



# TOWN OF JEROME

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

## AGENDA

### Regular Meeting of the Planning and Zoning Commission

Tuesday, March 21, 2023, 6:00 pm

Jerome Civic Center, 600 Clark Street, Jerome Arizona, 86331

Members of the public are welcome to participate in the meeting via the following options: By computer at <https://us02web.zoom.us/j/9286347943> or by telephone at 1 669 900 683. The Meeting ID is 928 634 7943. A drive-up internet hotspot is now available in the parking lot in front of the Jerome Public Library. The network is Sparklight Yavapai Free Wi-Fi, and no password is required. Please submit comments/questions at least one hour prior to the meeting to Zoning Administrator William Blodgett at [w.blodgett@jerome.az.gov](mailto:w.blodgett@jerome.az.gov).

#### Item 1: Call to order / Roll Call

**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 January 17, 2022

Old (continued) Business: none

#### New Business:

#### Item 4: Seeking final site plan approval for Garage Remodel

Applicant/Owner: Kelly Foy

Zone: R1-5

Address: 121 Third Street

APN: 401-08-040

Applicant is seeking reapproval to remodel their Garage on 121 Third Street.

#### Discussion/Possible Action

#### Meeting Updates:

#### Item 5: Updates of recent and upcoming meetings

- February 21st P&Z Regular Meeting– Meeting Cancelled
- February 28th DRB Regular Meeting- Meeting Cancelled
- March 14<sup>th</sup> Regular Council Meeting- To be updated

#### Item 6: Potential items for April Planning & Zoning meeting, Tuesday April, 25 – Multiple items nearing readiness for review.

#### Item 7: 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

Kristen Muenz, 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.

**DRAFT MINUTES**  
**Regular Meeting of the Planning and Zoning Commission**  
**Tuesday, Jan 17, 2023, 6:00 pm**  
**PLACE: JEROME CIVIC CENTER**  
**600 Clark St., JEROME, ARIZONA 86331**

**6:03 (0:05) Item 1: Call to order**

*Vice Chair Lance Schall called the meeting to order at 6:03 p.m.*

*Present were Vice Chair Schall, Commissioners Jera Peterson, Lori Riley, and Chuck Romberger. Absent was Chair Jeanie Ready. Staff present included Zoning Administrator Will Blodgett and Deputy Clerk Kristen Muenz.*

**6:03 (0:50) Item 2: Petitions from the public** -There were no petitions from the public. -

**6:04 (0:59) Item 3: Approval of Minutes** – Regular meeting of November 15, 2022

*The minutes of the P&Z regular meeting of November 15, 2022 were approved as presented.*

**Motion to approve the minutes of the regular meeting of November 15, 2022**

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

**Old (continued) Business:** none

**New Business:**

**6:05 (1:56) Item 4: Seeking approval for Remodel**

Applicant/Owner: Janet Bustrin (Copperstar Remodeling)

Zone: R1-5

Address: 538 School Street

APN: 401-06-092

Applicant is seeking approval for remodels to the home at 538 School Street.

**Discussion/Possible Action**

*ZA Will Blodgett read a brief analysis of the proposed project. The contractor, Scott Hudson, is working for property owner Janet Bustrin. They would like to gut 2 lower-level bedrooms, pour new foundation of approximately 30 feet, install new floor joists, new 2x6 stud framing, windows, updated electrical, hardy siding, and then new drywall, paint, flooring, etcetera once that work is completed. Mr. Blodgett then read some background history of building, which was built in 1900, is a 2-story home supported on the east end by a concrete retaining wall. Clapboard siding sheaths all sides including the gable ends. Remodeling has replaced all windows with sliding aluminum or other types of units and the roof is composite shingle. Mr. Blodgett then explained that the purpose of the site plan review is to provide for the public health, safety, and general welfare and to protect the environment and historical character of the town of Jerome. The plan review will include site work, excavation, regulations, slopes, and soils, also a review of potential impact on surrounding properties. He said that most of this does not apply, as this is not new construction, and the majority of the work is on the interior. However, some of the work is structural, which is why it is being reviewed. Mr. Blodgett explained that the work will not result in the addition of dwelling space and thus, no additional parking spaces will be required. The foundation work will replace the existing foundation work, which is crumbling. After the foundation is poured, new floor joists will be installed, followed by framing and the installation of windows. Mr. Blodgett pointed out sketch maps included in the packet, and gave a brief explanation of the items by page.*

*(8:02) Commissioner Jera Peterson said that she had a question. She asked, is the brown part going to be dealt with? She said she had walked past the building and saw rubble underneath that area and wondered if that was where the work would take place.*

*Mr. Blodgett said that was located on the exterior and, if we look at the exhibits, the foundation work on page 3 is only on the second bedroom, which is more towards the interior of the structure.*

*Ms. Peterson replied that when she looked at the house, there was some rubble-type structure and wondered if it would be worked on.*

*Contractor Scott Hudson responded that the front side of home has been rebuilt, and that part of the foundation had been redone, so he wasn't sure what she was referring to.*

*Ms. Peterson pointed to an area on the front of the building, and said that when you look behind the brown [siding], there were rocks. That is fine?*

*Mr. Hudson answered, yes.*

*Ms. Peterson asked, so you're basically just dealing with the first level.*

*Mr. Hudson confirmed this, and said the entire home had been redone except for that level.*

*Mr. Blodgett apologized that there weren't more exterior photos in the packet.*

Commissioner Lori Riley asked if the foundation in the center had collapsed.

Mr. Hudson explained that originally it had been of wood with rocks underneath, and the rocks moved.

Ms. Riley agreed that needed to be taken care of.

Mr. Schall commented that the address said School Street, which had thrown him off.

Mr. Hudson said that the building was on Main Street, but it had 2 addresses.

Ms. Riley asked, how can it have 2 addresses?

Ms. Muenz explained that was not uncommon for buildings in that area.

Mr. Schall said that it did not bother him, he was just wondering. He explained that historically, some of those houses were apartments that may have been accessed from the top floor.

Ms. Peterson asked if this house has access from School Street.

Mr. Schall replied that it did have a staircase. He then pointed out a typo on the agenda that showed the contractor as Copperstone Remodeling.

Mr. Hudson clarified that it was supposed to be Copperstar.

Ms. Riley agreed that the hand-written application did say Copperstar.

Mr. Blodgett explained that was a typo on his end, and thanked the commissioners for catching it.

Mr. Schall said that other than the clarifying questions from the commissioners, he does not see any issues. We're not changing the footprint, we are not looking for easements, not changing the parking requirements, and the building is not getting taller.

Ms. Peterson asked if there were any issues with neighbors because that is one of the things to be considered.

Mr. Schall asked Ms. Peterson, for instance, if it was a change of use, the neighbors might complain?

Ms. Peterson responded that we should consider if it is going to disrupt the neighborhood; however, this seemed pretty straightforward.

Mr. Schall asked if there were any other questions or issues.

Ms. Riley commented that it did seem like something that needed to be done.

Mr. Schall responded that it would not be the first house in Jerome that had a rock foundation. He made a motion to approve the remodel and improvement as presented.

Ms. Riley seconded the motion, and the item was approved.

#### **Motion to approve the remodel at 538 School Street**

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

#### **Meeting Updates:**

##### **6:17 (14:27) Item 5: Updates of recent and upcoming meetings**

- **Tue Dec 13 Council regular meeting-** Second reading of Ordinances #485, #486 and #487, regarding Water reduction, special event permits, and exemptions from Town Code respectively. Removed from the table resolution #647, which would designate 2<sup>nd</sup> street a one-way street. Had follow-up discussion about the Hotel Jerome project and approved the ARAVAIPA race/event in May. Considered the appointment of an ad hoc water committee, then held an executive session.
- **Tue Nov 29 DRB regular meeting –** Approved new paint for 405 Hull Avenue (Flagg) and 665 Main Street (Bingaman) and approved a new fence construction at 841 Gulch Road (Keller).

Mr. Blodgett read a summary of recent meetings, which included approval of a Special Event held by Aravaipa Running.

Mr. Schall asked if that was the foot race that came through town.

Ms. Muenz confirmed that it was, and was called the Cocodona250.

There was discussion as to the race's route, and Ms. Riley expressed concern about the racers coming down her road early in the morning.

Ms. Muenz replied that she was not positive on the full route, but the route map was available in the council meeting packet.

Mr. Schall commented that the other way to get the route is to enter the race.

##### **6:20 (17:00) Item 6: Potential items for Februarys Planning & Zoning meeting, Tuesday Feb 21, 2023 – TBD**

Mr. Schall asked if there were any potential items yet.

Mr. Blodgett answered, not at this time.

Mr. Schall commented that the commission try to be efficient, while giving everyone enough time to speak.

