliminary and Final Site Plan Review from Bethany Halbreich and Cameron Sinclair (Half Kingdom Holdings LLC) at 300 Queen Street (APN 401-06-128G); and

Whereas the property is in both the AR and C-1 zoning districts; and

Whereas the proposed project consists of an approximately 1,155-square-foot-house located in the AR portion of the property; and

Whereas a notice was posted at the site on May 5, 2021 in accordance with Jerome Zoning Ordinance Section 303.1C; and

Whereas the Jerome Planning & Zoning Commission reviewed this application at their May 19, 2021 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 of the Town of Jerome, and so protects the environment and the town's historical character;

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 an approximately 1,155-square-foot-house at 300 Queen Street is hereby approved, subject to the following conditions:

1. **Phasing** – This approval is valid for Phase 1 only, which includes construction of an 1,155-square-foot house and improvements for access, utilities, and parking to serve the house. Subsequent phases are not included in this approval and will require separate review by the Planning and Zoning Commission and/or the Design Review Board.
2. **Parking** – A minimum of two (2) parking spaces shall be provided for the proposed use. The parking spaces are required to be provided prior to final occupancy.
3. **Height** – The building height shall not exceed 25 feet above existing average grade.
4. **Setbacks** – A minimum front setback of 20 feet shall be provided from the Diaz Street (east) side of the lot. A minimum 10-foot setback shall be provided along the side yard (north and south) property lines.
5. **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.
6. **Recorded Easement** – Prior to issuance of a building permit, the applicants shall record a nonexclusive easement for utilities and access to the property on Diaz Street for the area not owned by the applicants or located in the public right-of-way.





## P&Z Resolution No. 2021-10

7. **Diaz Street Improvements** – Prior to occupancy, access to the property from Diaz Street shall be improved to a minimum width of 12 feet in accordance with the fire code. The proposed improvements shall be reviewed and approved by the fire inspector and public works director prior to issuance of a building permit.
8. **Safety Fencing** – Safety fencing shall be installed around the existing pool foundation prior to construction commencing for the proposed house. The design and location of the fencing shall be subject to review and approval by the Design Review Board.
9. **Engineering Reports** – Prior to issuance of a building permit, the applicants shall provide geotechnical and soil engineering reports demonstrating the site is suitable for the improvements proposed.
10. **Water Extension** – Prior to occupancy, a waterline shall be extended along Queen Street to serve the proposed improvements. Prior to commencement of the work, the applicants shall coordinate with the public works department and fire department to allow the town the opportunity to upsize the waterline for improved fire service.
11. **Sewer Extension** – Prior to occupancy, a sewer line shall be extended along Diaz Street to serve the proposed improvements. This shall be in an easement where Diaz Street extends across private property that is outside the town right-of-way and not on the applicants' property.
12. **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.
13. **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 any public sidewalks.
14. **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).
15. **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.
16. **Building Permit Submittal and Code Requirements** – The applicants 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 503).
17. **Conditions on Plans** – The building permit plan submittal shall include a sheet with a list of the approved conditions.
18. **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 applicants may request an extension by the approval body, if the extension is submitted prior to approval expiration.



**P&Z Resolution No. 2021-10**

ADOPTED AND APPROVED by a majority vote of the Planning and Zoning Commission on the 19th day of May 2021.

ATTEST:

APPROVED:

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

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





File #: \_\_\_\_\_

Town Use

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

**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 \$50                 | <input type="checkbox"/> Paint/Roofing \$0                  |
| <input type="checkbox"/> Time Extension \$0                | <input type="checkbox"/> Variance \$200                      | <input type="checkbox"/> Other: _____                       |

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

Applicant: <u>Cameron Sinclair &amp; Bethany Halbreich</u>	Owner: <u>Half Kingdom Holdings LLC</u>
Applicant address: <u>P.O. Box 792</u>	Owner Mailing Address: <u>P.O. Box 792</u>
<u>300 Queen St. Jerome, AZ 86331</u>	<u>300 Queen St. Jerome, AZ 86331</u>
Applicant role/title: _____	_____
Applicant phone: <u>(212) 660-2984</u> & _____	Owner phone: <u>(716) 418-3907</u>
Applicant email: <u>cameron@halfkingdomgin.com</u> & _____	Owner email: <u>bethany@halfkingdomgin.com</u>
Project address: <u>300 Queen Street</u>	Parcel number: <u>401-06-128G</u>
Describe project: <u>Construct an 870 sq ft house.</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.

Owner/  
Applicant Signature: \_\_\_\_\_ Date: 4/12/21

Applicant/  
Owner Signature: Bethany Halbreich Date: 4/12/21

<b>For Town Use Only</b>	
Received from: <u>Bethany Halbreich</u>	Date: <u>4/12/2021</u>
Received the sum of \$ <u>300.00</u> as: <input checked="" type="checkbox"/> Check No. <u>109</u> <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	
By: <u>K.M.</u>	For: <u>Site Plan Review &amp; DRB</u>
Tentative Meeting Date/s - DRB: _____ P&Z: _____	

E-mail completed forms and application information to: John Knight, Zoning Administrator [j.knight@jerome.az.gov](mailto:j.knight@jerome.az.gov)



## Final Review Set for Town of Jerome Planning and Zoning Board.

Single Family Residence, 300 Queen Street, Jerome, AZ, 86331

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#### Primary Design Team:

Cameron Sinclair; Bethany Halbreich

#### General Contractor:

Crested Construction

#### Regenerative Ecology and Cultural Preservation Team:

Elias Cattán, Raul de Villafranca, Juan Pintor and Estefania Henkel.

#### Updates: May 2021

Public Works and Fire Safety Officials have reviewed access and utilities to the site.

Long term lease with VX for land to allow for restorative gardening.

Western Technologies hired for geotechnical work for both AR and C-1 lots.

Approval granted by Design Review Board for preliminary design review. Design updated per recommendations.

Regenerative ecology (soil remediation) and cultural preservation team added.

SHPO updated and engaged on Phase 1. Additional in person meetings in late May.

General contractor secured.

Half Kingdom Holdings

PO Box 792  
300 Queen Street  
Jerome, Arizona, 86331

300 Queen Street, Phase 1



*"Respect for the past, looking forward to the future"*

## 300 Queen Street

### Single Family Residence

This project will be developed in 3 phases, the first of which is a one bedroom residence that frames out the pool and will allow us to be able to live in Jerome. Additionally we will build temporary protection around the historic pool structure. We are looking for approval for only this phase. P&Z members, DRB members, town council and staff are requested to review the 240 sq. ft. extension to a single family home.

### Community Art & Design Institute

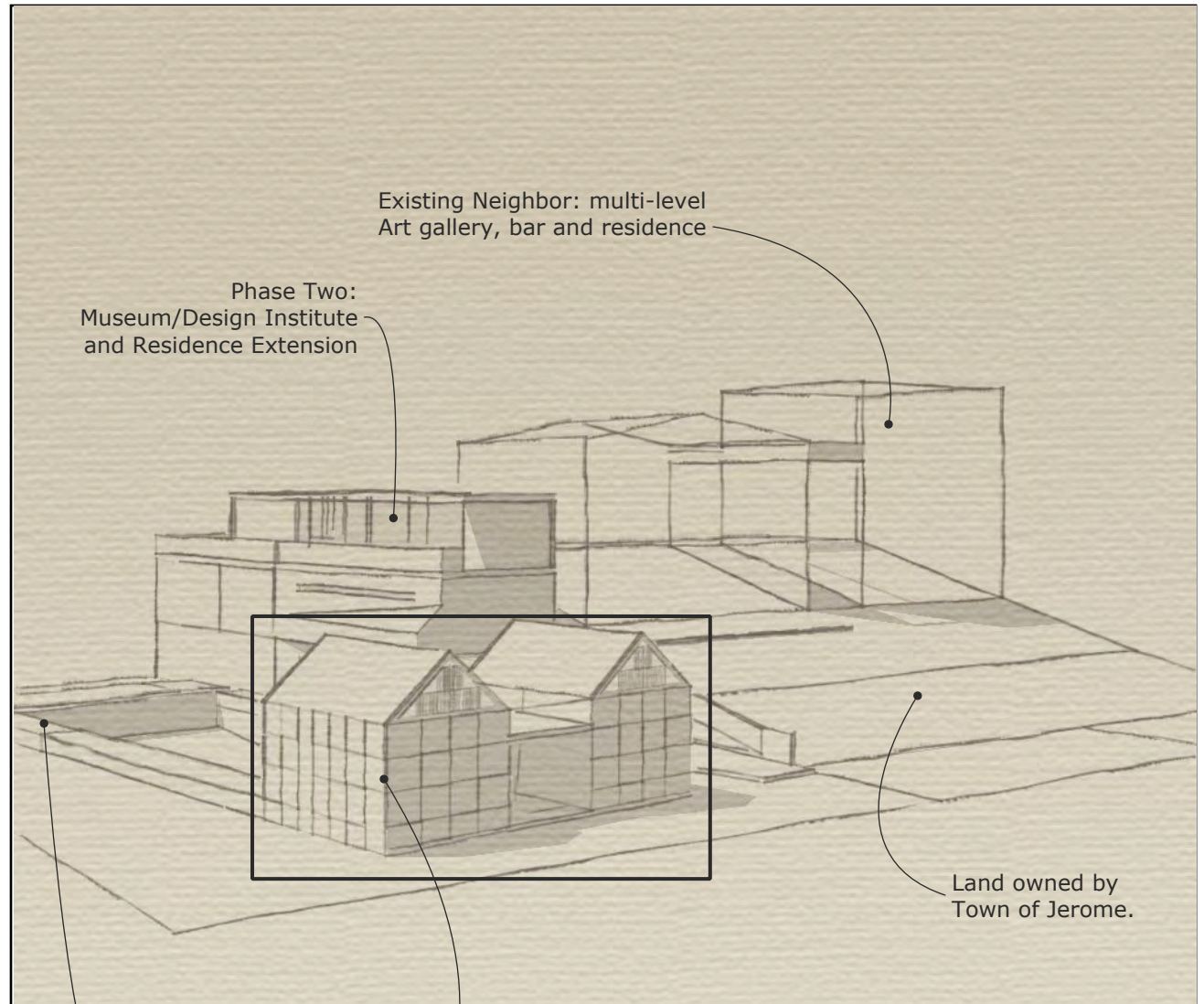
When we move into phase 2 and 3 we will plan a neighborhood meeting and host a series of community workshops. This will ensure we are creating a facility that benefits the whole community. This process will take years but we believe in an honest and transparent process with the residents of Jerome and town officials.

### Historic Preservation

We have been working closely with SHPO and they have voiced strong support for our plan and selection of materials. A boundary survey and cultural resource study was completed in April and a full geological survey is currently underway.

Over time we are seeking to build a mixed-use project that incorporates the single family residence with a community arts center and design institute/museum.

Thank you.



300 Queen Street

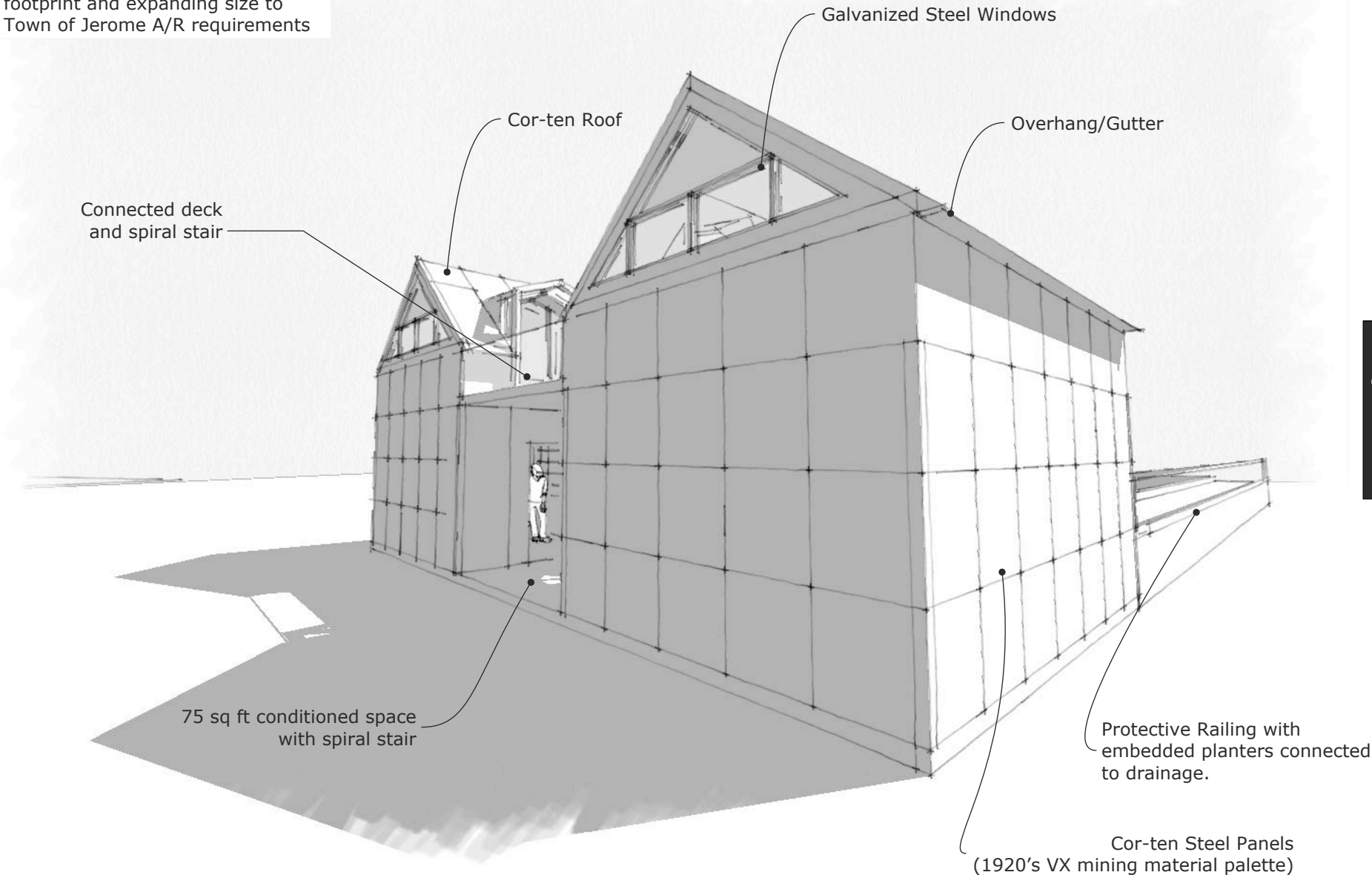
**Proposal: Extension of existing structure by 240 sq ft footprint to allow for a single family residence (as per Town of Jerome AR zoning requirements)**

