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TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331
(928) 634-7943 FAX (928) 634-0715

WORK SESSION OF THE TOWN OF JEROME PLANNING AND ZONING COMMISSION

DATE: Monday, November 26, 2018 TIME: 5:00 pm

PLACE: **JEROME CIVIC CENTER**
600 Clark St., JEROME, ARIZONA 86331

AGENDA

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission and to the general public that the Planning & Zoning Commission will hold the above meeting in Council Chambers at Jerome Town Hall. Members of the Planning & Zoning Commission will attend either in person or by telephone, video or internet conferencing. The Planning & Zoning Commission may recess the public meeting and convene in Executive Session for the purpose of discussion or consultation for legal advice with the Town Attorney, who may participate telephonically, regarding any item listed on this agenda pursuant to A.R.S. § 38-431.03 (A)(3).

ITEM 1: CALL TO ORDER/ROLL CALL

ITEM 2: P&Z REVIEW OF PROPOSED R-2 ZONE

- R-2 Zone
 - o Purpose
 - o Permitted & Conditional Uses
 - o Property Development Standards
 - Proposed R-2 Zone
 - o Petition from landowners
 - o Neighborhood meeting, review of report
 - o Maps, review of existing
 - o Tentative Development Plan
 - o Justification of Petition
 - Discussion, Items for Development
 - o Pros & Cons
 - o Request/Input from Public, Historical Information, Other Concerns
 - o Commission Input for Public Hearing
 - General Explanation of the Zone
 - Description of the Affected Area
 - Consideration of Extending or Delimiting Proposed Boundaries
- Discussion/Possible Direction to Staff

ITEM 3: ADJOURN

Discussion/Possible Action

The undersigned hereby certifies that this notice and agenda was posted at the following locations on or before 7 p.m. on 9/12/18
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

Charlotte Page, Zoning Administrator, Attest

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the Deputy Town Clerk Joni Savage at (928) 634-7943. Requests should be made as early as possible to allow sufficient time to make arrangements. Anyone needing clarification on a P&Z Commission agenda item may call Jerome Town Hall at (928) 634-7943 and ask to speak with Charlotte Page, Zoning Administrator.



TOWN OF JEROME

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ZONING ADMINISTRATOR ANALYSIS PLANNING & ZONING COMMISSION WORK SESSION - November 26, 2018

ITEM 2: PROPOSED ZONE CHANGE FOR PARCELS LOCATED ON NORTH AVE AND HAMPSHIRE AVE.

APPLICANT: Robert & Heather Doss

ADDRESS: 896 Hampshire Ave.

ZONE: R1-5

OWNER OF RECORD: Robert & Heather Doss

APN: 401-11-005A

Applicant is seeking to change R1-5 Zoning to R-2 for several properties: 10, 18, 21 North Ave, 884, 886, 888, 894, 896, 898 Hampshire Ave and one vacant lot on Hampshire Ave., identified as APN 401-11-002A.

The applicant circulated a petition to owners of all the parcels above. Positive response of the landowners was received by nearly all affected properties, and signatures were obtained for the petition from many of the property owners, with one permission submitted by email. The vacant property at 18 North Ave did not respond and is the only property that would not be counted as supporting the proposal.

The calculation of support is 93% of the land is in agreement with the proposed change with one neighbor not responding.

After review of the support of the affected landowners, Zoning scheduled the neighborhood meeting on November 6, 2018.

Report of the neighborhood meeting was given verbally at Planning & Zoning meeting on November 7th and a report is provided in this packet. Thirty-five property owners in the vicinity were notified by mail with a letter and a draft map of the properties included in the proposed zone. Signs were posted at either end of the proposed zone and at the site of the neighborhood meeting, 896 Hampshire Ave on October 22, 2018.

The stated intent of the applicant for this rezoning effort is to apply for a legal duplex. One property, 21 North Ave., intends to submit to redevelop a R1-5 residence as a duplex, if this zoning change is implemented. The 21 North Ave. owner states this property was always used as a duplex. Another property, 888 Hampshire expressed the idea that a future development might allow them to remain in the home when they may not be able to manage stairs in their residence at some later stage in life.

Two neighbors that adjoin the proposed zone have submitted letters expressing interest in being included in the proposed zone. They have been asked to submit more detailed plans to indicate available parking at these sites and outline any tentative development for future. They were advised that decisions to expand or limit any proposed zone will be made by the Planning & Zoning Commission.

A copy of the R-2 Zone from the town's Zoning Ordinance is included.

The outlined suggested tentative development plan from the Zoning Ordinance is itemized and details supplied. The property owners also supplied written notes on a spreadsheet at the neighborhood meeting November 6, 2018.