**Item 7: Adjourn**

***Motion to adjourn at 6:21 p.m.***

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

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
 Chair Ready, Planning & Zoning Commission Chair

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
 Kristen Muenz, Deputy Town Clerk

DRAFT



# TOWN OF JEROME

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

## **Zoning Administrator Analysis Planning & Zoning Commission Tuesday, March 21, 2023**

**Item : 4**

**Location:** 121 Third Street  
**Applicant/Owner:** Kelley Foy  
**Zone:** R1-5  
**APN:** 401-08-040  
**Prepared by:** Will Blodgett, Zoning Administrator  
**Recommendation:** Discussion/possible action

**Background and Summary:** The applicant is seeking approval of a preliminary site plan to remodel and restore the existing garage at 121 Third Street. The project was approved originally in 2018 but has undergone changes in design and material since the original was approved. Specifics as to the project are contained within a letter submitted by the applicant and presented on the following page, and periodically within subsections as appropriate in response to concerns and questions brought to the Zoning Administrator. The version of the structure before us for Final Site Plan review is a one-story building, as opposed to the originally proposed two-story structure. The structure is currently at the maximum height allowed by the Zoning Ordinance of 14' after preliminary review and discussions with the applicant.

**Purpose:** The purpose of the site plan review is to provide for the public health, safety and general welfare, and to protect the environment and the historical character of the Town of Jerome. The plan review will include an examination of all proposed site work, and excavation and grading regulations, with special regulation of work sites with extreme slope or unstable soils. Essential to this purpose is the review of possible impacts on surrounding properties.

**Property Standards:** The Town of Jerome Zoning Ordinance in section 303.1.B requires that accessory structures, and modifications to nonconforming structures be reviewed by the Planning & Zoning Commission.

**Response:** The Planning & Zoning Commission shall approve, conditionally approve, or deny said plan. Once denied the original plan shall not be resubmitted. The Planning & Zoning Commission may, if the preliminary drawings and data are sufficiently clear and explicit and satisfy 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.

**Applicants Letter: (Left in place from earlier review)**

“We are submitting our application to remodel our existing garage at 121 Third Street. We were approved for a similar garage remodel in 2018, albeit the changes in material. In light of the current material shortages and height changes to the Jerome ordinance after our first approval, we are returning with a revised design that meets all updates in the current Jerome Ordinances. We would like to create a historically compatible corrugated metal structure built as a pole barn, with garage doors, an access door, and 3 East facing windows to vent the structure. The new garage will be two story similar to the building that historically sat in its place. (See photo of an old Jerome market and apartment building where our existing garage and open flagstone is now). This proposed building is similar to multiple existing structures in our neighborhood and another across the highway off of Rich street (See photos provided ). It will require a demolition permit and a building permit. We are keeping the existing West concrete wall and all utilities. This structure, will be built with a time tested pole barn construction with concrete footings and a new concrete pad. The garage currently has all necessary utilities but will require some coordination with the Town to preserve the existing sewer in the garage that connects with three other properties before reaching our home or existing garage and terminating in the town sewer.

Thank you for your consideration for this beloved project, we have waited 18 years to build.

Sincerely,

Kelley Foy  
& Leta Hollon“

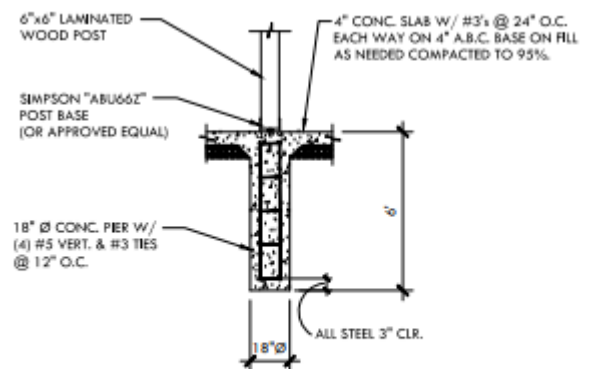
The applicants request for a remodel has been challenged as such raising the question if it counts as a remodel, or as a new construction? Depending on your views, and priorities either way can be argued. A Remodel will typically have to preserve a certain percentage of the existing structure, around 50% commonly and usually measured in walls. In Jerome we have lots of existing historic concrete foundations and retaining walls dating back to the early 1900's. I support preservation of these features and believe that a historic foundation, if proven safe and usable should count toward this calculation. However, the argument could be made that much of the standing stick-built portion of the structure will be demolished and thus could qualify this project as a new-construction. This option opens up the possibility of losing part or all of the historic features currently present. This is a decision that requires a vote from the Design Review Board, acting as Historic Preservation Commission.

### What is a "Pole-Barn"?

The structure proposed to be built is described as a "pole barn", which is a type of post-frame construction. This uses a post, or pole, as a framing member to anchor the structure into the foundation. One materials supply company describes the method of construction this way;

*"Post-frame construction involves using highly engineered, prefabricated laminated wooden posts—also known as columns—placed typically at 8 feet on center. Buried 4 to 6 feet deep to provide support, the posts are the main vertical framing element in all post-frame buildings and are typically connected with wood sidewall girts. These structural components help transfer wind and snow loads to the foundation. And regarding that foundation, post-frame structures do not require pouring what's called a continuous foundation, which simplifies the construction process and lowers overall costs."*

An Additional benefit listed for this style of construction is a higher load transfer, allowing the structure to handle stresses such as snow-loads, high winds, and so on, with greater ease than the traditional stick-built structure. The proposed structure shows plans to sink these posts supports six (6) feet down, providing more than adequate stability.



**POST @ FOUNDATION DETAIL**  
N.T.S.

### Setbacks and non-conforming status:

The Jerome Zoning Ordinance states in section 505.D.7.c;

*"Detached accessory buildings shall meet all required setbacks and maintain a space of five (5) feet from the main building or other structures."*

The existing garage is a non-conforming building, built before the adoption and application of our Zoning Ordinance. The Jerome Zoning Ordinance defines a nonconforming situation as:

*"A nonconforming situation is a condition that occurs when, on the effective date of this Ordinance or a previous Ordinance, or on the effective date of an Ordinance text amendment or*

*rezoning an existing lot, structure, building, sign, development or use of an existing lot structure does not conform to one or more of the regulations currently applicable to the district in which the lot, structure, building, sign, development or use is located.”*

The Ordinance goes on to define the purpose of this status;

*“While permitting the use and maintenance of nonconforming structures, this section is intended to limit the number and extent of nonconforming uses and structures by prohibiting their being moved, altered, enlarged or restored after destruction in a manner which would increase the discrepancy between conditions existing at the time of the adoption of the Ordinance and the standards prescribed in this Ordinance, except as provided for by A.R.S. 9-462.02*

For our purposes the location of the garage with the “zero lot line” is the nonconforming situation. The use as a garage is not nonconforming. In section 501.C.6 (Nonconforming situations- Application) the Jerome Zoning Ordinance says;

*“A nonconforming building may not be reconstructed or structurally altered during its life to an extent that would increase the discrepancy between conditions existing at the time of the adoption of this Zoning Ordinance and the standards prescribed in this Ordinance.”*

This means that a nonconforming structure that has setbacks that don't meet the modern standards could not undergo a remodel that would increase the footprint and thus decrease what setback currently exists (if any). In the original application submitted in 2018 there were concerns and discussions revolving around this issue, especially as there is a planned increase in the building height. It was determined with the aid of the Town Attorney that an increase in height does not constitute an increase in the discrepancy for nonconforming setbacks, as the footprint of the building will not change. The standards in the Jerome Zoning Ordinance require 5' of setbacks in the R1-5 District from all surrounding structures.

The Jerome Zoning Ordinance section 502 (General Provisions) Section H.7 (Yard, Lot, and Area requirements) requires;

*“Accessory Buildings (detached)- Any detached accessory building or swimming pool in any zone shall not be located in the front yard, shall be at least five (5) feet from the main structure, shall be at least five (5) feet from the rear and interior side lot lines, and shall maintain side yard setbacks from the street side lot lines as required for the main structures in that zone.”*

According to this requirement, the Garage structure (and many like it in the same neighborhood) located in the front yard, is already nonconforming. If the non-conforming status is lost, and the project is considered to be a new construction then a Variance would be required for the setback requirements.

## **Fire Safety:**

There were concerns that the additional height of the original proposed structure will create a greater potential fire risk to the neighboring property and structures. The primary concern was that without increasing the setbacks of the structure, the “zero lot line” increases the difficulty in fighting fires while increasing the potential for fire to spread to the neighboring structure. The Second concern is that with increased height comes an increase in “splash zone” damage in the event of a collapse, due to fire, earthquake, etc. Letters from the Jerome Fire Department listing these concerns are provided at the end of this document.



The primary concern about the setbacks, the “zero lot line” are legitimate, however much of the risk can be mitigated through application of policy and modern construction materials and methodology. Not that the existing structure is an older, traditional stick-built garage which has a level of fire hazard risk that is shared by all similar structures. Since the original proposal, the height of the structure has been brought down to the maximum allowed by the Zoning Ordinance of 14 feet which mitigates a substantial portion of the concern.