Phase Three:  
Pool Community  
Arts Center



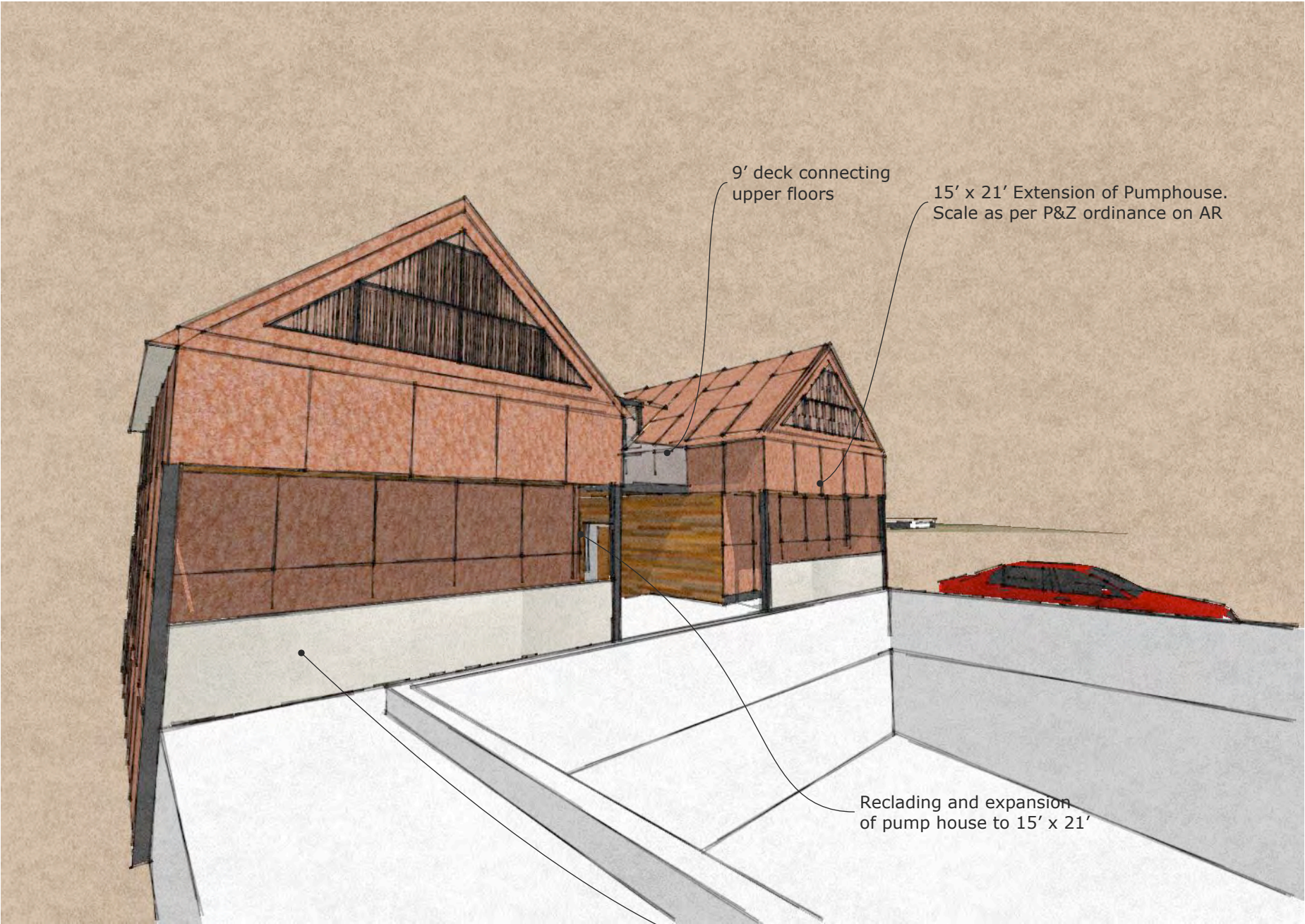
Perspective of Single Family Home

Home is an extension of the recently 'renovated' pumphouse footprint and expanding size to Town of Jerome A/R requirements



300 Queen Street

Front Perspective of Single Family Home



9' deck connecting  
upper floors

15' x 21' Extension of Pumphouse.  
Scale as per P&Z ordinance on AR

Reclading and expansion  
of pump house to 15' x 21'

Protection rail overlooking pool

300 Queen Street



## Site Plan: Zoning and Lot Coverage

### Square Footage of Building

1st Floor	480 Sq Ft
1st Floor Breezeway*	75 Sq Ft
2nd Floor	600 Sq Ft
<b>Total</b>	<b>1155 Sq Ft</b>

\*conditioned space as per Town of Jerome Zoning Ordinance

### Lot Coverage:

Total Lot area: 11359 Sq Ft  
Total Building Footprint: 675 Sq Ft  
Total Lot Coverage: 5.28%

AR Lot Size: 5034 Sq Ft  
Total Building Footprint: 675 Sq Ft  
Total Lot Coverage: 11.9%

### AR Requirements:

1. Min. lot area: 10,000 Sq Ft.
2. Min. lot width: 100 Ft.
3. Min. Sq Ft of building: 850 Sq Ft.
4. Max. lot coverage: 40% of the net area of the lot may be covered by main and accessory buildings

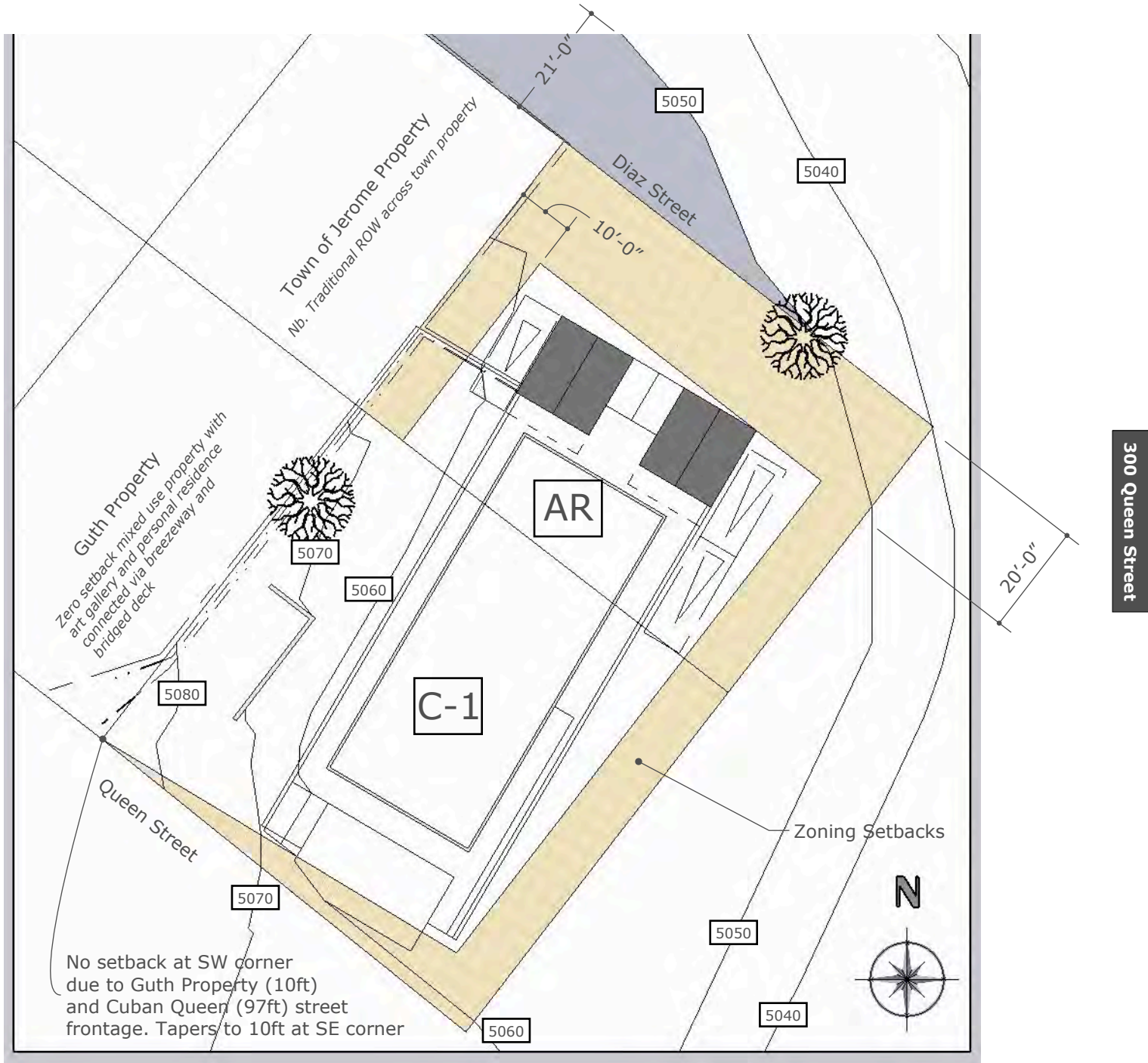
Due to pool, required setbacks and parking spots the max allowable building footprint is 1490 Sq Ft

### C-1 Requirements:

1. Min. lot area: None\*
2. Min. lot width: None\*
3. Min. Sq Ft of building: None\*
4. Max. lot coverage: None\*

\*provided all other provisions of the ordinance are met.

\*\* No setback if neighboring property within 100 ft also has no setback



Site Plan : Parking, Access and Utilities

Key

Power

Gas

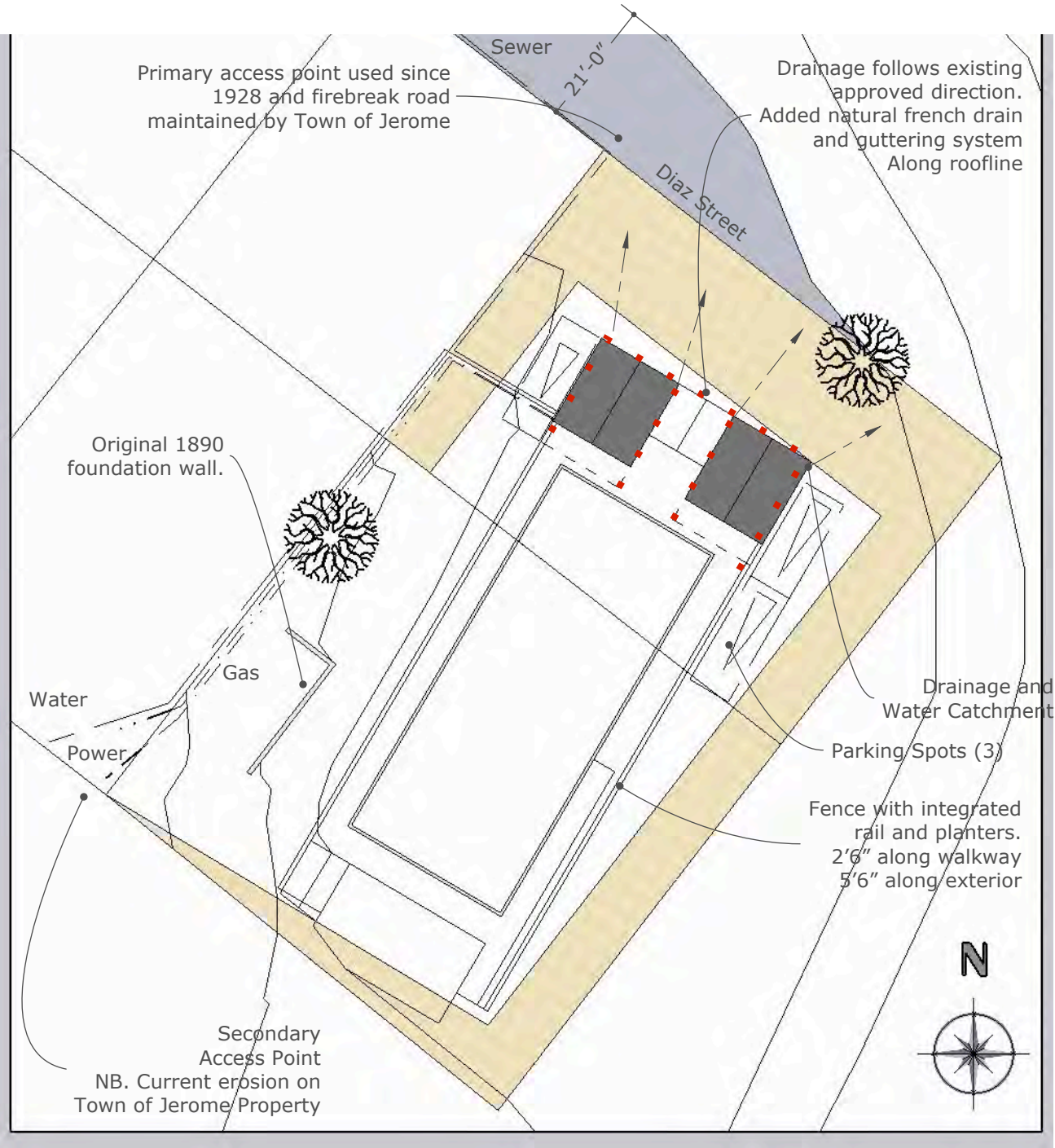
**Utilities**  
Since P&Z April 2021 Meeting Fire Chief and Public Works Manager visited site and gave verbal approval for access and utilities. Applicants of Cuban Queen and 300 Queen St have been requested to financially support expanding water from current 1.5" pipe.

**Parking Requirements:**  
2 Parking Spots in AR/ Residential

**Proposed Parking:**  
3 Parking Spots

**Cultural Resource Study and SHPO Support:**  
Written and verbal support given by SHPO for the adaptation of the pump house, including materials, in addition historic preservation of the pool. Cultural Resource Survey completed March 2021.

**Additional Notes:**  
New ordinance changes setback on 1927 pool house footprint. Original 1890's foundation wall noted in study. (Originally thought to be 1920's retaining wall)



300 Queen Street



Visual Location



Taken July 2019

300 Queen Street



Vicinity Map

300 Queen Street



Map taken from Google Earth/Maps: April 7 2021

Historic Maps



Sanborn Map May 1898 (pop. 2800)



Sanborn Map September 1901



Sanborn Map October 1910



9 Rich Street (renamed 307 Rich Street, now on the site of 300 Queen Street) was built prior to the 1890's with a similar footprint to its famous neighbor "The Cuban Queen". It was the only home on Rich St with a terra-cotta chimney and appears to be one of the first worker housing built in Jerome with access to utilities. 10 Rich Street was built on piers.