Planning & Zoning responsibilities outlined in Article III Procedures C.1-2

C. Commission Action

1. Upon receipt of any complete application for, and prior to holding a public hearing on, rezoning or ordinances that impose a new land use regulation or modify an existing land use regulation, a Neighborhood Meeting shall be required in accordance with Section 306 of this zoning ordinance. The Commission shall then fix a reasonable time for the hearing of the proposed zone change, amendment, or addition and shall give notice thereof to interested parties and to the public by publication of a notice in the official newspaper of the Town, and by posting the area included in the proposed change, not less than fifteen (15) days prior to the hearing. The notice shall set forth the time and place of the hearing including a general explanation of the matter to be considered and including a general description of the area affected. The Commission may for any reason, when it deems such action necessary or desirable, continue such hearing to a time and place certain. Within thirty (30) days after the close of the hearing, the Commission shall render its decision in the form of a written recommendation to the Council. The recommendation shall include the reasons for the recommendation.

2. Prior to publishing a petitioned Zoning Map change, the Commission may, on its own motion, delimit or extend the boundaries of such area, so as to constitute a more reasonable zone district boundary.

Please let me know if you need any further support information for this meeting.

Charlotte Page
Zoning Administrator

Charlotte Page

From: Robert Doss <hr.doss820@hotmail.com>
Sent: Tuesday, November 6, 2018 12:04 PM
To: Charlotte Page
Subject: Explanation of zone change from R1-5 to R2

November 6, 2018

To Whom It May Concern:

We are petitioning a Zone change from an R1-5 to Zone R2 so we can apply for a " legal" duplex. The area we reside in seems to be a perfect opportunity in Jerome for this zone change. We are currently surrounded by Industrial Zoning. Also, parking for those residents and land owners who want to apply for a duplex seems not to be an issue.

Thank you,
Robert and Heather Doss

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SECTION 506. "R-2" ZONE, MULTIPLE FAMILY RESIDENTIAL

A. PURPOSE

This district is intended to fulfill the need for medium density residential development regulations and property development standards are designed to allow maximum flexibility and variety in residential development while prohibiting all incompatible activities. Land use is composed chiefly of individual and multiple family homes, together with required recreational, religious, and educational facilities.

B. PERMITTED USES

1. One (1) single-family dwelling or one (1) modular home per lot. Mobile homes are prohibited.
2. Multiple family dwellings and apartment houses.
3. Customary accessory uses and buildings, provided such uses are incidental to the principal use.
4. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion of or abandonment of the construction work.
5. Publicly owned and operated parks and recreation areas and centers.
6. Home occupations.

C. CONDITIONAL USES

1. Churches or similar places of worship.
2. Schools: Public or private elementary and high.
3. Colleges, universities, and professional schools having a regular curriculum.
4. Nursery Schools and Day Care Centers.
5. Public buildings.
6. Public utility buildings, structures, or appurtenances thereto for public service use.
7. Libraries.
8. Model homes.
9. Hospitals, clinics, medical and dental offices.
10. Nursing Homes and Convalescent Homes.
11. Boarding or Rooming House.
12. Bed and Breakfast.
13. **RESERVED** *pending approval or rejection by voters in August 2014 of Ordinance 405.*

D. PROPERTY DEVELOPMENT STANDARDS

1. **MINIMUM LOT AREA:** Five thousand (5,000) square feet.
2. **MINIMUM LOT WIDTH:** Fifty (50) feet.
3. **MINIMUM SQUARE FOOTAGE OF DWELLING:** Eight hundred and fifty (850) square feet of enclosed floor space exclusive of any attached garage.

OWNER'S Petition

Petition to Rezone 896 Hampshire and nearby properties

Summary: Signatures below represent property owners directly affected by the proposed creation of an R-2 Zone replacing an R1-5 Zone, to allow multi-family occupation. The proposed R-2 Zone will encompass 10, 18 & 21 North Drive, and 858 Hampshire, 860 Hampshire, 867 Hampshire, 874 Hampshire, 884 Hampshire, 886 Hampshire, 888 Hampshire, 894 Hampshire, 896 Hampshire, 898 Hampshire and a vacant lot identified as 401-11-002A.


Action Petitioned For: We the undersigned are property owners who agree an R-2 Zoning should be applied to the addresses above.