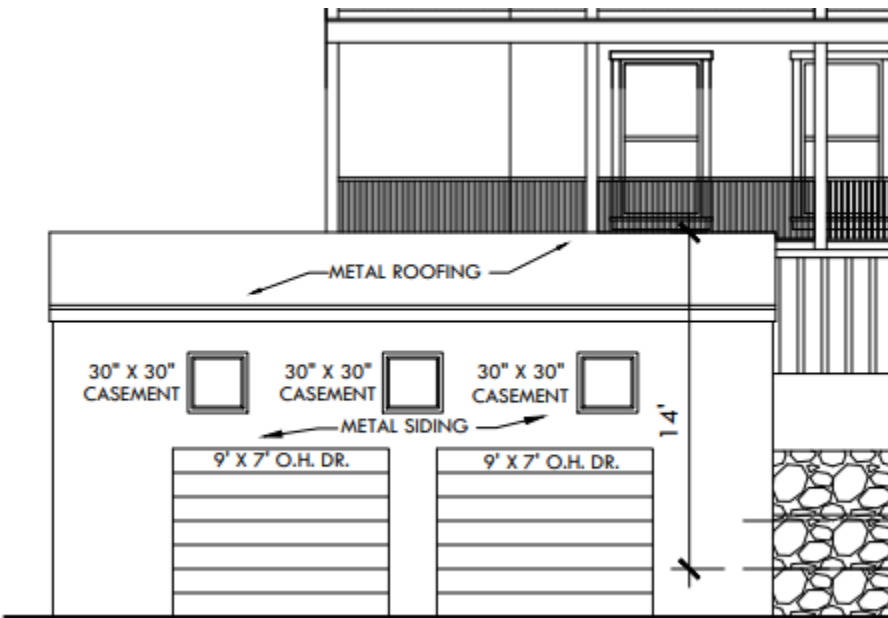
**Height:**

The height of the proposed building has been reduced by the applicant and is at the maximum allowable height of 14' (Town of Jerome Zoning Ordinance) and is a single-story structure.

**Drainage and Stormwater Runoff:**

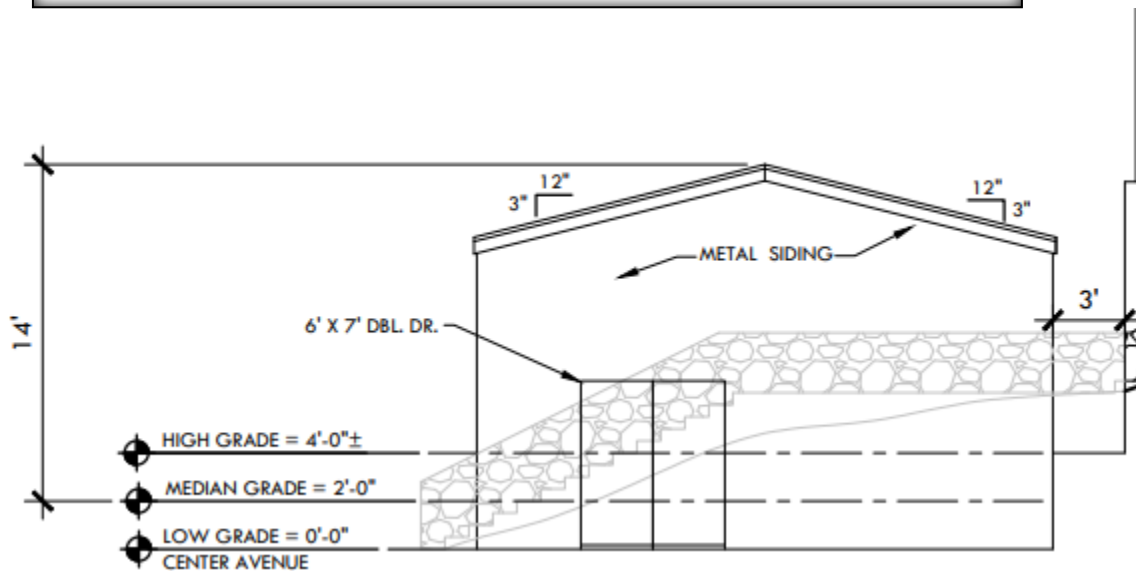
As the planned structure does not expand the existing footprint, the drainage patterns would not significantly change. Stormwater runoff would drain to the rear and front of the proposed structure, following the canting of the roof, which improves drainage over the flat roof currently present on the existing structure.

**This Area intentionally left blank.**



**Top:** View of the proposed Garage from Center Ave. (East elevation) grade.  
Source: Kelly Foy

**Below:** View of the proposed Garage in profile (North Elevations) from 3<sup>rd</sup> Street. Source: Kelley Foy



**Residential Occupation:**

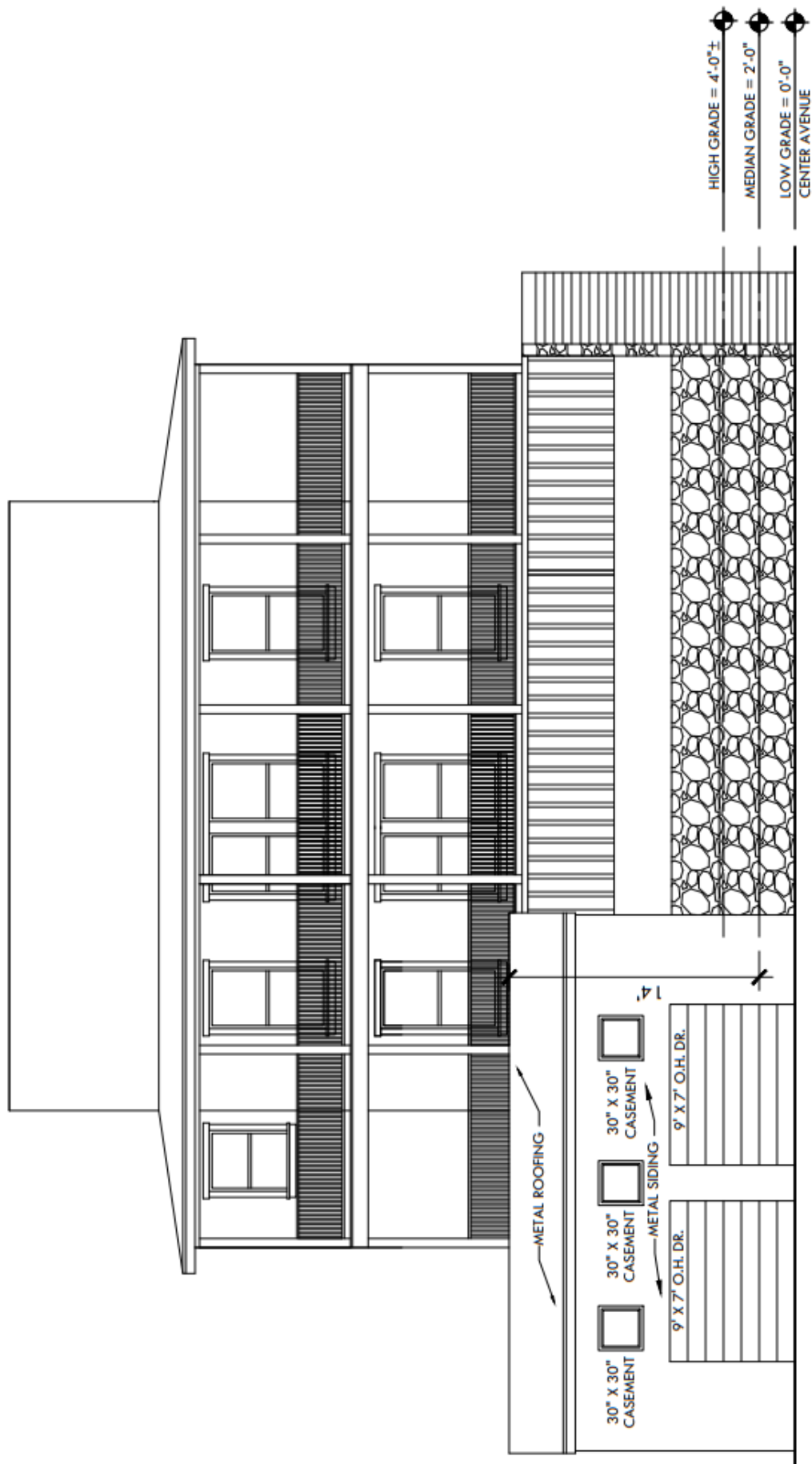
Section 505 (R1-5 Zone, Single Family Residential) subsection D item 7 (Accessory buildings) states that;