8 Rich Street (renumbered 306) was owned by Francisco Madrid. Foundations remain on site and have not shifted in 120+ years ago. Clear utilities are embedded within the foundations. This land was purchased by VX and buildings removed for the building of La Piscina Mexicana.

From 1898 to 1917 the site grew from two to nine homes.

In 1917 a fire swept through this section of town possibly leaving only the slagcrete foundations of 306 Rich St (tbc).

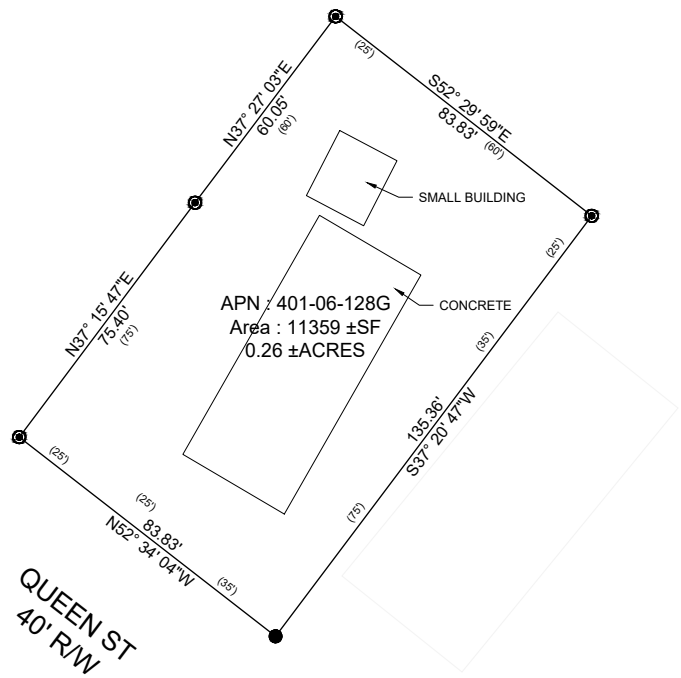
The Library of Congress has Sanborn maps from 1925 and 1938. These have been requested for use for planning and zoning in addition to contextual data for the design review board and Town of Jerome city council members.





# RECORD OF SURVEY

OF LOTS 8-13 BLOCK 14, JEROME 2/18 MAPS  
SECTION 23, TOWNSHIP 16 NORTH, RANGE 2 EAST  
GILA & SALT RIVER BASE & MERIDIAN  
YAVAPAI COUNTY, ARIZONA



- LEGEND**
- SURVEYED PARCEL LINES
  - - - EXISTING FENCE
  - - - PROPERTY LINE
  - - - EASEMENT LINE
  - FOUND 5/8" REBAR WITH CAP LS 40829
  - SET 1/2" REBAR AFFIXED CAP LS 53890
  - (R1) RECORD BEARING AND DISTANCE PER R1 OR AS NOTED SEE NOTES
  - IE-PUE INGRESS EGRESS & PUBLIC UTILITY EASEMENT

- NOTES**
- EXISTING BUILDINGS WERE PRESENT AT TIME OF SURVEY
  - A TITLE REPORT WAS NOT PROVIDED NOT ALL EASEMENTS OF RECORD MAY BE SHOWN HEREON
  - DOCUMENTS OF RECORD REFERENCE FOR SURVEY YCRO  
R1 : JEROME 2/18 MAPS  
R2 : ROS 2/18 LS  
R3 : ROS 9/50 LS  
R4 : ROS 48/54 LS

**SITE INFORMATION**  
APN: 401-06-128G  
ADDRESS: 300 QUEEN ST

**OWNER INFORMATION**  
HALF KINGDOM HOLDINGS LLC  
SUN CITY, AZ

**BASIS OF BEARING**  
THE PROJECT COORDINATE SYSTEM AND THE BASIS OF BEARINGS ARE RELATIVE TO THE ARIZONA STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL 0202 ZONE. LINEAR DIMENSIONS AND COORDINATE VALUES ARE IN INTERNATIONAL FEET.

**CERTIFICATION**  
I, BRANDON M. VAN HORN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THE SURVEY DESCRIBED AND SHOWN HEREON WAS MADE BY ME DURING THE MONTH OF MARCH, 2021; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED



SURVEY PREPARED FOR: Cameron Sinclair	
<b>VH LAND SURVEY, LLC</b> 7585 E PHARLAP LANE PRESCOTT VALLEY, AZ 86315 928-710-9700 VH.LANDSURVEY@GMAIL.COM WWW.VH.LANDSURVEY.COM	
SURVEYED BY: Brandon Van Horn	SHEET NO.
HOR SCALE: 1" = 20'	1
PROJECT NO.: 21073	OF 1 SHEETS
DATE: 3/22/2021	

300 Queen Street



# TOPOGRAPHIC SURVEY

OF A PORTION OF THAT CERTAIN PARCEL OF  
LAND RECORDED IN DOCUMENT NO. 2017-0039684

YAVAPAI COUNTY RECORDER'S OFFICE

APN 401-06-128G

LOCATED IN SECTION 23,

T16N, R2E, G&SRM,

YAVAPAI COUNTY, ARIZONA

THE VERTICAL DATUM IS (NAVD 88) AS SHOWN ON A TOPOGRAPHIC SURVEY  
PERFORMED BY S.E.C. JOB 11-041325 AND RECORDED IN INSTRUMENT  
NO. 2017-0039684  
AND THE SITE BENCHMARK IS THE TOP OF A FOUND 5/8" REBAR WITH PLASTIC  
CAP STAMPED "LS 40829"  
ELEVATION: 4084.77

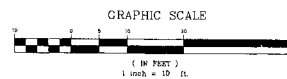
## \*\*\* LEGEND \*\*\*

○ - FOUND 5/8" REBAR W/PLASTIC CAP STAMPED "LS 40829"

This Map 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 Map was prepared from the field notes of  
actual surveys made under my direct  
supervision during the month of March, 2018  
and is true and correct to the best of my  
knowledge and belief.

REVISED: MAY 17, 2018  
ADDED ELEVATIONS TO THE TOP OF POOL.



## \*\*Notes\*\*

1. A BOUNDARY SURVEY WAS NOT PERFORMED.
2. This Map does not purport to verify ownership or identify easements or other encumbrances affecting any of the property shown.

Southwest Geographic Services

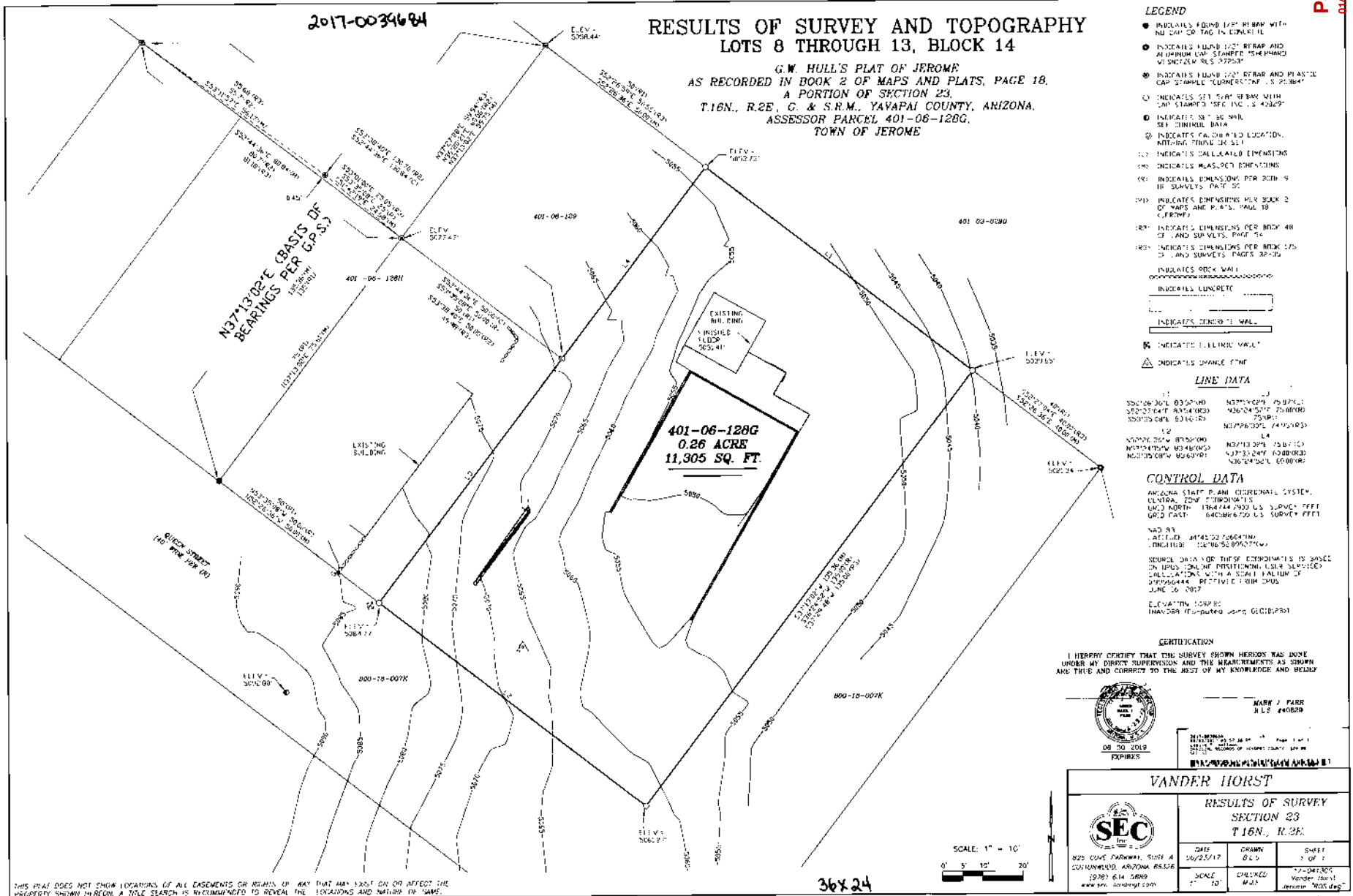
P.O. Box 2701 Cottonwood, Az. 86308  
(908) 239-9000

EXPIRES 6/30/2020



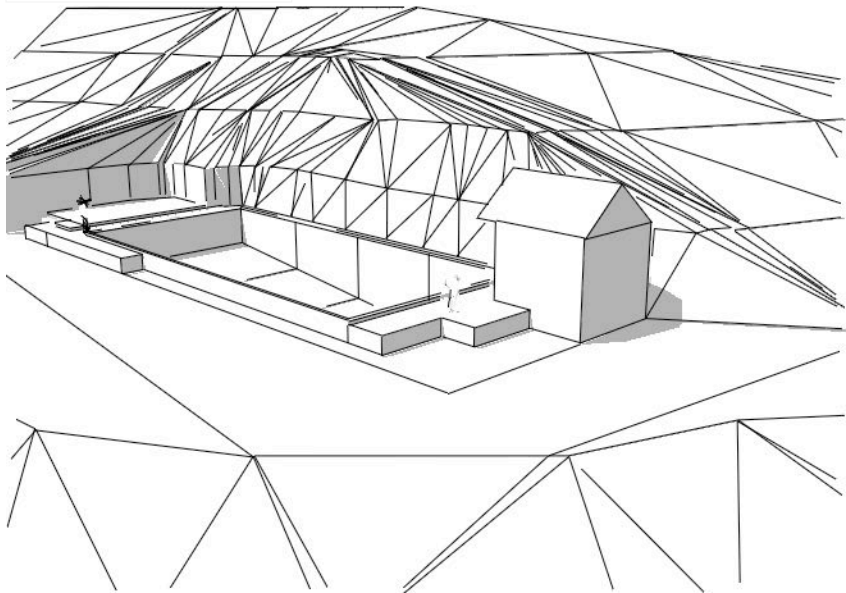
TOPOGRAPHIC SURVEY	DRAWN BY: M.T.E. CHECKED BY: M.T.E.
LOCATION: Queen St Jerome Yavapai County, Arizona	SCALE: 1 INCH = 10 FEET
	DATE: APRIL 24, 2018
	JOB No.: 2017-Frank SHEET: 1 of 1
SECTION 23, T16N, R2E, G&SRM	MAY 17, 2018

\\ADP01-PC\Users\mfrank\Documents\2017-Frank\2017-0039684-Topo\2017-0039684-Topo.dwg 5/17/2018 11:45:45 AM LWST



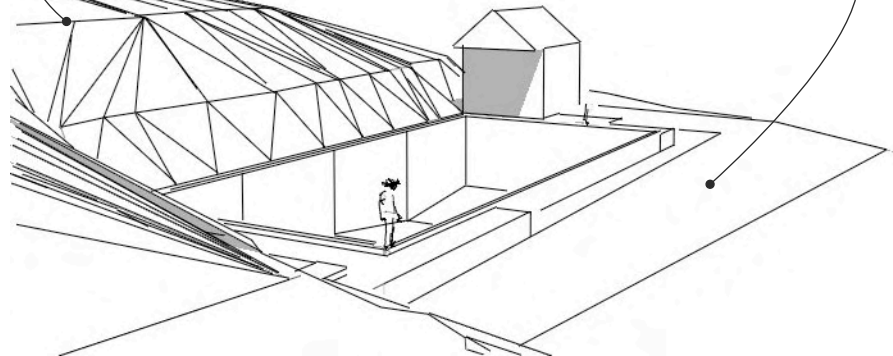
**Topography:** Sun Studies at 11.11am on May 8th, Geo-located to site

Existing

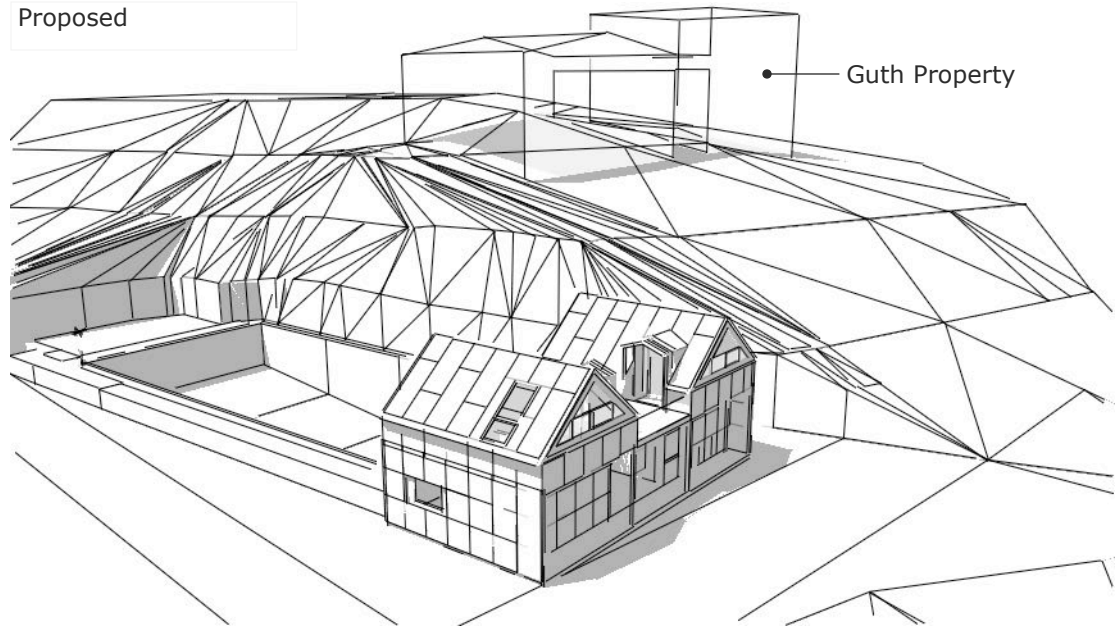


Remaining foundation from 1890's Property. Utility infrastructure found on site has not shifted in 120 years.