Date	Signature	Printed Name	Address	Comment
6 Nov 2018	<i>Robert J. McWhorter</i>	Robert J. McWhorter	27303 Morrow St Tampa, FL 33627	
6 Nov 2018	<i>Richard Doss</i>	Richard Doss	880 Hampshire Ave, Apt C1	Jerome AZ
6 Nov 2018	<i>Jayne Doss</i>	Jayne Doss	888 Hampshire Ave	Jerome AZ 86331
6 Nov 2018	<i>Wayne Koller</i>	Wayne Koller	888 Hampshire	
6 Nov 2018	<i>Robert Doss</i>	Bobby Heather Doss	896 Hampshire	
6 Nov 2018	<i>Francis Mearl</i>	Francis Mearl Monique Mearl	894 Hampshire	
6 Nov 2018	<i>Heather Doss</i>	HEATHER Doss	896 Hampshire Ave	
6 Nov 2018	<i>Stephanie Canto</i>	Stephanie Canto	898 Hampshire Ave	

Petition to Rezone 896 Hampshire and nearby properties

Summary: Signatures below represent property owners directly affected by the proposed creation of an R-2 Zone replacing an R1-5 Zone, to allow multi-family occupation. The proposed R-2 Zone will encompass 10, 18 & 21 North Drive, and 858 Hampshire, 860 Hampshire, 867 Hampshire, 874 Hampshire, 884 Hampshire, 886 Hampshire, 888 Hampshire, 894 Hampshire, 896 Hampshire, 898 Hampshire and a vacant lot identified as 401-11-002A.

Action Petitioned For: We the undersigned are property owners who agree an R-2 Zoning should be applied to the addresses above.

Date	Signature	Printed Name	Address	Comment
11/7/18		Richard J. MARTIN	Box 43 Jerome, AZ 86331	

Charlotte Page

From: Robert Doss <hr.doss820@hotmail.com>
Sent: Tuesday, November 6, 2018 7:54 PM
To: Charlotte Page
Subject: Fwd: latest petition

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From: Stephanie Canto <stephanie86331@yahoo.com>
Sent: Tuesday, November 6, 2018 7:47:39 PM
To: hr.doss820@hotmail.com
Subject: RE: latest petition

To whom it may concern:

Robert and or Heather Doss has my permission to sign the most current Petition.

Sincerely,

Stephanie Canto
[\(661\) 416-5333](tel:6614165333)

Sent from my iPhone



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TOWN OF JEROME

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NOTICE NEIGHBORHOOD MEETING TUESDAY NOVEMBER 6TH – 6:00 PM

LOCATION: 896 HAMPSHIRE AVE.

October 18, 2018

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Sir or Madam,

A neighborhood meeting is planned to review a proposed zoning change that would affect the following properties: 10, 18 & 21 North Drive and 884, 886, 888, 894, 896, 898 Hampshire Ave., and a vacant lot identified as APN 401-11-002A on Hampshire Ave., in Jerome, Arizona.

A petition has circulated to owners at the properties named above requesting to change the zoning from R1-5 to R-2. The zoning change would allow future development within the proposed R-2 Zone for multi-family or apartment uses. It would not change the status of individual properties currently occupied as single-family residences. **Property owners would have to demonstrate compliance with all code provisions for the R-2 Zone to legally change their use.**

Single family residential use is a permitted use in a R-2 Zone described in Jerome's Zoning Ordinance.

Attending this meeting is recommended. A report will be generated to capture community input for support, concerns or issues raised by neighbors and other citizens that attend. After this meeting the proposed zoning change will be reviewed by P&Z, a public hearing will be announced and conducted, and the Town Council may grant or deny the request based on data acquired and community input.

Please contact me if you have questions about this, or if you have input and will be unable to attend the meeting.

Charlotte Page

Acting Zoning Administrator
Town of Jerome
600 Clark St.
Jerome, Arizona 86331
928.634.7943



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NEIGHBORHOOD MEETING ATTENDEES

Proposed R-2 Zone Hampshire Ave. & North Dr.

Name	Address	Comments
Robert McWhirter	2730 N. Morrow St.	Tempe AZ 85212
Jayne Doss	888 Hampshire Ave Jerome AZ 86331	possibly splitting for when we are later on in years
WAYNE Koller	888 Hampshire Jerome AZ 86331	and unable to manuever stairs ☺
Brian McLaughlin	898 Hampshire	
Francis Marcel Monique Marcel Stewart	894 Hampshire	
Scott Hudson	657 Main St	
SYBIL MELODY	150 NORTH DR	
Nancy R Smith	858 Hampshire Ave Jerome AZ	
Jane Moore	747 Gulch Rd	
Margie Hardie	275 2nd St.	



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Proposed R-2 Zone Hampshire Ave. & North Dr.