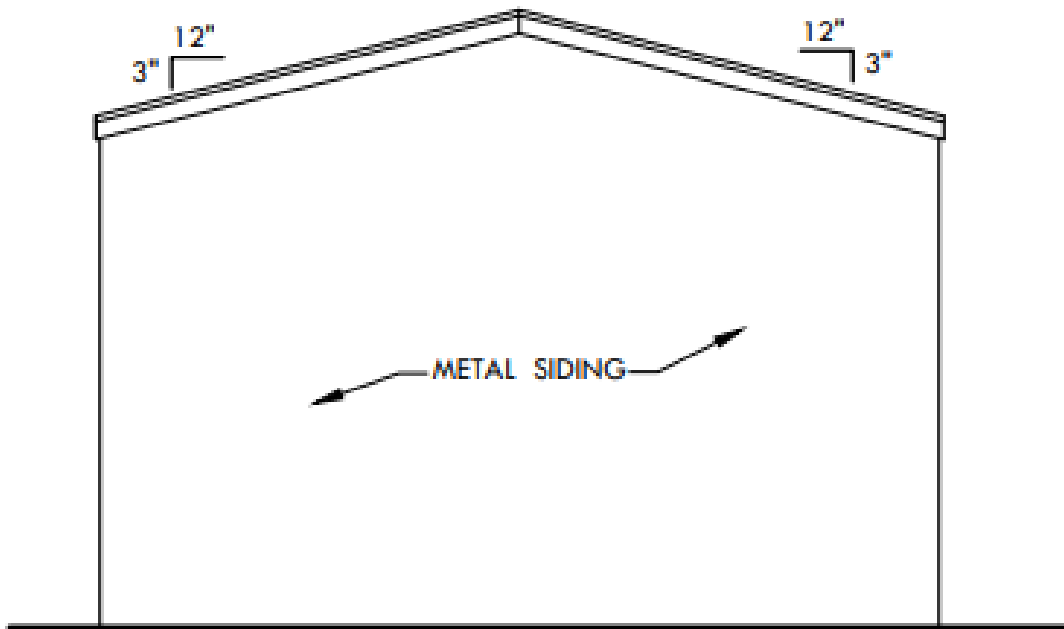
*“Accessory buildings shall not be used for human habitation.”*

This removes any possibility of Residential occupancy (such as a STVR or Rental) from this structure, as that is not within the permitted uses of this type of structure.

**Sewer:** Concerns about the adequacy of the property’s sewer lines are legitimate, as increased use over the previous years have on occasion created blockages and back-ups within the line. The Town of Jerome Public Works has already expressed an interest in gaining access to this sewer line during construction should the project be approved, and repair/replace sections while the foundation is easily accessible.

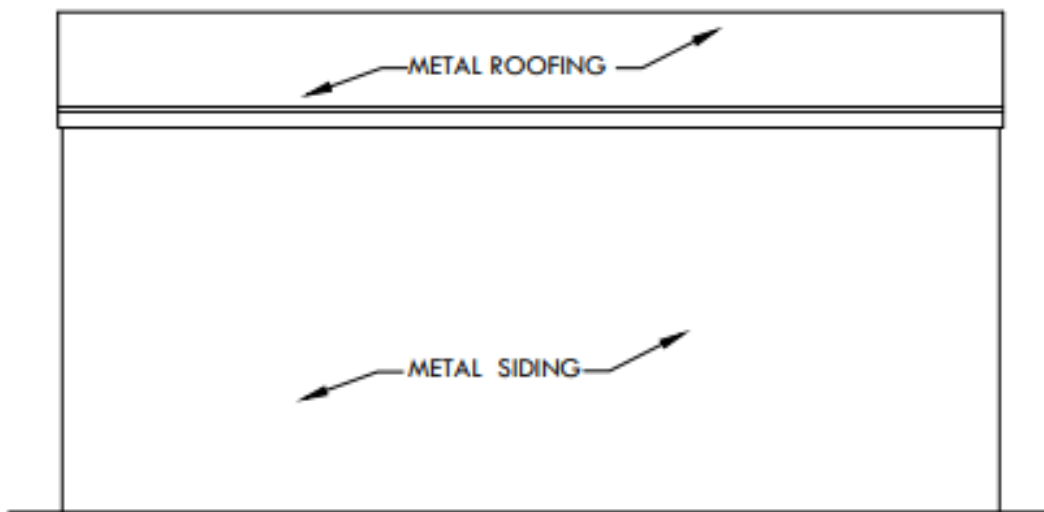
The following pages contain preliminary site plans and elevations and photographs showing the project site and surrounding area. The applicant has supplied satisfactory information for the requirements of preliminary site plan review. Additional details and information will be required for the final site plan review. I request the Commission discuss and vote to either approve, or deny the project based on the information provided within this packet.