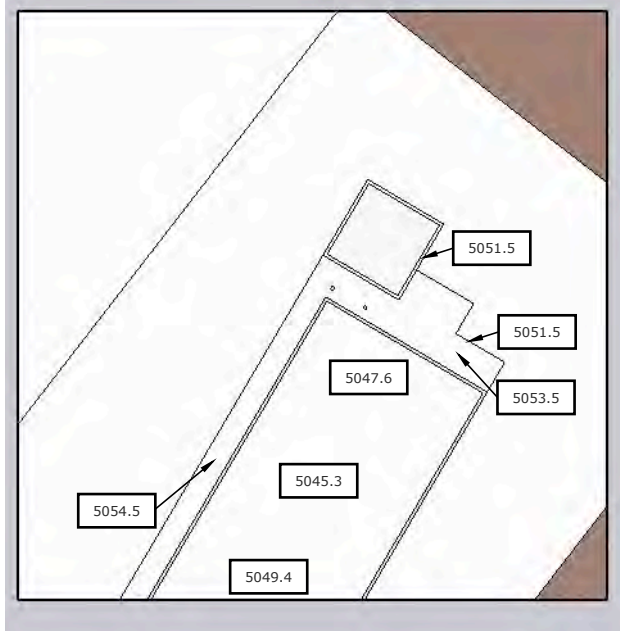
Area has been flat since 1928 with exception of land-works moved through property by Town of Jerome. Aerial documentation upon request



Proposed



Guth Property



300 Queen Street



## Satellite Images



2006



2011



2014



2017

## Site Images



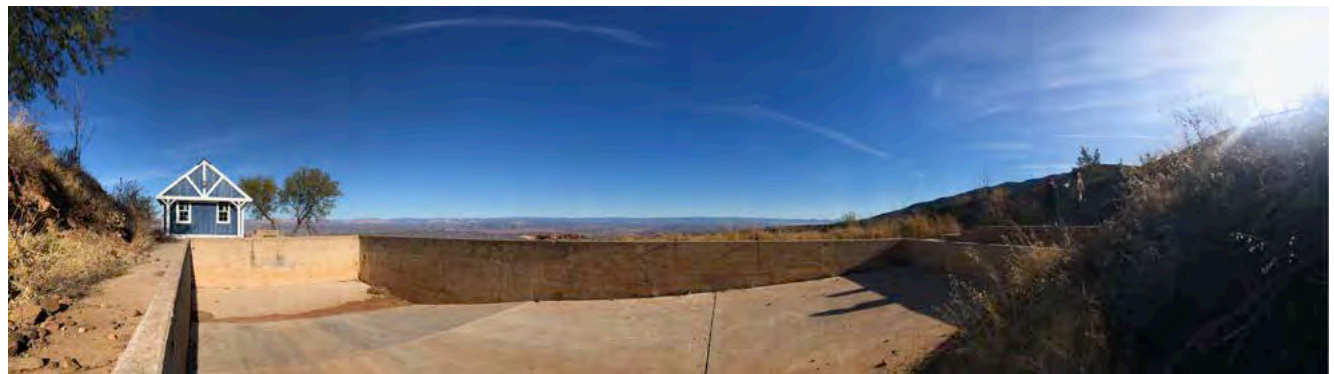
East-North-East Facing View



South Facing View



East Facing View



North Facing View

300 Queen Street



Neighbor Images

The only neighbor to 300 Queen Street is the Guth Property, a mixed use buildings that include an art gallery, wine bar and a residence connected by bridge/breezeway.

Art gallery was recently built and owned in part by former owner of 300 Queen St.

Other surrounding land is owned by the Town of Jerome, including Queen/Rio, Conglomerate and Diaz/Juarez Streets.

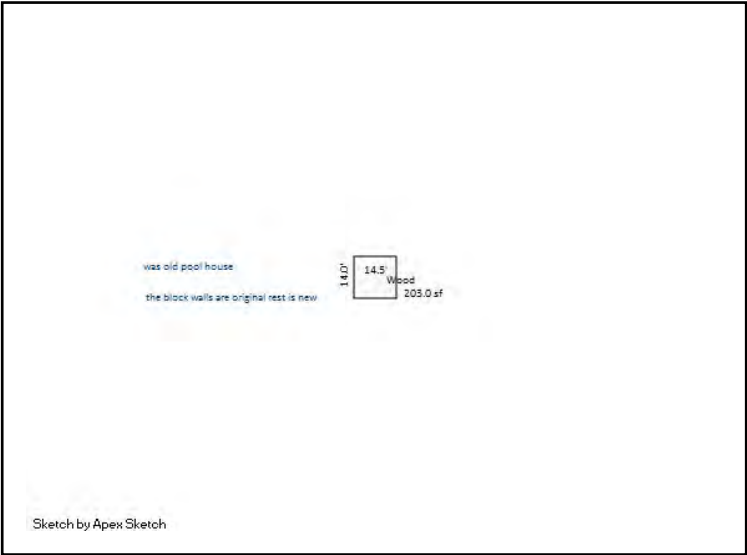


Two level art gallery connects to a three level residence via deck bridge over breezeway entrance Conditional Use Permit for residence made in May 2012.

300 Queen Street

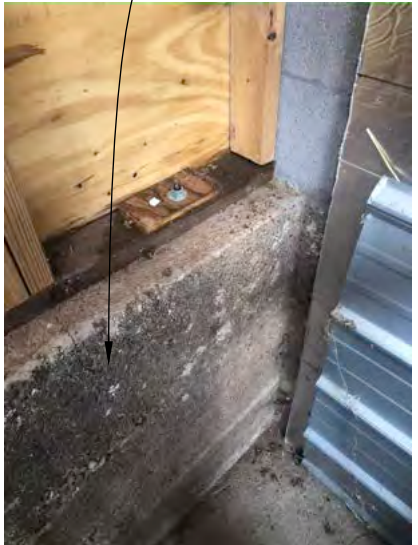
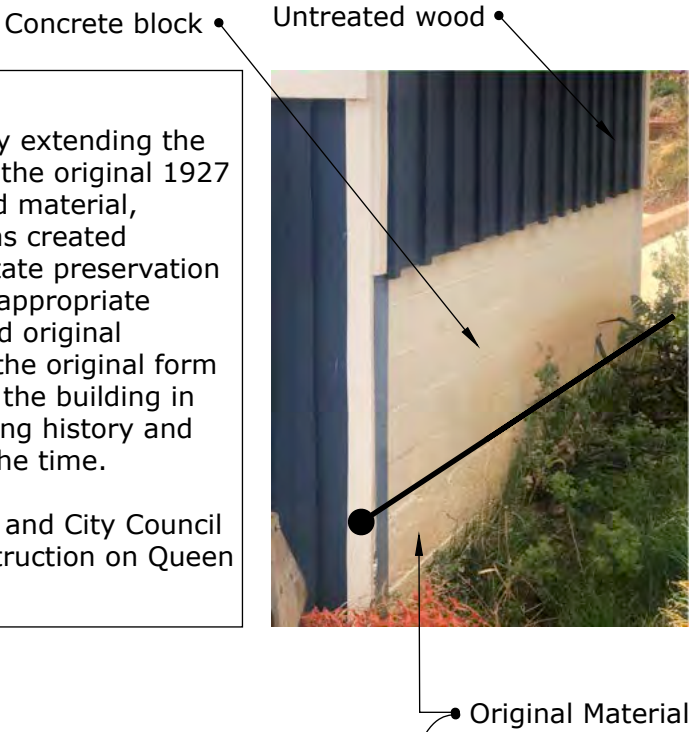


History of pumphouse renovation



**Pumphouse**  
The pumphouse was rebuilt by extending the original wall and “replicating” the original 1927 design. However the approved material, product and color selection has created confusion with national and state preservation officials over whether this an appropriate reproduction or partly restored original building. We are maintaining the original form but with guidance will re-clad the building in materials that reflect the mining history and the surrounding buildings of the time.

We have requested P&Z, DRB and City Council packets for this and any construction on Queen Street since 2012.