[illegible]

NEIGHBORHOOD MEETING, November 6, 2018

Proposed R-2 Zone Hampshire Ave. & North Dr.

A meeting was conducted at 896 Hampshire Ave at 6:00 pm on November 6, 2018. The following persons were in attendance:

*Robert McWhirter	2730 N. Morrow St., Tempe, AZ (21 North Dr.)
*Jayne Doss	888 Hampshire Ave.
*Wayne Koller	888 Hampshire Ave.
Brighid McLaughlin	898 Hampshire
*Steve Hanna	894 Hampshire representing Francis & Monique Marcil
Sybil Melody	150 North Dr.
Nancy R. Smith	858 Hampshire Ave.
Jane Moore	747 Gulch Rd.
Margie Hardie	275 2 nd St.
Carol Anne Teague	209 3 rd St.
Lance Schall	659 Giroux
*Robert Doss	896 Hampshire
*Heather Doss	896 Hampshire
Charlotte Page	38 Rich St.

*Property owners in the proposed R-2 Zone.

Property owners were asked if they have any tentative developments planned for their personal property based on this proposed R-2 Zone. The following input was given:

McWhirter	21 North Dr.	"continue as a duplex"
Robert & Heather Doss	896 Hampshire	"apply for a legal duplex"
Flagg	884, 886 Hampshire	"no plans or changes"
Flagg	401-11-021	"no plans or changes"
Marcil	894 Hampshire	"Single Family Residence"
Doss / Koller	888 Hampshire	"yes, future development, possibly splitting when we are later on in years and unable to maneuver stairs."

These property owners were not present at the Neighborhood Meeting:

Canto	898 Hampshire	no information
Martin	10 North Dr.	no immediate plans, verbal on phone
Weaver	18 North Dr.	no information

Questions were taken from the attendees:

Sybil Melody: Q. She has concern about the traffic, access to North Drive, and was considering the zone change would change all the properties into duplexes. Concern for increase in traffic and danger for access to 89A from the identified properties in the zone and from North Drive.

- A. Zoning - First, the zoning change will not change the status of the existing single family homes in the proposed zone. The proposed R-2 Zone allows single family home as the first permitted use, and multi-family use as the second permitted use.

To have a legal duplex or a multi-family status, the individual property owners would also have to submit for a status change and will be required to demonstrate adequate parking and comply with all property development standards in the new zone for the request to be granted. (A handout of the R-2 Zone was available to attendees.)

There was discussion about what parking is required.

Single family homes require 2 spaces, apartment use requires 1.5 per unit. A duplex will require 3 parking spaces.

There was discussion about how newer built properties have been required to provide turn around space to access 89A without backing out of their driveways.

Robert McWhirter: Q. Are garage spaces allowed as a parking space?

- A. Zoning - Yes, garages with interior spaces that meet the space requirements are accepted as parking space. The space requirement is 8' x 20', inside or out.

Nancy Smith: Q. What percentage of support does a zone change need to pass and what is the process?

- A. Zoning - The land area owners must have 75% agreement. This petition currently has 91% support from the affected land owners with one owner not responding.

There was discussion as to if this owner would be counted as a negative. That the parcels in question are 'for sale' and under contract. There was input about the possible new owner being in support of this zone change as well.

- A. Zoning - The current owner has not responded, if the parcel is acquired by others we would ask for support after they close and own the property.

The process for a zone change, in this example the land owner has brought a petition and made an application for the zone change. The petition is representing the land owners' support. The zoning department organized this neighborhood meeting by notifying neighbors within 300' by mail and posting the zone 15 days in advance of the meeting. The next step is the neighborhood meeting we are conducting. The Planning & Zoning commission will review the input from this meeting and either recommend additional information to be supplied or set a date for a public hearing. A public hearing notice will be posted in town and in the local newspaper, at least 15 days in advance of the hearing. The public hearing takes place at the next regular P&Z meeting. After the public hearing, depending on the community input, the P&Z will make a recommendation to Town Council or they may extend or reduce the proposed zone and another neighborhood meeting could be necessary. Eventually the cycle gets to a recommendation to Town Council by P&Z to either adopt or deny the request and will be scheduled on the next regular Town Council agenda for consideration as an Ordinance change. If the Council adopts the zoning change there is a second reading of the proposed Ordinance at a future Council meeting. During all these periods of waiting, public comment is considered. After a second reading, the ordinance can be adopted and would be effective 30 days later. Then, finally, a new zoning map would be drawn to reflect the zoning change.

Sybil Melody comments she is “not hot about this being extended to North Dr., and this is a ‘big change for Jerome.”

