



TOWN OF JEROME

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

P&Z Resolution No. 2021-14

Approving preliminary site plan review for a new home

Whereas the Town of Jerome has received an application from Mary (Liz) Gale for construction of a 2,800-square-foot house with garage at 148 Juarez Street (APN 401-06-140C); and

Whereas the property is in the AR zoning district; and

Whereas a notice was posted at the site on August 3, 2021, in accordance with Jerome Zoning Ordinance Section 303.1.E.; and

Whereas the Jerome Planning & Zoning Commission reviewed this application at their August 18, 2021 meeting and wishes to approve the application with certain conditions, including review and approval of the variance request by the Board of Adjustment; 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 Site Plan submitted for construction of an approximately 2,800-square-foot house with garage at 148 Juarez Street is hereby approved, subject to the following conditions:

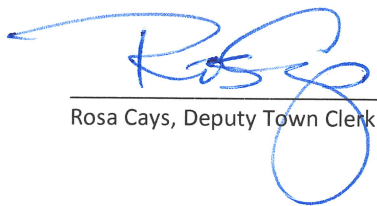
1. **Board of Adjustment Review** – This approval is subject to review and approval of the proposed variance by the Board of Adjustment (BOA). Should the variance be denied by the BOA, the Planning and Zoning Commission approval shall be null and void.
2. **Final Site Plan Review** – Prior to issuance of a building permit, the applicant will need to return to the Planning and Zoning Commission for Final Site Plan Review and approval.
3. **Height** – The building height shall not exceed twenty-five (25) feet above the existing average grade. No single wall shall exceed thirty-five (35) feet in height.
4. **Setbacks** – Minimum side setbacks of ten (10) feet and a minimum rear setback of twenty (20) feet shall be provided.
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. **Lot Combination** – Although the County has assigned a single parcel number to the property, the survey identifies multiple legal lots. Prior to issuance of a building permit, the applicant shall provide evidence showing the lots have been combined into a single parcel.
7. **Engineering Reports** – Prior to issuance of a building permit, the applicants shall provide geotechnical and/or soil engineering reports, as required by the Building Inspector, demonstrating the site is suitable for the improvements proposed.

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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 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.
10. **Parking** – A minimum of two (2) off-street parking spaces shall be provided. These can be provided in a garage or may be uncovered.
11. **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).
12. **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, such as coverage, height, parking, and setbacks (Section 503).
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.

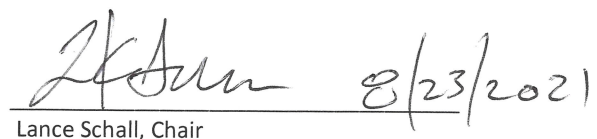
ADOPTED AND APPROVED by a majority vote of the Planning and Zoning Commission on the 18th day of August 2021.

ATTEST:



Rosa Cays, Deputy Town Clerk

APPROVED:



Lance Schall, Chair