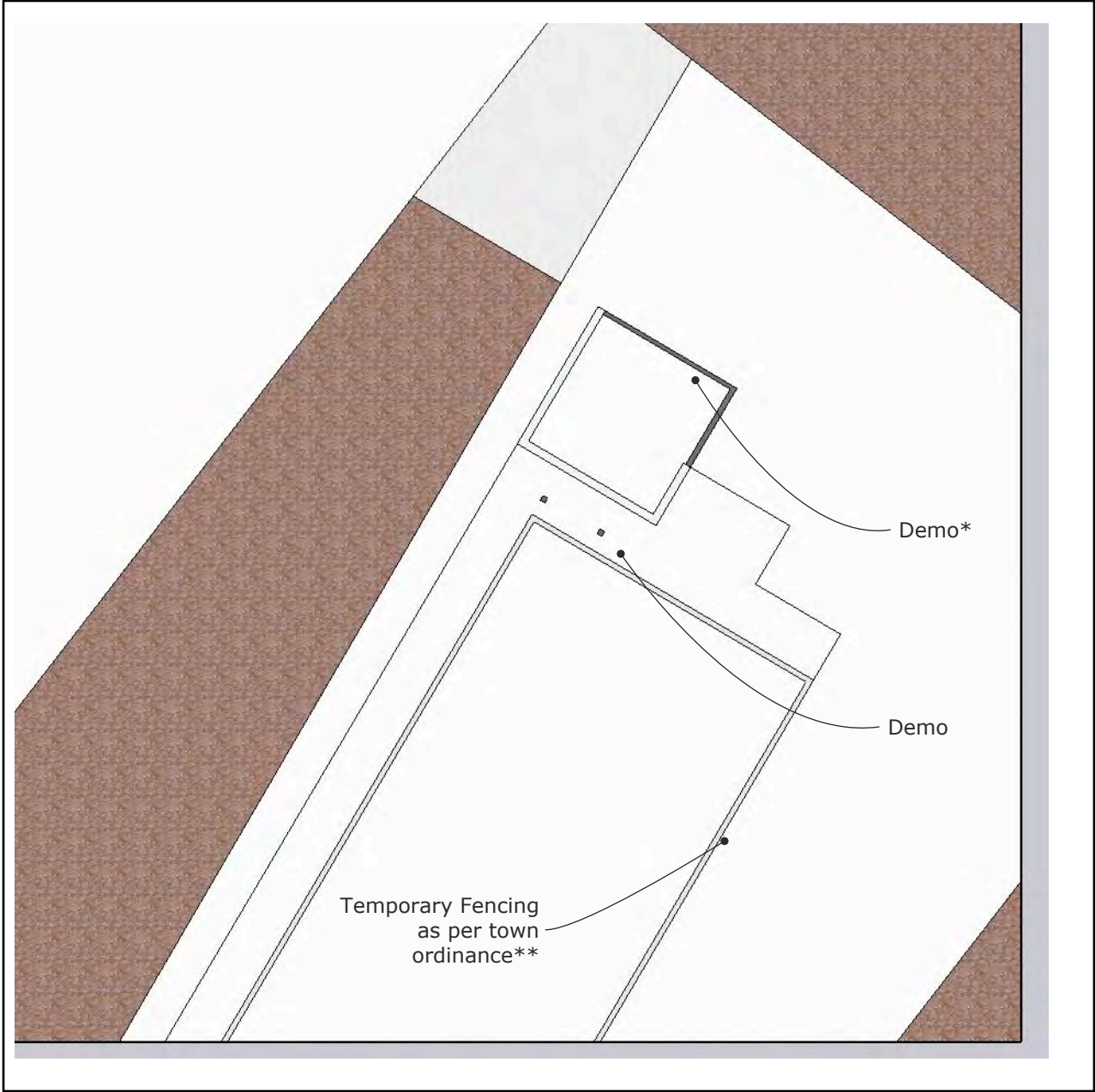
300 Queen Street



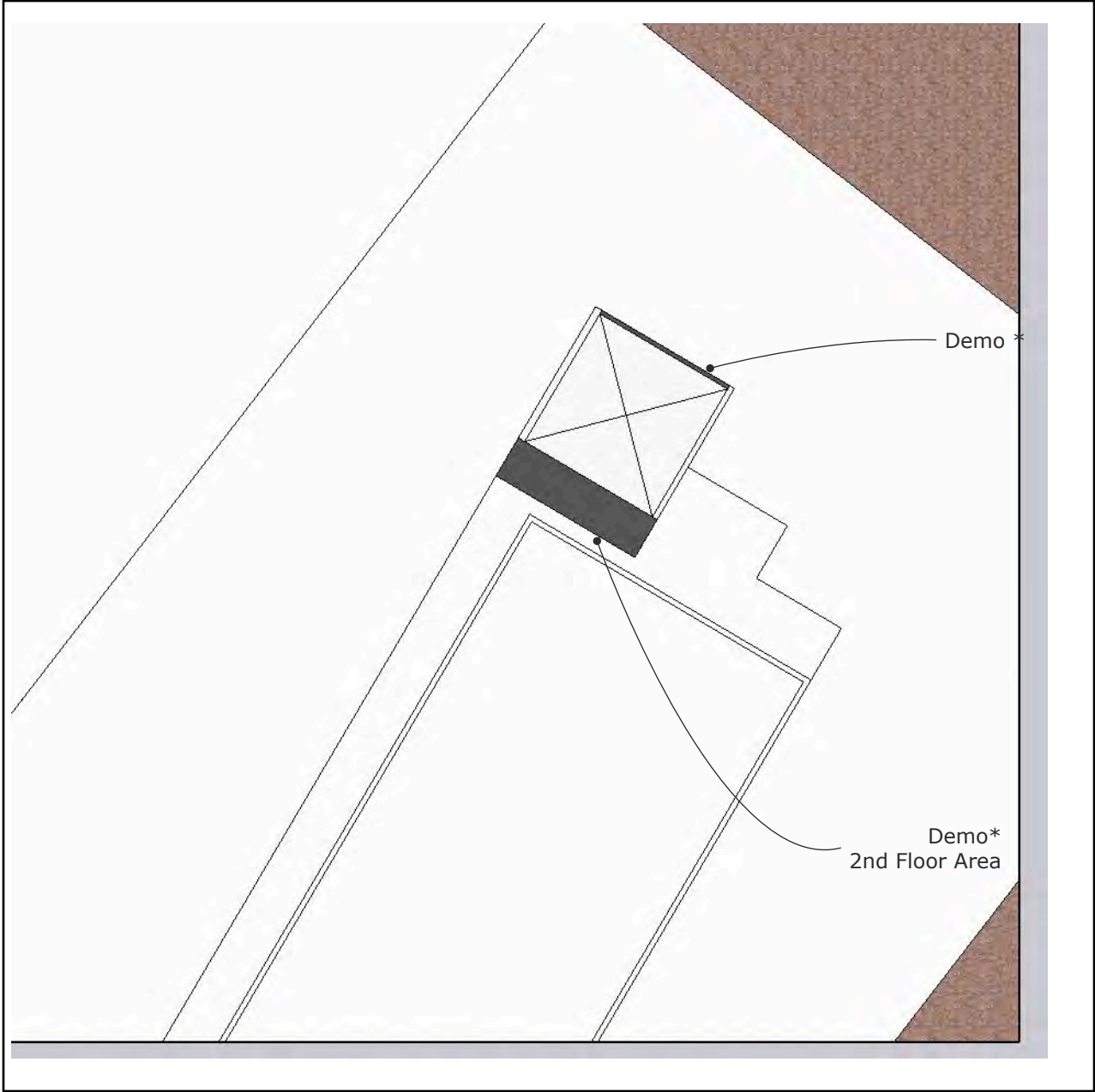
Ground Floor Demo Plan

*\* Further demo will be performed if any failed works are found or existing materials are deemed unsatisfactory to SHPO or other federal preservation officials.*

*\*\*Town of Jerome has requested temporary fence during construction phase. Design of temporary fence needs approval by design review board and will adhere to Section 502-J and provisions of Section 303 and 304 of the Town of Jerome Zoning Ordinance.*

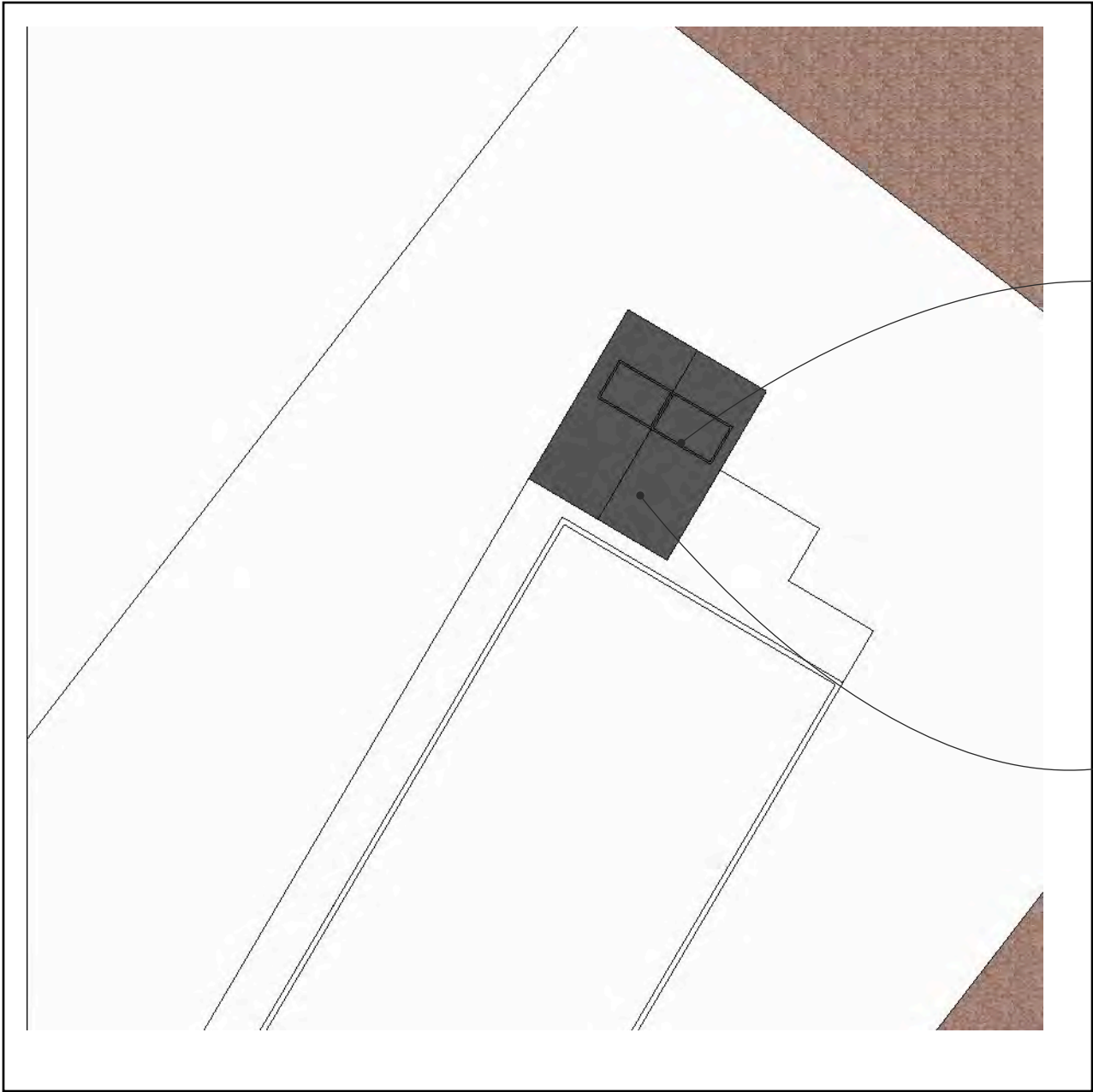


Second Floor Demo Plan



*\* Further demo will be performed if any failed works are found or existing materials are deemed unsatisfactory to SHPO or other federal preservation officials.*

Roof Demo Plan



Remove Skylight

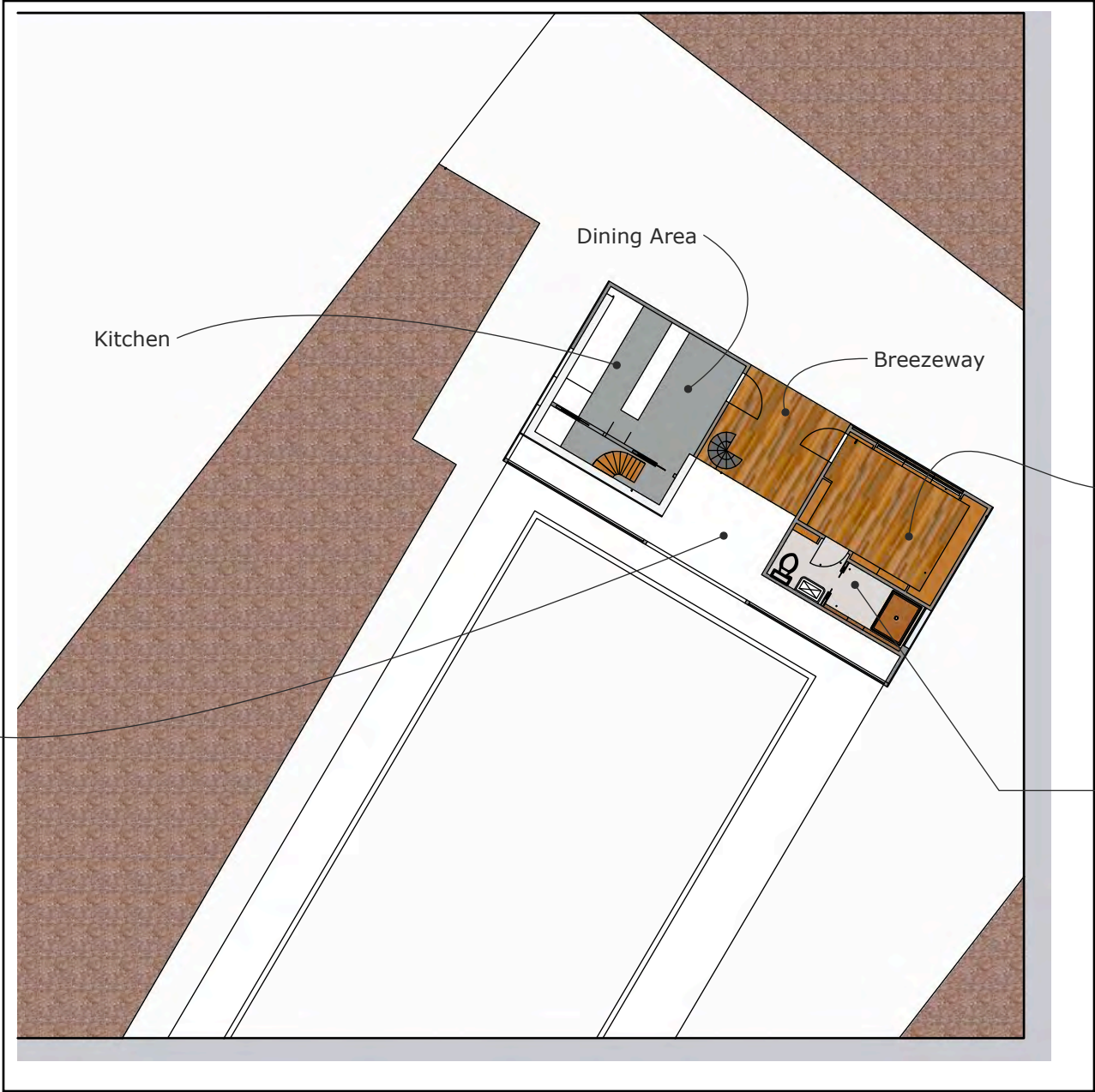
Repair roofing  
and prep for  
new materials  
and weatherproofing

300 Queen Street

*\* Further demo will be performed if any failed works are found or existing materials are deemed unsatisfactory to SHPO or other federal preservation officials.*