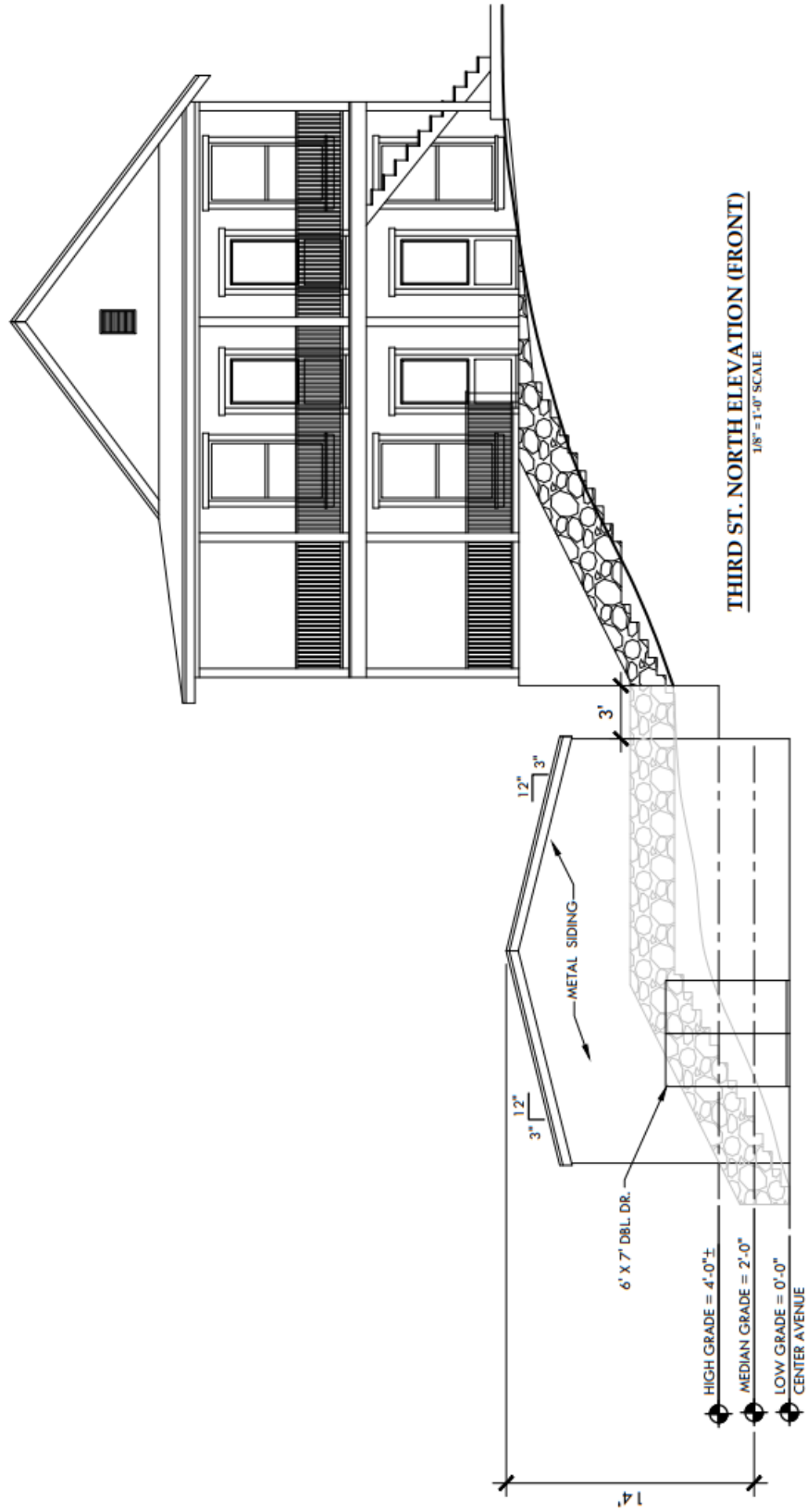
### **SOUTH ELEVATION**

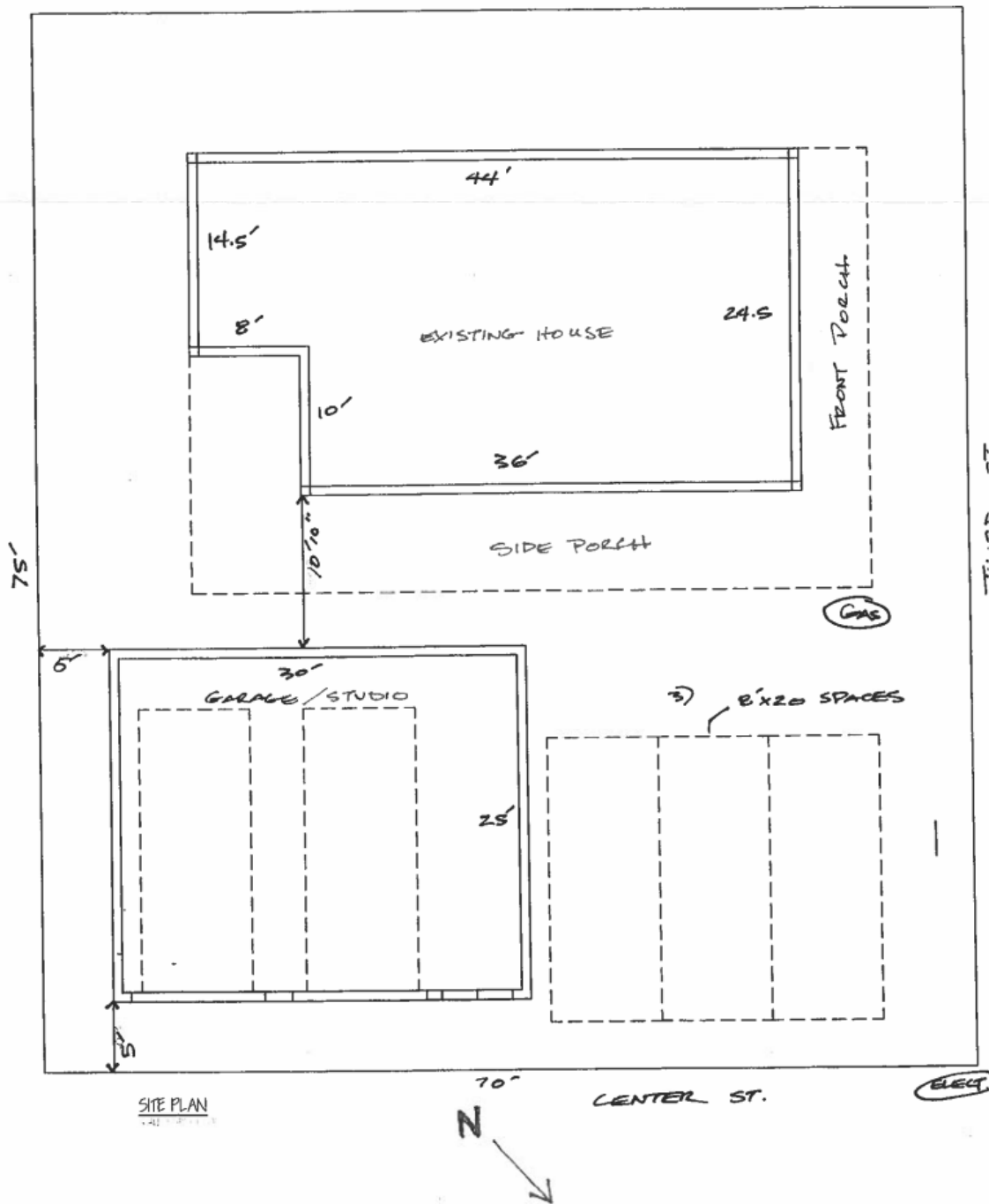
1/8" = 1'-0" SCALE



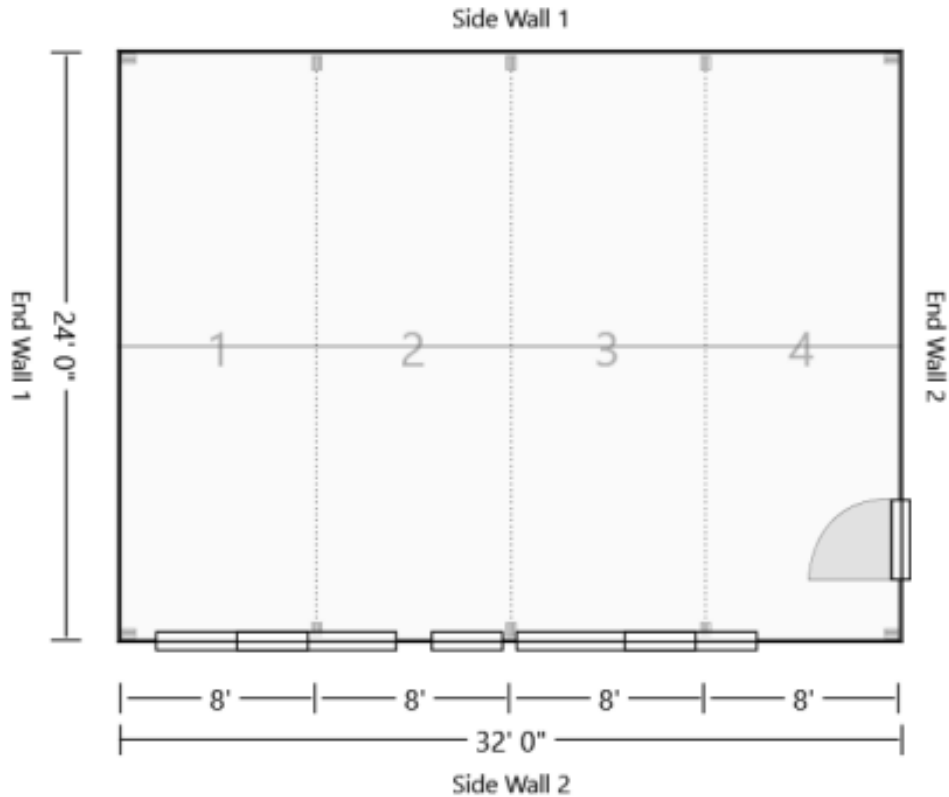
### **WEST ELEVATION**

1/8" = 1'-0" SCALE

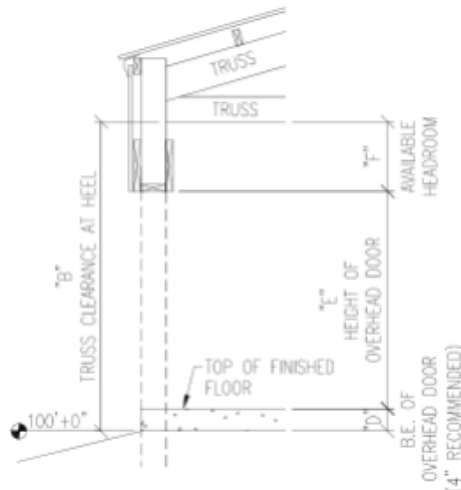




View of the proposed garage, parking strategy and dimensions of the building site and related structures on the same property. Source: Kelly Foy.



## Overhead Frameout & Headroom



"D" = Bottom elevation (B.E.) of overhead door: **0' 0"**

The bottom of all overhead doors (top of finished floor) are recommended to be placed at 4" above the 100'-0" mark (100'-4"). In building without paved floors, B.E. of doors may be lower - e.g. 100'-0".

"E" = Height of overhead door: **8' 0"**

Overhead door height = the height of the overhead door being placed in this building.

"F" = Available headroom: **10' 11"**

Available headroom = the space available for overhead door tracks and openers. If a ceiling is installed, headroom will be reduced by about 1". Door headroom requirements must be confirmed with the door supplier.

Headroom calculation formula:

$$("B") - ("D") - ("E") = ("F")$$

$$(\text{Truss Clearance}) - (\text{B.E. of overhead door}) - (\text{Overhead door height}) = (\text{Available headroom})$$

