



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, 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 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' above existing average grade.
4. **Setbacks** – A minimum front setback of 20' shall be provided from the Diaz Street (east) side of the lot. A minimum 10' setback shall be provided on 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 non-exclusive 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' 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