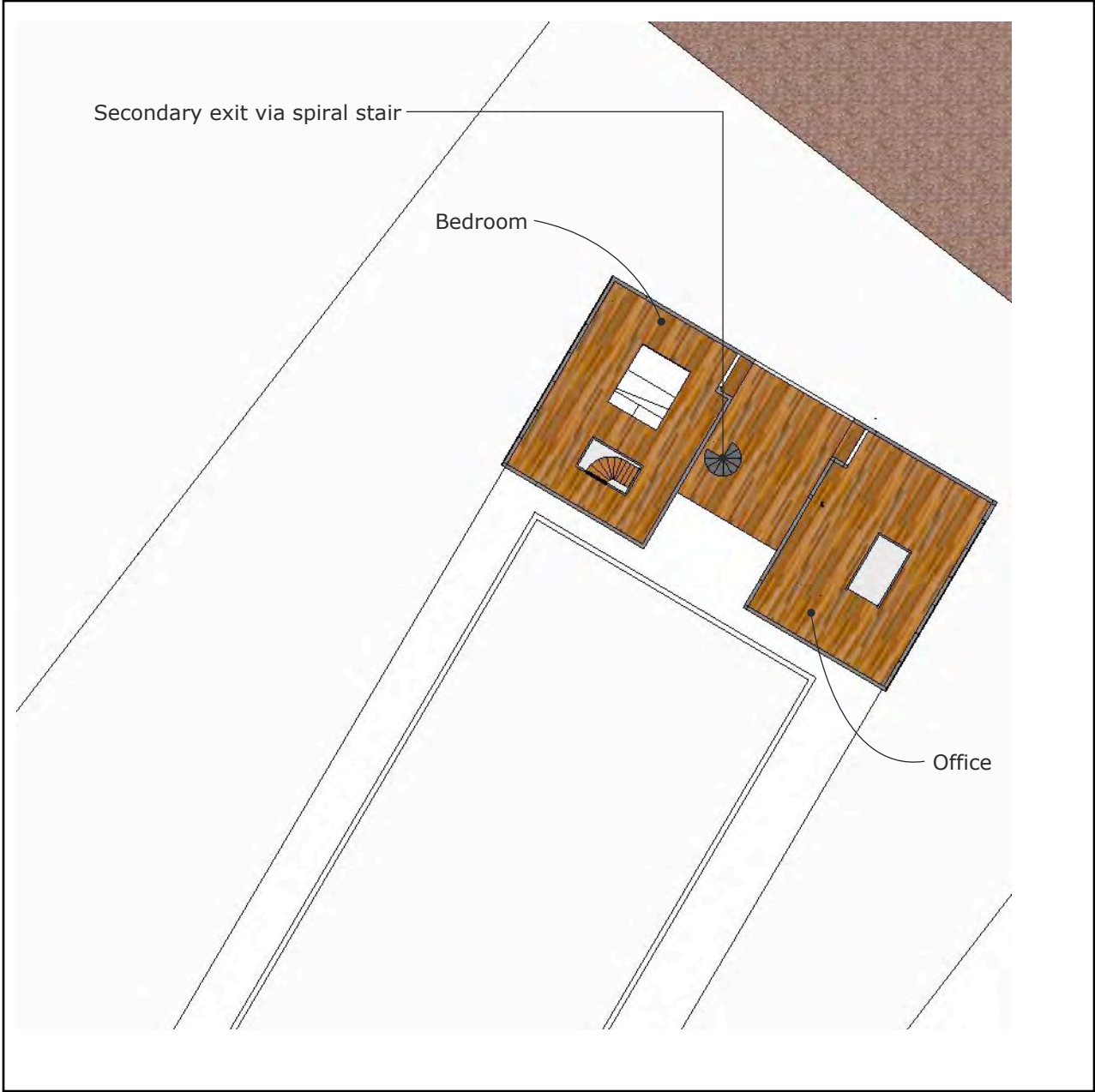


Ground Floor Plan

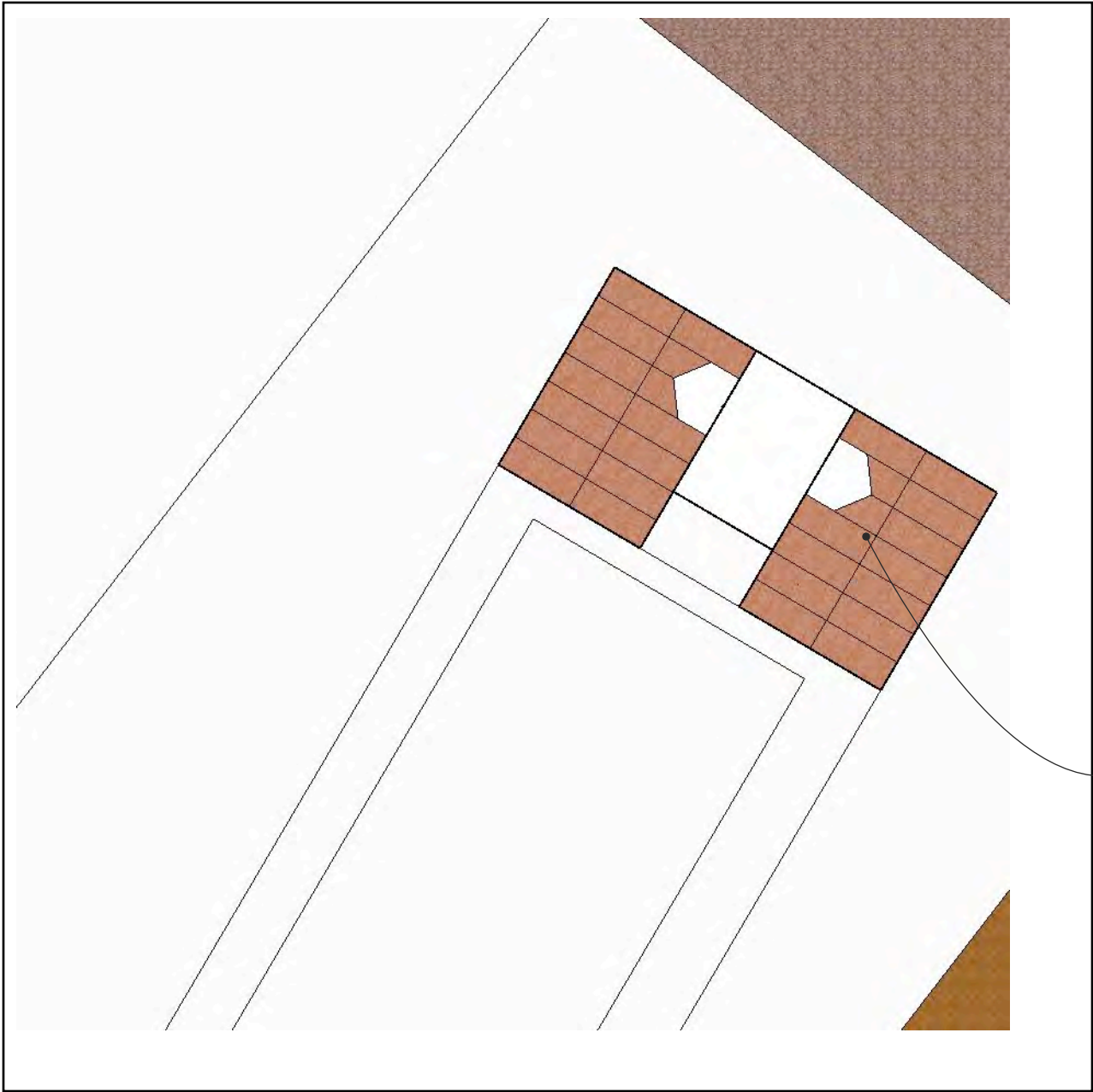


300 Queen Street

Second Floor Plan



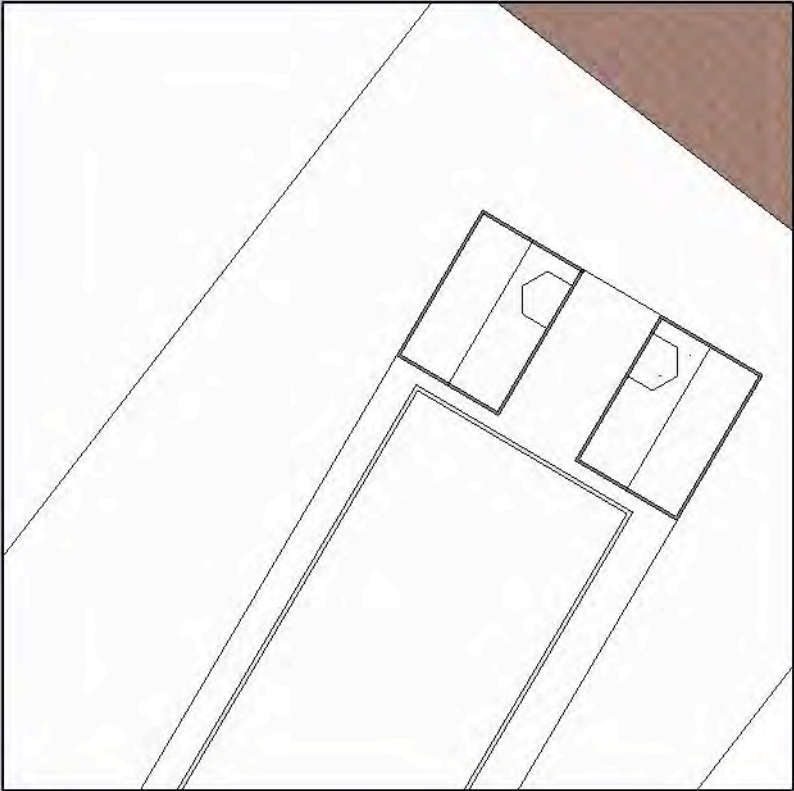
Roof Plan



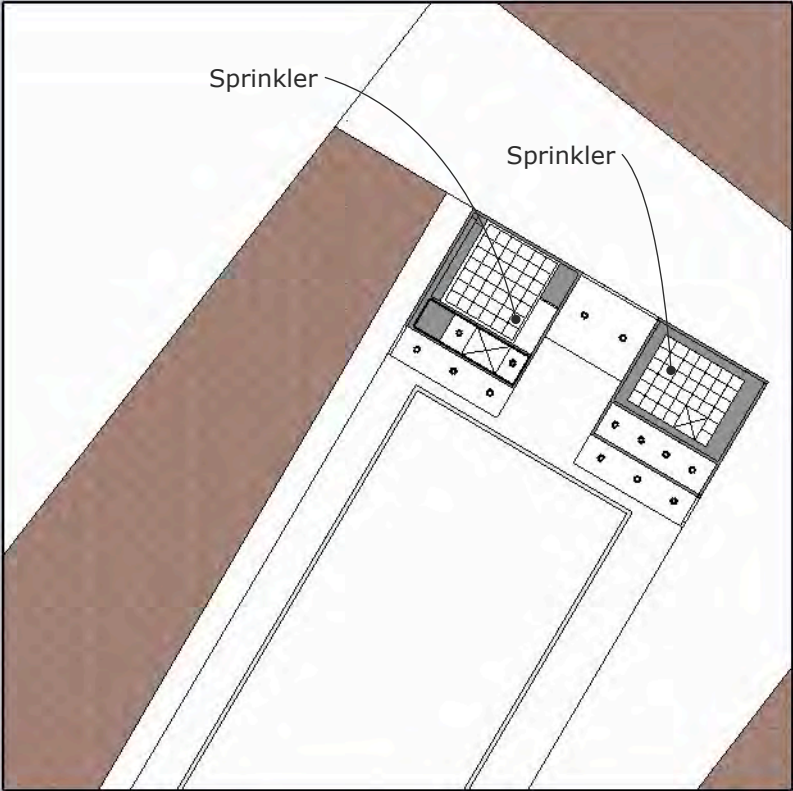
300 Queen Street

Steel  
Metal Roof  
(Recommended  
By Town of Jerome)





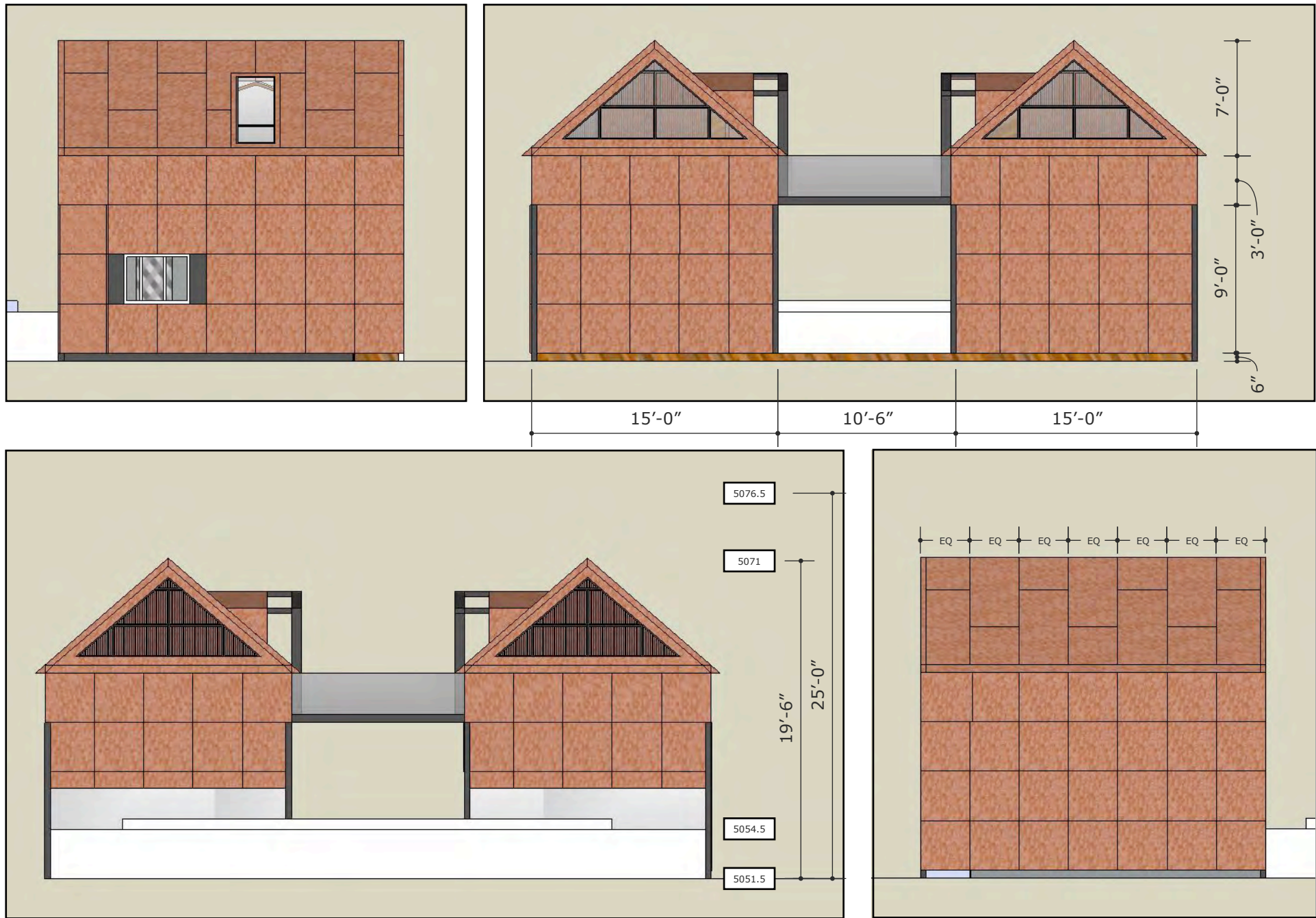
Second Floor



First Floor

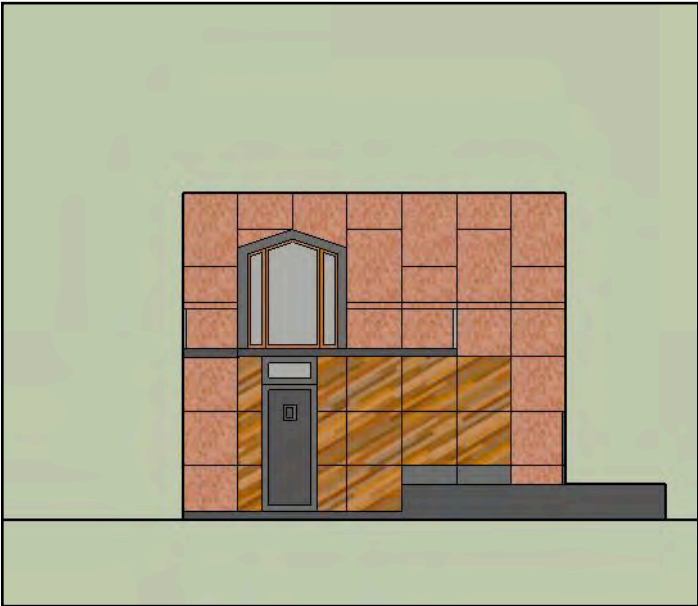
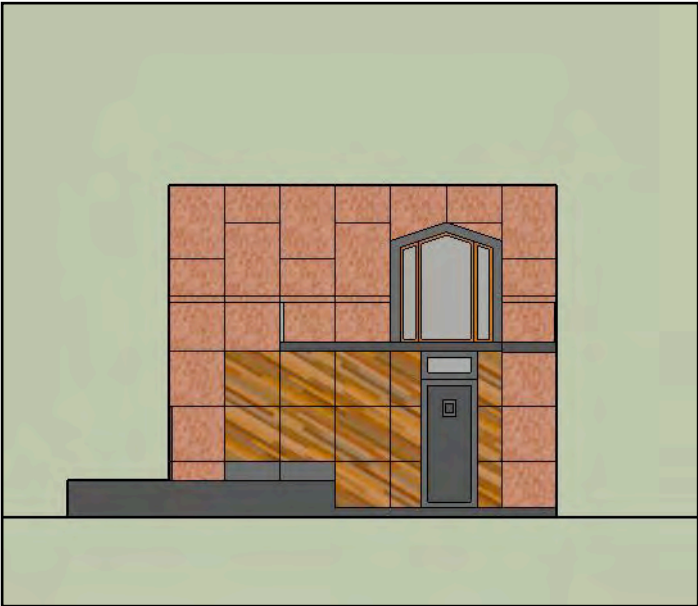
Elevations