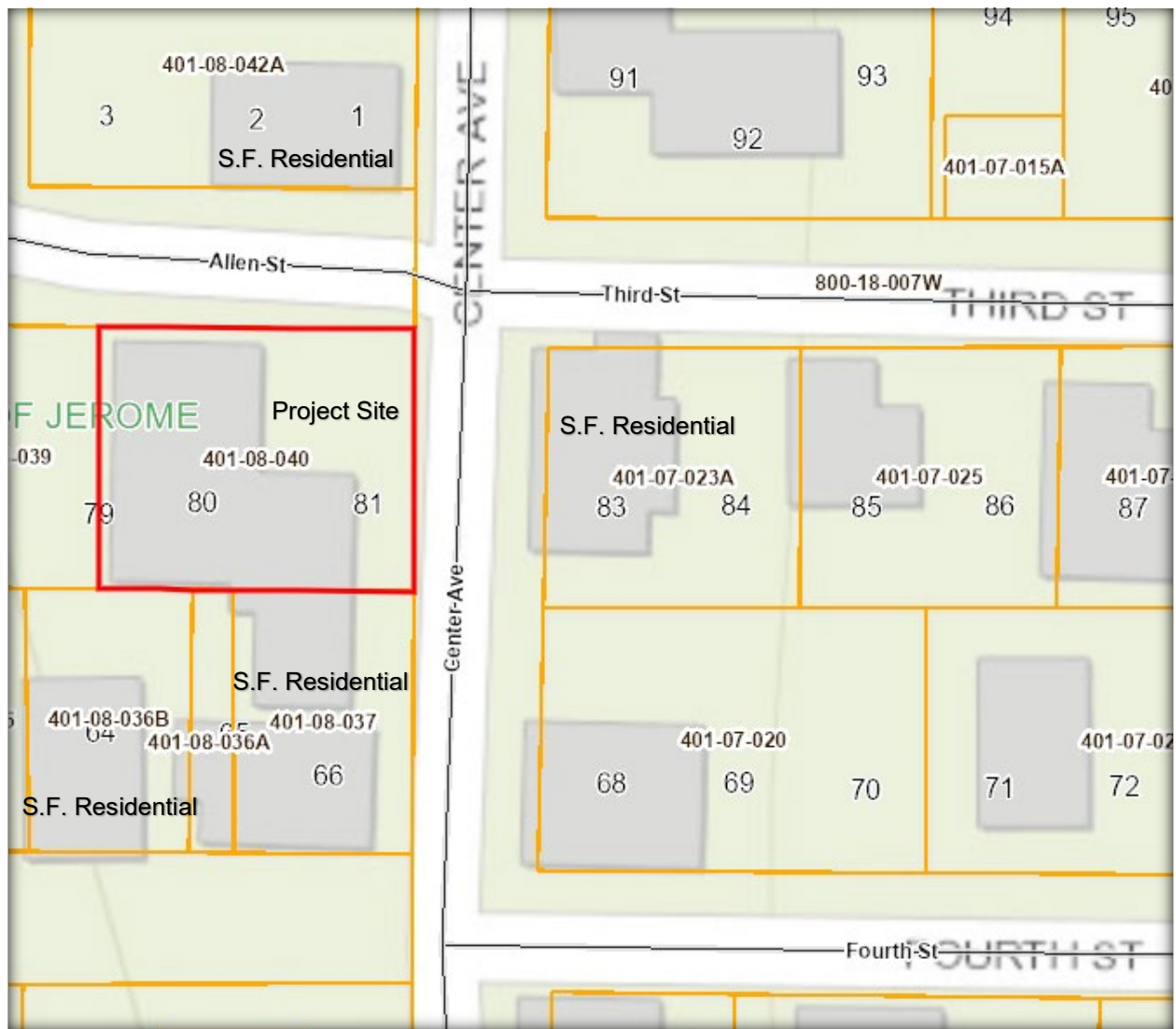
Example:

$$(10'-0") - (4") - (8'-0") = (1'-8" \text{ of available headroom})$$





**Above:** A photograph looking south along Center Avenue showing the historic street-front façade. Two-level structures historically existed in this location. The existing garage structure (single level) was added after the buildings shown in the photograph above were demolished.



**Above:** View of the project site (in red) and the surrounding parcels, all residential land uses found within the R1-5 district. Source: Yavapai County





**Top:** View of the applicant's property (to the left) with Allen Street in the middle-right, and a Residential property to the left. Source: TOJ-W.B.

**Left:** View looking down center street facing South. The applicant's garage (Green structure behind the telephone pole) is visible. Source: TOJ-W.B.

**Bottom:** Detail view of the applicant's property from Center Street facing South/South-west. Source: TOJ-W.B.







**Top:** View of the applicant's garage and house (on the right) and the neighboring garage and property on the left from Center Street facing West. Source: TOJ-W.B.

**Bottom:** View of Center Street facing North, with the applicant's property visible on the left along with a neighboring garage. Source: TOJ-W.B.





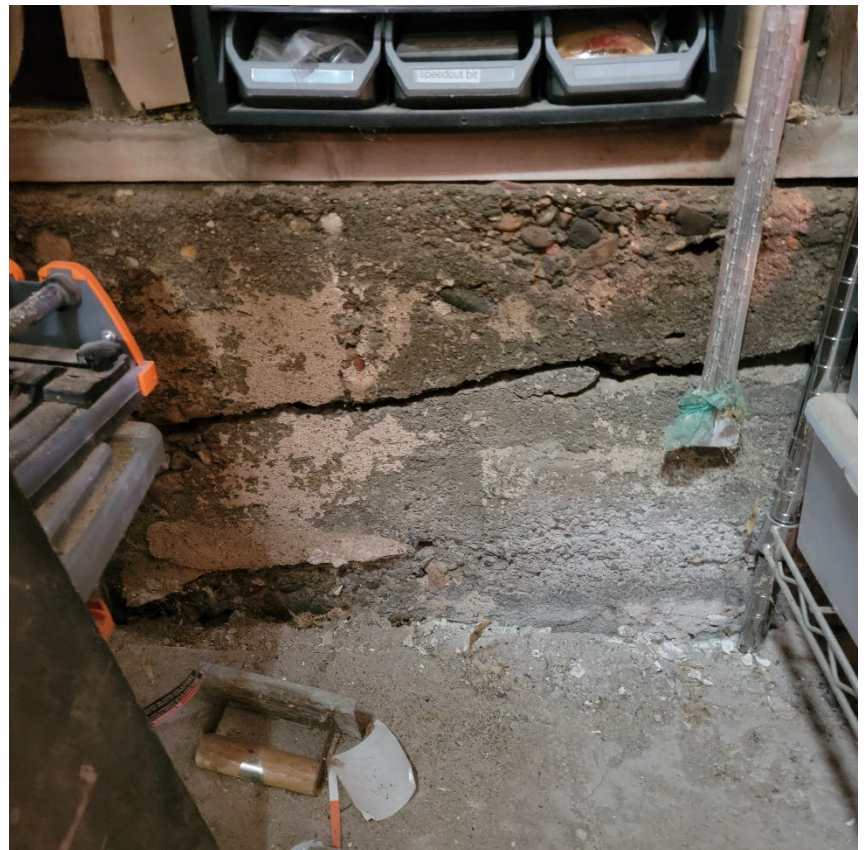


**Left:** View inside the existing garage, of the south wall which is the Historic component to be retained through the design.

Source: W. Blodgett

**Right:** Alternative View inside the existing garage showing another section of the Historic wall.

Source: W. Blodgett







**Above:** Final view inside the existing garage, of the south wall which is the Historic component to be retained through the design.

Source: W. Blodgett

# Application and Documents from earlier reviews



**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 type="checkbox"/> Site Plan Review \$300       | <input type="checkbox"/> Design Review \$25 to \$500 | <input type="checkbox"/> Conditional Use Permit (CUP) \$500 |
| <input type="checkbox"/> Demolition \$50/\$200        | <input type="checkbox"/> Signage/Awning \$50         | <input type="checkbox"/> Paint/Roofing \$25                 |
| <input type="checkbox"/> Time Extension \$25 to \$200 | <input type="checkbox"/> Other: _____                | <input type="checkbox"/> Other: _____                       |

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

Applicant: <u>KELLEY FOY</u>	Owner: <u>KELLEY FOY</u>
Applicant mailing address: <u>PO BOX 1234</u>	Property owner mailing address: <u>SAME</u>
<u>CRESTED CONSTRUCTION</u>	
Applicant role/title: <u>OWNER</u>	
Applicant phone: _____	Owner phone: <u>602-410-4444</u>
Applicant email: _____	Owner email: <u>KELLEYEFOY@GMAIL.COM</u>
Project address: <u>121 THIRD ST</u>	Parcel number: <u>401-08-040</u>
Describe project: <u>BULD NEW GARAGE / POLE BARN</u>	
<u>WHERE EXISTING GARAGE SITS ON SIDE OF</u>	
<u>PROPERTY - DEMOLITION REQUIRED</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: 6-29-22  
Property Owner Signature: SAME Date: SAME

For Town Use Only	
Received from: _____	Date: _____
Received the sum of \$ _____ as: <input type="checkbox"/> Check No. _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	
By: _____	For: _____
Tentative Meeting Date/s - DRB: _____	P&Z: _____





STAN DICKEY  
INSTRUMENT NO. 302214  
DATE OF SURVEY: 06/14/05

	NAME	DATE
DESIGN	A. SMITH	06/14/05
DRAWN	J. COMBS	07/06/05
CHECKED	S. DICKNEY	07/07/05
REVISED		
ENG. NAME:	JONESVILLE DWG.	

of the east 10 ft. of Lot 79 and Lots 80 and 81 of Block C, of the Syndicate Addition of the Copper Chief Claim. Recorded in Book 2 of Maps, Page 87, in the Office of the County Recorder, in the County of Yavapai, in the State of Arizona

