



# TOWN OF JEROME

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

## **P&Z Resolution No. 2020-05**

### **Approving Preliminary and Final Site Plan Review for a shed**

WHEREAS the Town of Jerome has received an application for Preliminary and Final Site Plan Review from Don and Paula Nord to construct a 120-square foot shed at 128 First Street (APN 401-10-006); and

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

WHEREAS a notice was posted at the site on April 7, 2021, 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 for 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 April 21, 2021 meeting and wishes to approve the application with certain conditions; and

WHEREAS the Planning and Zoning Commission finds that the proposed improvements do 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 frontage along the west side of the property, adjacent to the retaining wall, is determined to be a side yard and the shed will need to meet the required side yard setback on this side;

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Planning and Zoning Commission of the Town of Jerome, Arizona, that the Preliminary and Final Site Plan review for a 120-square foot shed at 128 First 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.

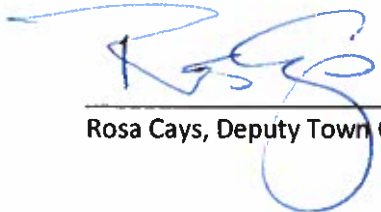
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3. **Drainage** – Prior to construction and/or building permit issuance, plans shall be submitted to the Zoning Administrator that indicate both existing and proposed drainage. This includes, but is not limited to, how drainage will be collected (such 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 and other drains shall not be directed across sidewalks.
4. **Setbacks** – Prior to construction and/or building permit issuance, plans shall be submitted to the Zoning Administrator showing a five (5)-foot setback on the west (School Street) frontage and a five (5)-foot setback on the north (rear) frontage. On the School Street side, the shed shall be at least five (5) feet from the face of the retaining wall.
5. **Parking** – Prior to construction and/or building permit issuance, plans shall be submitted to the Zoning Administrator that include parking for three (3) spaces that are at least eight (8)-feet by 20-feet in size.
6. **Property corners** – Prior to construction, the applicant shall locate the property corners and property lines on the north and west side of the property to show that the proposed shed meets the required setbacks.
7. **Building Permit Submittal and Code Requirements** – If a building permit is required, the applicant/s 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 507).
8. **Compliance with plans** – The project shall be completed in compliance with the approved plans.
9. **Conditions on Plans** – If a building permit is required, 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.
10. **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 21<sup>st</sup> day of April 2021.

ATTEST:

APPROVED:

  
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Rosa Cays, Deputy Town Clerk

  
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Lance Schall, Chair