1/8" = 1'-0" (1:96)



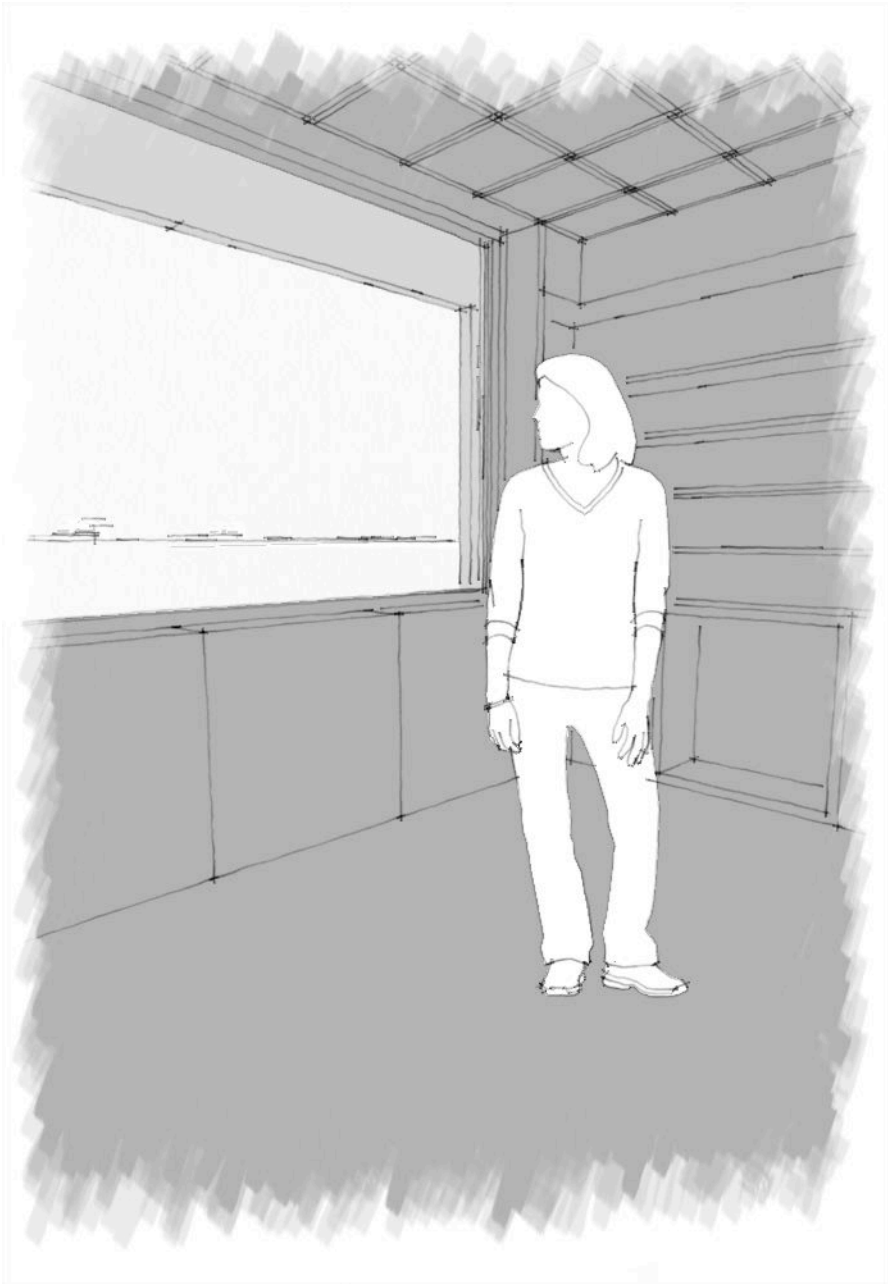
300 Queen Street

Sections

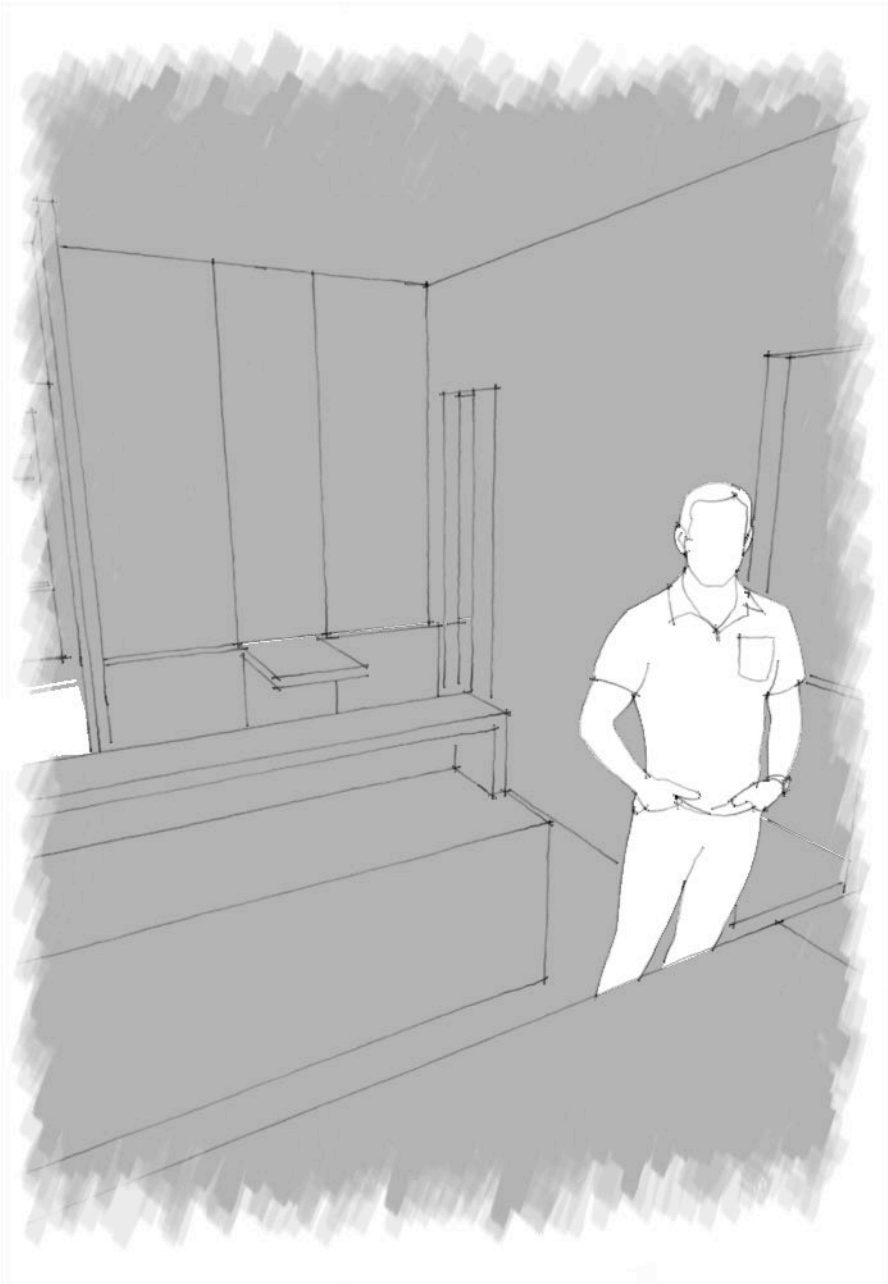




Interior Renderings

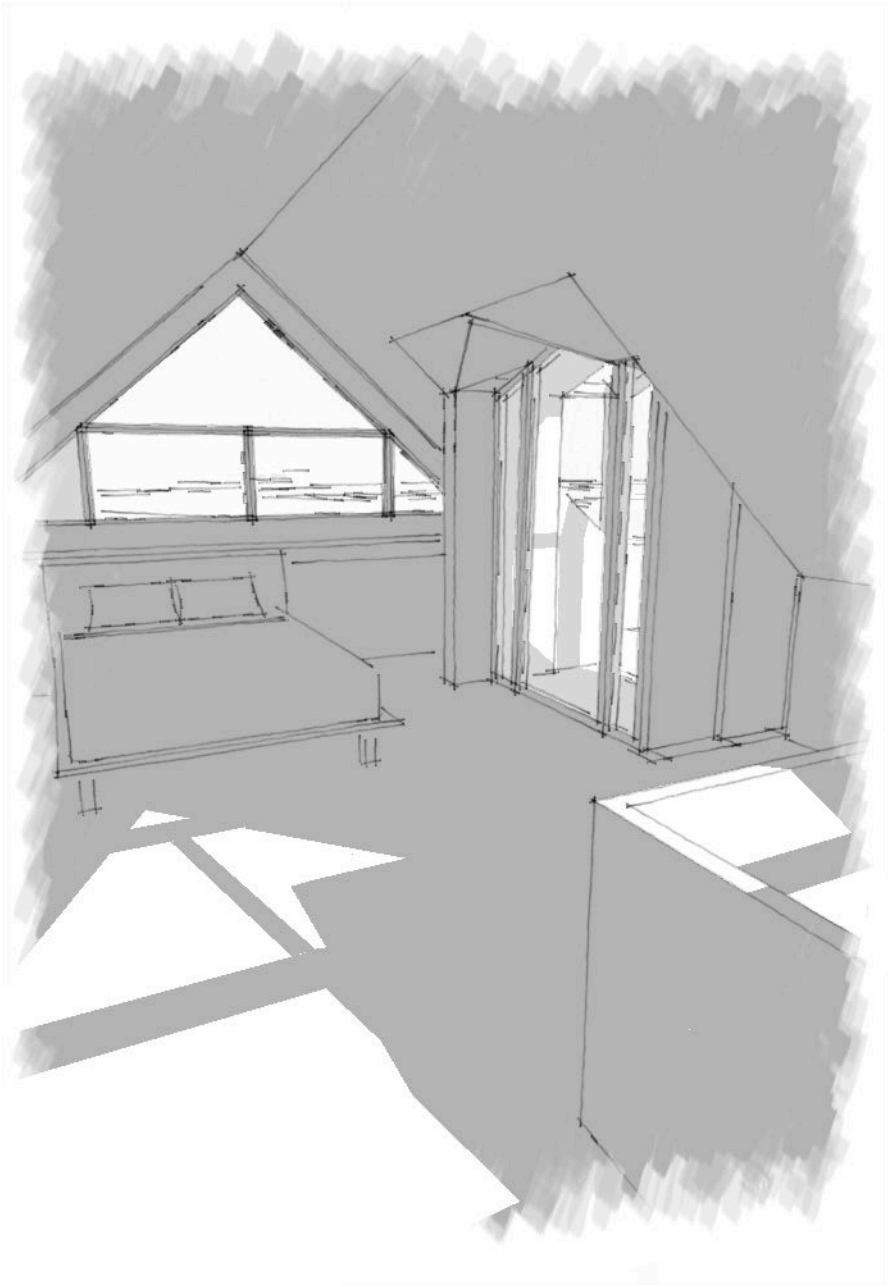


Living room with sliding door open

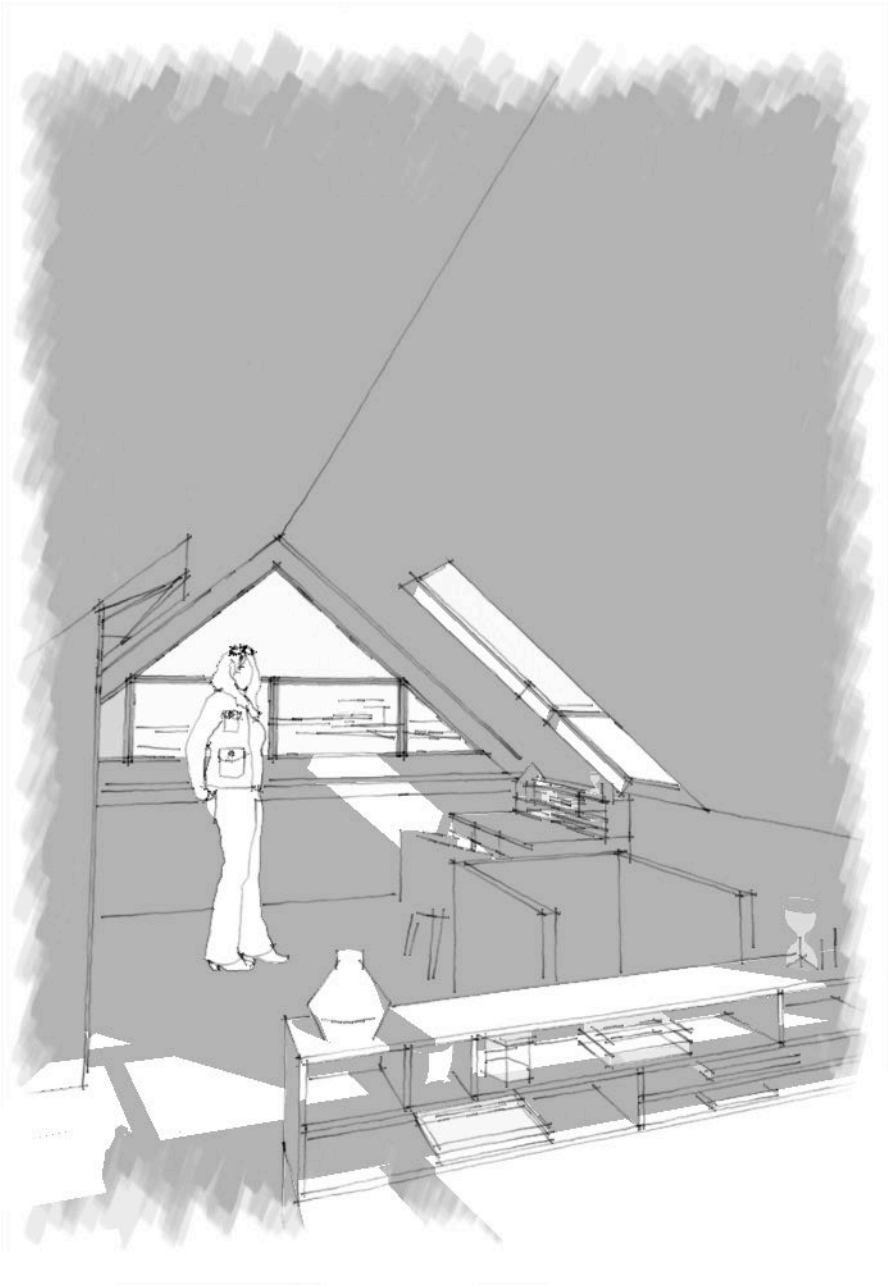


Kitchen and dining area

Interior Renderings

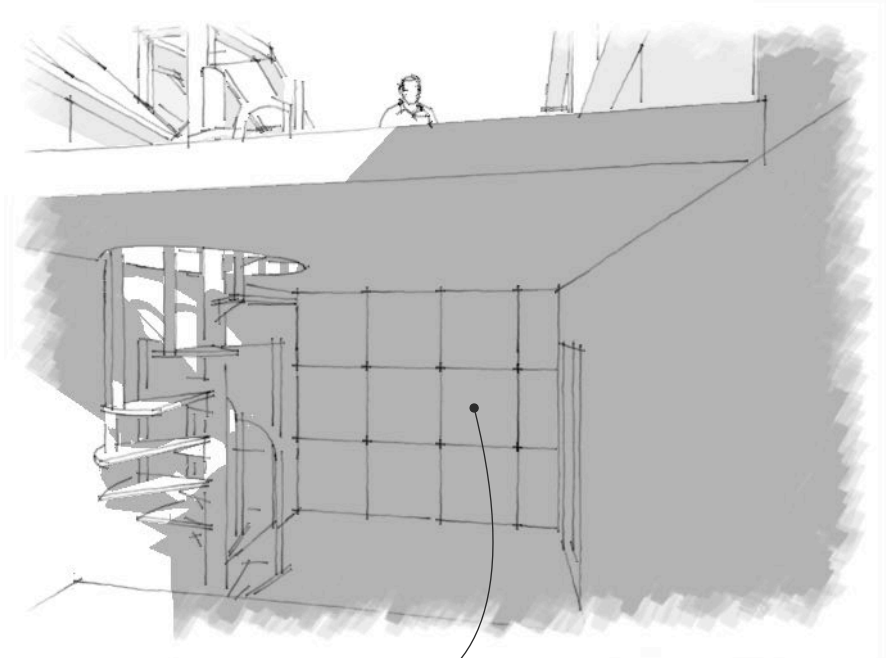
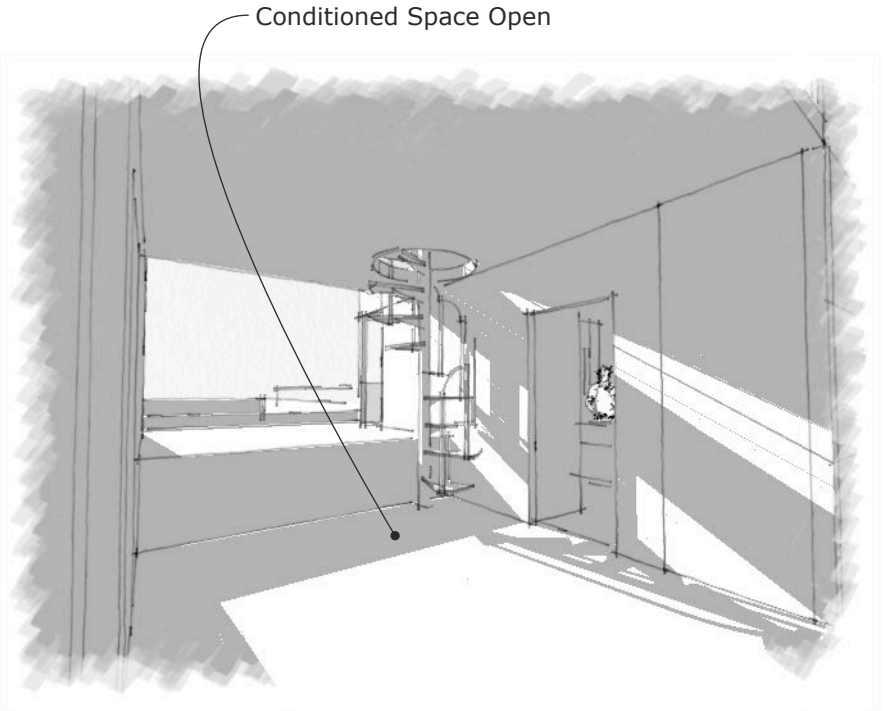
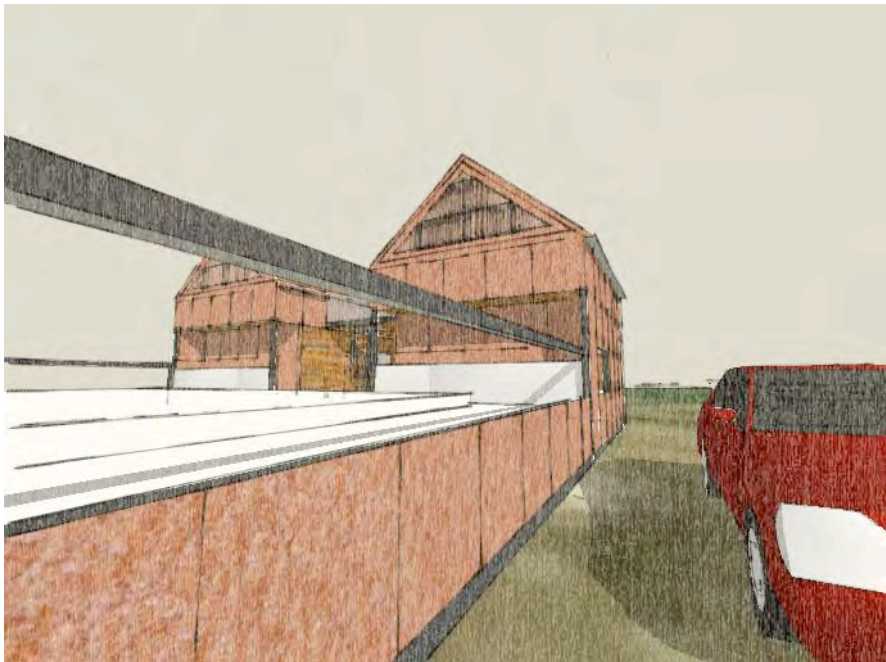