1010 N. MAIN STREET  
COTTONWOOD, AZ. 86326  
PH: 928-649-0949  
FAX: 928-639-3801

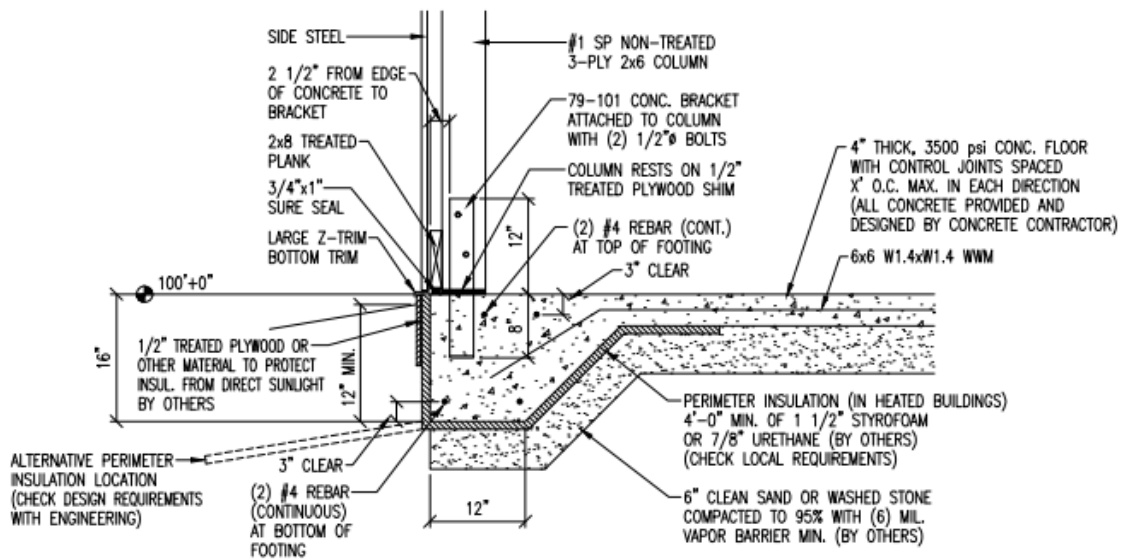
JOB NUMBER: 10506141    APN: 401-08-040			
CLIENT SCARCELLA	SHEET 1 of 1	SECTION 23	TOWNSHIP 16N RANGE 2E
Gila & Salt River Base & Meridian			

CENTER STREET

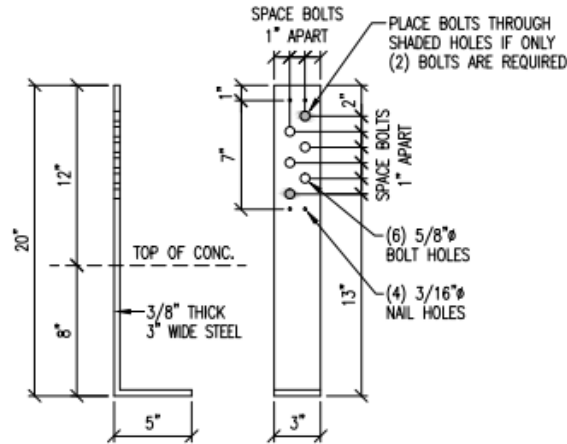


- FOUND 5/8" INCH REBAR WITH PLASTIC CAP STAMPED "LS 25384"
- ✚ FOUND CHISELED X IN CONCRETE
- ✚ FOUND CHISELED X IN CONCRETE AND EPOXYED BRASS TAG STAMPED "LS 32224"
- ✚ FOUND CHISELED X IN CONCRETE AND EPOXYED BRASS TAG STAMPED "LS 32224"
- SET CHISELED X IN CONCRETE AND EPOXYED BRASS TAG STAMPED "LS 32224"
- FOUND 5/8" INCH REBAR WITH OBLITERATED PLASTIC CAP
- FOUND CONCRETE NAIL WITH NO IDENTIFICATION
- ◆ FOUND CONCRETE NAIL WITH BRASS TAG STAMPED "LS 32224"
- ◁ RECORD DIMENSION PER BOOK 2 OF MAPS AND PLATS, PAGE 87
- [ ] RECORD DIMENSION PER BOOK 3595 OF OFFICIAL RECORDS, PAGE 469
- () RECORD DIMENSION PER BOOK 78 OF LAND SURVEYS, PAGE 468
- () RECORD DIMENSION PER BOOK 2647 OF OFFICIAL RECORDS, PAGE 753





**CONCRETE CONNECTION DETAILS**  
*WET-SET BRACKET*



**STANDARD 79-101**  
**CONCRETE BRACKET DETAIL**

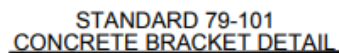
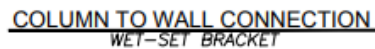


## Concrete Detail on Floating Slab with Wet-Set Brackets

9/20/2011

Printed By: Thomas G. Kaldenberg Date Printed: 9/21/2011 10:50 AM

I:\Commercial\A-Personal\Roger\_Solberg\Concrete\_Detail\_Slab\_79-101.dwg





P.O Box 930220  
Verona, WI 53593-0220  
Phone: (608) 845-9700  
Fax: (608) 845-7070

9/16/2022  
FOY, KELLEY, HIGH DESERT BLDGS & BARNs  
Doc ID: 7532020220916091638

## Elevations & Floor Plan

### Customer Information

**Building Specification For:**

FOY, KELLEY, HIGH DESERT BLDGS & BARNs  
7625 WILLIAMSON VALLEY DR  
PRESCOTT, ARIZONA 86305  
Home Phone: (602) 410-4444  
Cell Phone: (928) 830-9320  
Email: jeff@highdesertbuildings.com

**Building Site Location:**

Location: N/A  
Tenant: N/A  
121 THIRD STREET  
JEROME, ARIZONA 86331  
County: YAVAPAI

