



# TOWN OF JEROME

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

## **P&Z Resolution No. 2020-9**

### **Approving Preliminary and Final Site Plan Review for an apartment building and parking structure at at 446 Clark Street (Walsh Apartments)**

WHEREAS, the Town of Jerome has received an application for Preliminary and Final Site Plan Review from Steve Knowlton and Nancy Robinson for property located at 446 Clark Street (APN 401-06-032, -033, and -026Q); and

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

WHEREAS, the structure is an existing, legal, nonconforming building and is allowed to continue under Section 501 of the Jerome Zoning Ordinance provide the proposed modifications do not increase the nonconforming discrepancy; and

WHEREAS, a notice was posted at the site on May 20, 2020, in accordance with Jerome Zoning Ordinance Section 303.1C; and

WHEREAS, the application has been reviewed in accordance with Section 303.1 and Section 303.2 of the Jerome Zoning Ordinance; and

WHEREAS, the application has been reviewed and determined to be in compliance with the property development standards of Section 507 of the Jerome Zoning Ordinance; and

WHEREAS, the Jerome Planning & Zoning Commission reviewed this application at their June 3, 2020 meeting and wishes to approve the application with certain conditions; and

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

NOW, THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the Town of Jerome, Arizona, that the Preliminary and Final Site Plan for an apartment building and parking structure at 446 Clark Street is hereby approved, subject to the following conditions:

1. **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.
2. **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.

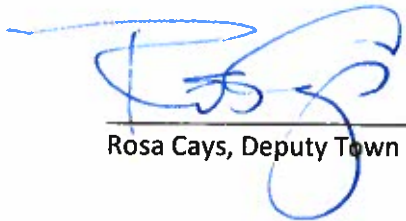
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3. **Drainage** - The building permit submittal shall indicate both existing and proposed drainage. This includes, but is not limited to, how drainage will be collected (such as from roof drains) and directed to provide disposal and protection of neighboring properties. This may include splash blocks, swales, detention basins, and gravel catchments to help dissipate hydraulic energy. Roof drains shall not be directed across sidewalks.
4. **Building Permit Submittal and Code Requirements** - The applicants 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).
5. **Engineering Report** – Stamped, engineered plans and an engineering report shall be submitted for review and approval prior to issuance of any building permits for the parking structure.
6. **Compliance with plans** – The project shall be completed in compliance with the approved plans and elevations.
7. **Photos** – Photos showing the building before and after restoration shall be submitted prior to final occupancy for purposes of documenting the historic record.
8. **Conditions on Plans** – The building permit plan submittal shall include a sheet with a list of approved conditions from both the Design Review Board and Planning and Zoning Commission.
9. **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 3rd day of June 2020.

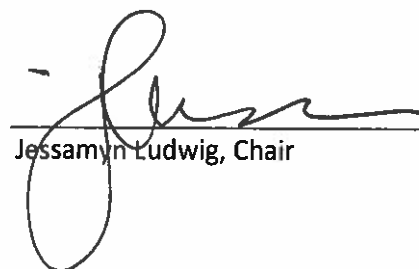
ATTEST:

APPROVED:



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Rosa Cays, Deputy Town Clerk



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Jessamyn Ludwig, Chair