Bedroom, view toward deck

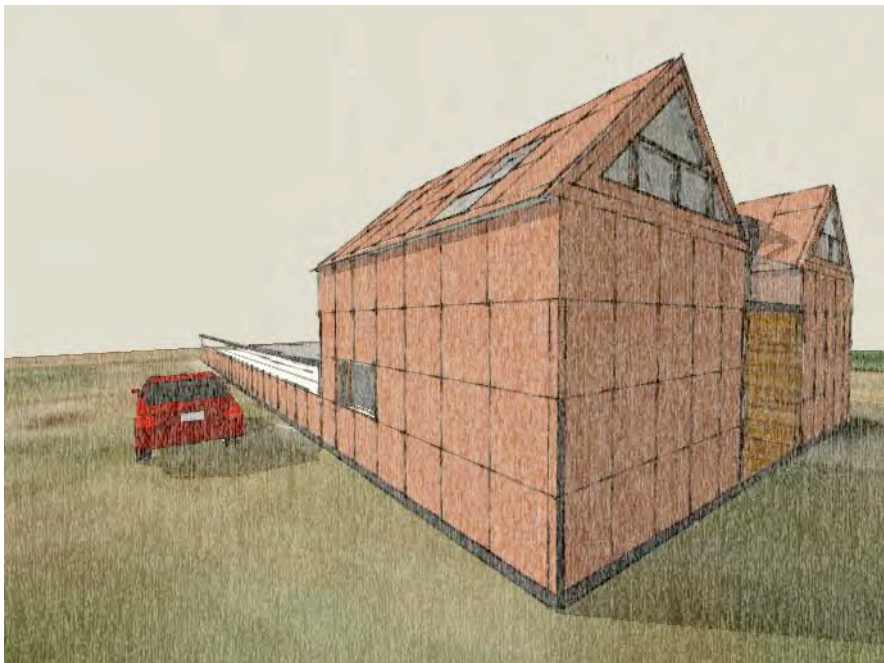


Office. View toward Verde Valley

Exterior Renderings



Conditioned Space Closed

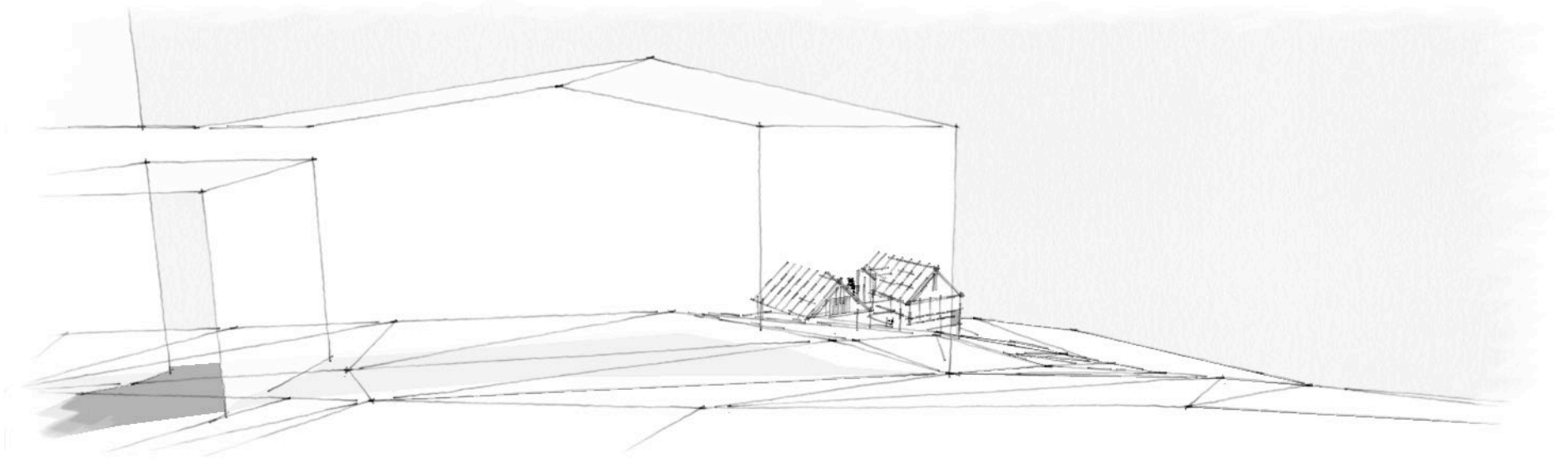




## Verde Valley Views

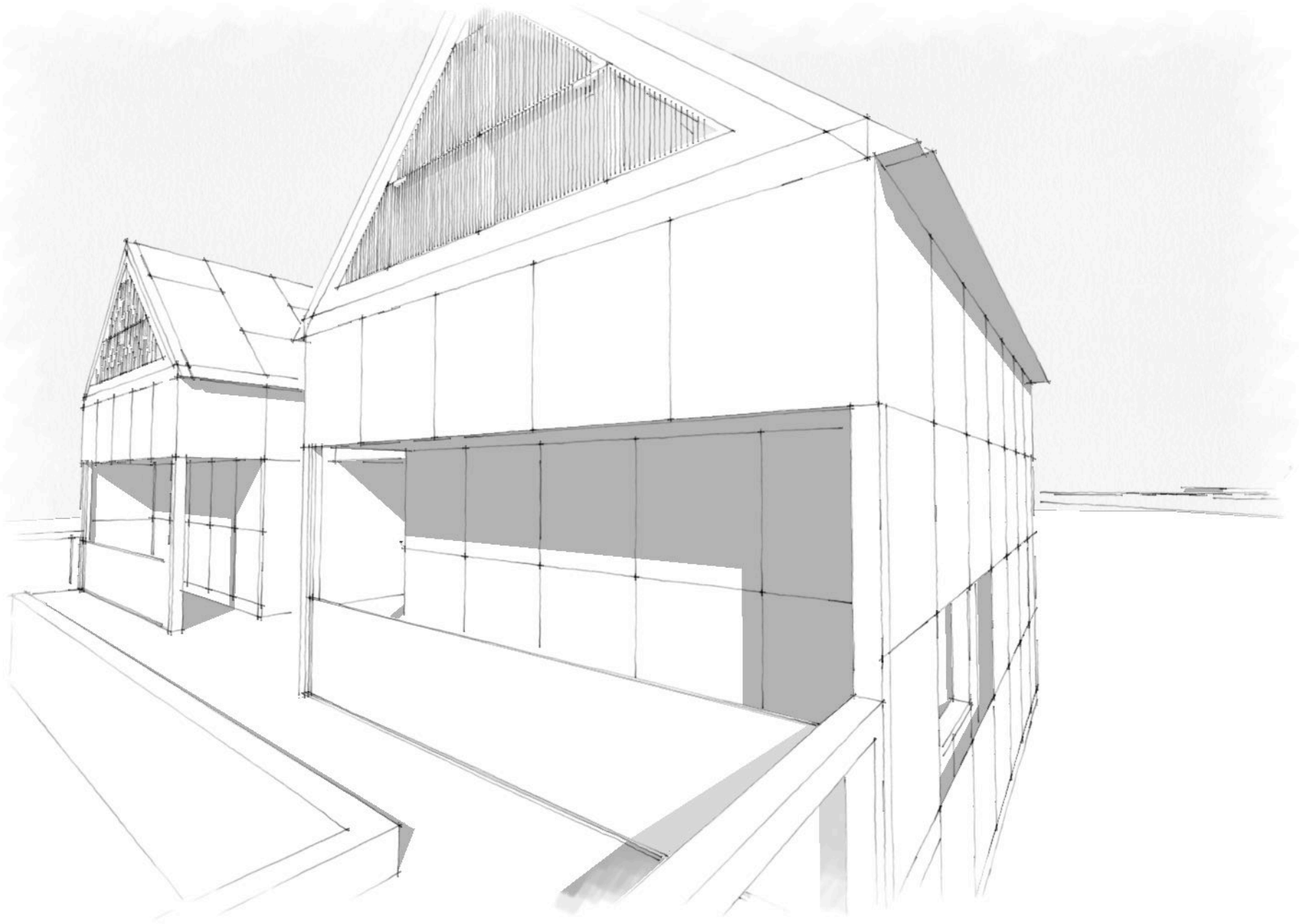


From pool walkway



End of Queen Street. The proposed home would be approx. 98% obstructed by neighboring buildings

**View toward Clarkdale**



300 Queen Street