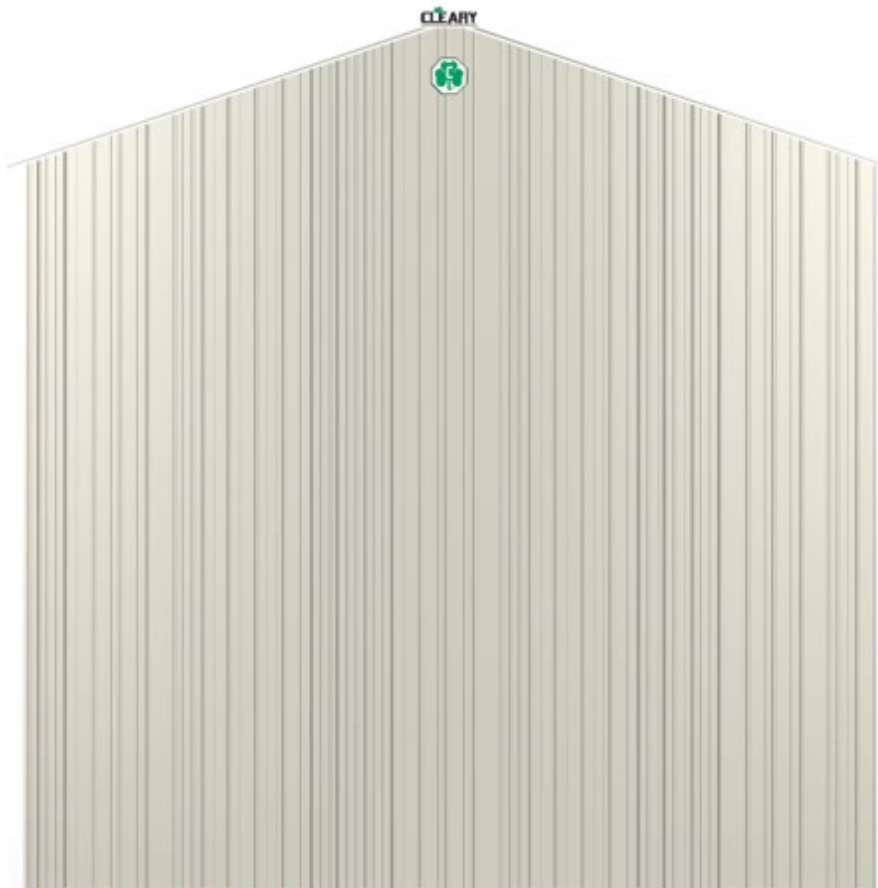
### Elevations for Building 1



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## Elevations & Floor Plan



**East End Wall 1 on Building 1**

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

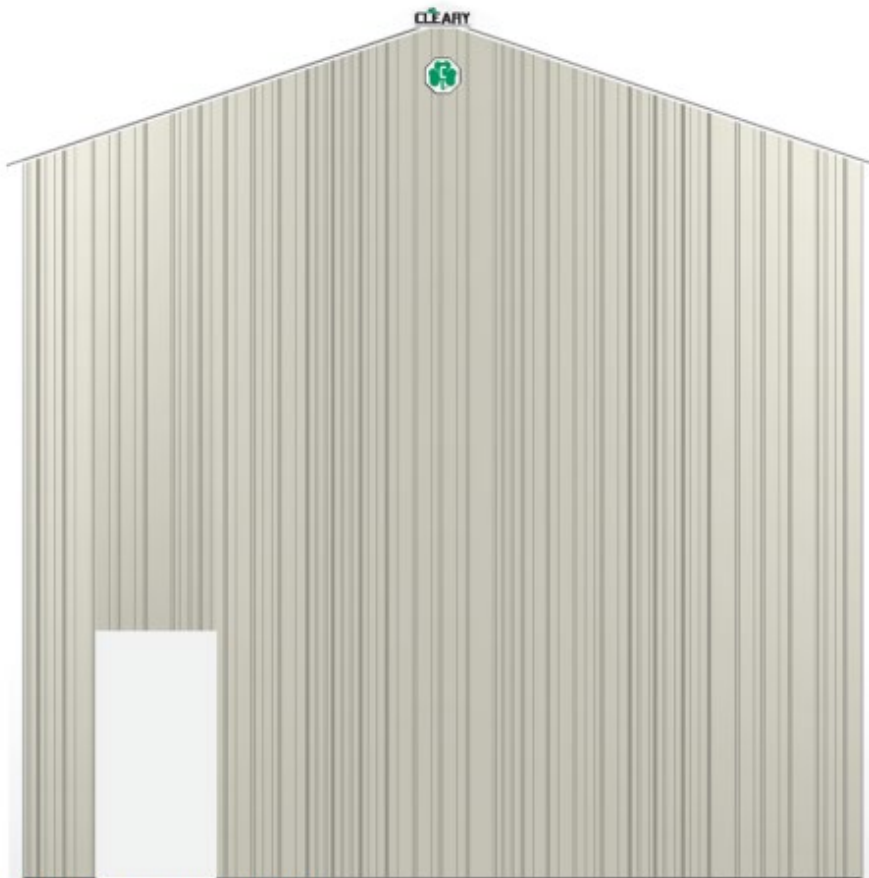




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Doc ID: 7532020220916091638

## Elevations & Floor Plan



**West End Wall 2 on Building 1**

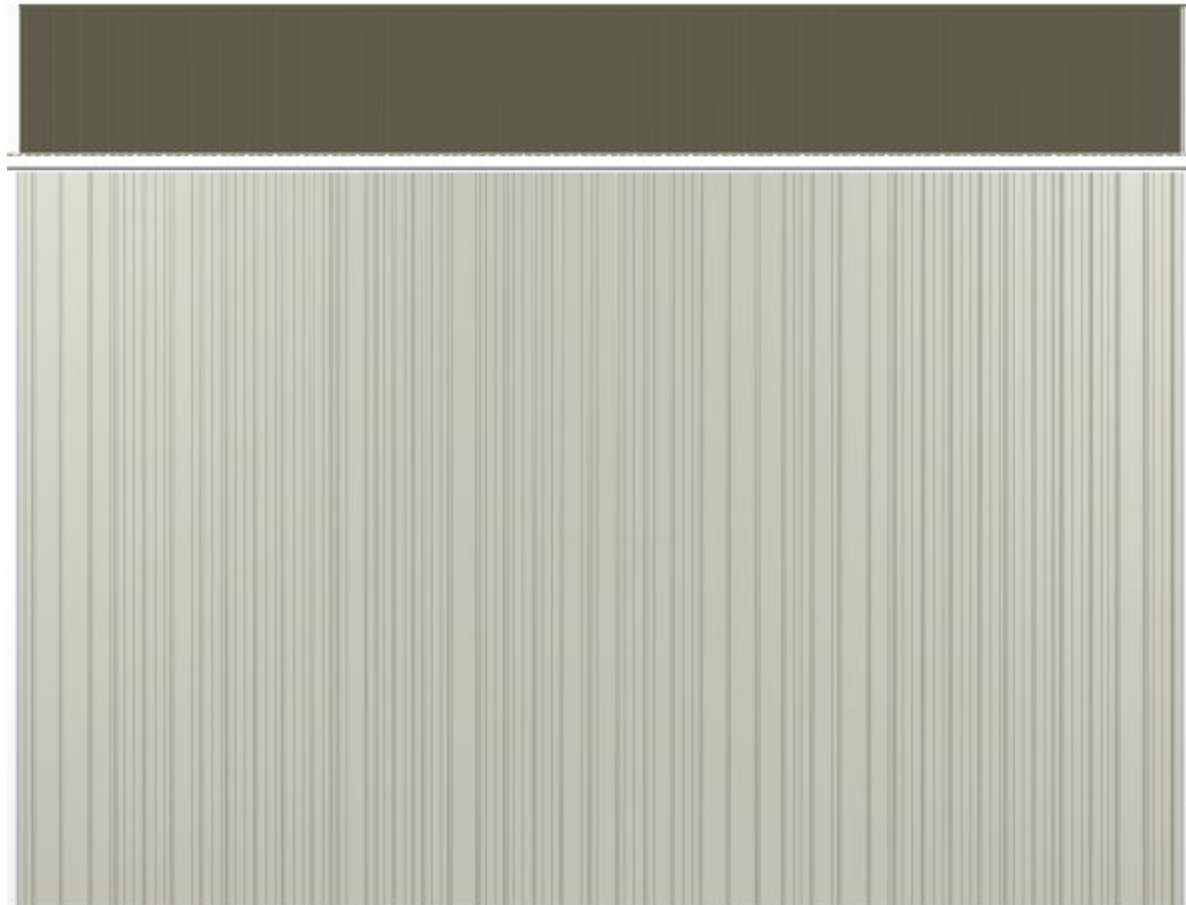
Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



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## Elevations & Floor Plan



**South Side Wall 1 on Building 1**

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



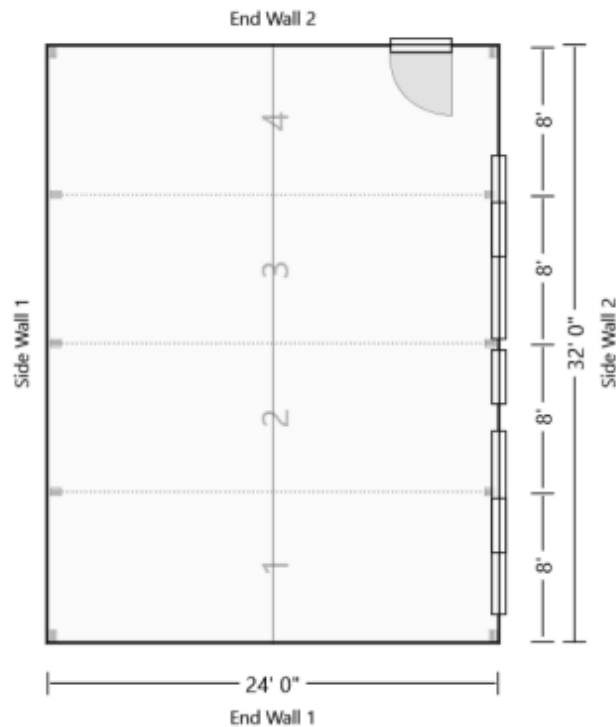


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Doc ID: 7532020220916091638

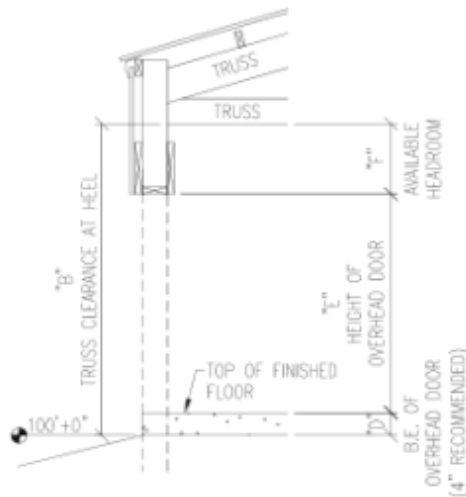
## Elevations & Floor Plan

### Floor Plan



## Elevations & Floor Plan

### Overhead Frameout & Headroom



"D" = Bottom elevation (B.E.) of overhead door: **0' 0"**

The bottom of all overhead doors (top of finished floor) are recommended to be placed at 4" above the 100'-0" mark (100'-4"). In building without paved floors, B.E. of doors may be lower - e.g. 100'-0".

"E" = Height of overhead door: **8' 0"**

Overhead door height = the height of the overhead door being placed in this building.

"F" = Available headroom: **10' 11"**

Available headroom = the space available for overhead door tracks and openers. If a ceiling is installed, headroom will be reduced by about 1". Door headroom requirements must be confirmed with the door supplier.

Headroom calculation formula:

$$("B") - ("D") - ("E") = ("F")$$

$$(\text{Truss Clearance}) - (\text{B.E. of overhead door}) - (\text{Overhead door height}) = (\text{Available headroom})$$

Example:

$$(10'-0") - (4") - (8'-0") = (1'-8" \text{ of available headroom})$$