- A. Zoning – the block of properties is selected from one industrial zoned property and includes all properties to 21 North Dr., because the town would not support having any break in the zone. 21 North Dr could not be included unless the three properties indicated are accepted into the proposed zone.

Nancy Smith Q. She had understood this was more of a spot zone change initially and is not in favor of changing single properties. Now she would not oppose this zone change but still will not sign the petition.

- A. Zoning - The town’s legal advice is to not have a ‘spot’ zone. This is why the proposed zone will end at the property that is zoned industrial.

Nancy Smith Q. Will individual properties be required to provide second meters for utilities.

- A. Zoning - Existing homes would have to gut their properties to separate water, electric and gas. This would not be a requirement for changing the legal status of an existing home. New development would be required to provide separate utilities as well as any safety measures required for multi family residential development.

Flagg, comments now days it is very expensive to build. He feels this is the coming trend that if a home has the space to become a duplex and collect supplemental income it covers some of the costs.

Robert Doss, comments he doesn’t feel this would cause any real change, they have a large family, often have multiple guests and their property changing into a legal duplex wouldn’t be much of an impact. He mentions the industrial wood shop and traffic to the high school with both artist businesses and apartments across the street, the town’s maintenance to the sewer plant, tourist traffic to the cemetery, tours that access North Drive and again how newer built homes in this area have been required to provide turn around space so they would not back onto 89A. His input is these things have a greater affect on the neighborhood than the proposed zone change.

The evening concludes Jayne Doss commenting again about a property owner that hasn’t responded shouldn’t be counted as opposing.

Zoning agrees we will call that a ‘no response’ and then there are no more questions from the neighbors. Zoning say thank you to attendees and a suggest that input at the P&Z meeting tomorrow (7:00 pm on November 7th) would be welcome.

TENTATIVE DEVELOPMENT PLAN

- Topography
 - county map was created showing the area's topography, attached
- Proposed street system
 - no changes are proposed
- Proposed block layouts
 - no blocks are proposed
- Proposed reservation for parks, parkways, playgrounds, recreation areas and other open space
 - none are proposed
- Off-Street parking space
 - examples are indicated on attached map
 - 401-11-008 21 North - has available space and exits at North Dr.
 - 401-11-007A & 401-11-007B 18 North - vacant, also exits at North Dr., parking depends on unplanned development
 - 401-11-006 10 North - indicates possible space on the map, this area is currently fenced, seems unlikely to provide adequate parking and turn around for multi family development. It does exit parking onto North Dr., would not back onto ADOT ROW on 89A.
 - 401-11-005B 898 Hampshire - indicates three parking spaces with possibility for adequate turnaround
 - 401-11-005A 896 Hampshire - indicates three spaces with off street turn around developed
 - 401-11-004 894 Hampshire - indicates three spaces on map and has possibility of turn around space at front of lot
 - 401-11-003 888 Hampshire - indicates three spaces on map and was developed with back up and turn around space at the rear of the residence, filed plans show two garage spaces at rear of the residence
 - 401-11-002C 886 Hampshire - indicates three spaces on map and was developed with turn around spaces
 - 401-11-002B 884 Hampshire - indicates three spaces on map and was developed with turn around spaces
 - 401-11-002A - no tentative development plan
- Types and uses of structures
 - these are currently and proposed for continued residential uses
 - no proposals were given for either vacant property
- Locations of structures, garages and/or parking spaces
 - refer to attached map
 - garages indicated with interior parking spaces
- A tabulation of the total number of acres in the proposed project and a percentage thereof designated for the proposed structures.
 - Area of the total number of acres in proposed zone =2.19 acres

- no additional structures are proposed
 - improvements proposed at 21 North Ave
 - at 21 North the proposed building will increase the footprint with a total lot coverage estimated as 19.33% shown on the plans attached.
- Preliminary plans and elevations of the structure types
 - preliminary plans for 21 North Ave are attached for review
 - no additional plans that affect exterior of buildings are available

In summary, this tentative development involves seven (7) developed lots on Hampshire Ave., with current residential use. Two vacant lots are included. One has no plans of development at this time the other is for sale. The lot 'for sale' has not responded to support or not support the proposal. It is under contract and may soon belong to another owner. The final property, 21 North Ave., is in ruin and this owner would re-develop as a duplex if this zoning change is implemented.

Two neighbors nearby have inquired about having properties included in this proposed zone. Neither has a stated plan for additional development, one said they believe it could increase property value to be included in this change. These properties are:

401-11-031A	150 North Drive	owner Melody Sybil M Living Trust
401-11-012E	156 North Drive	owner Moffett Nelle



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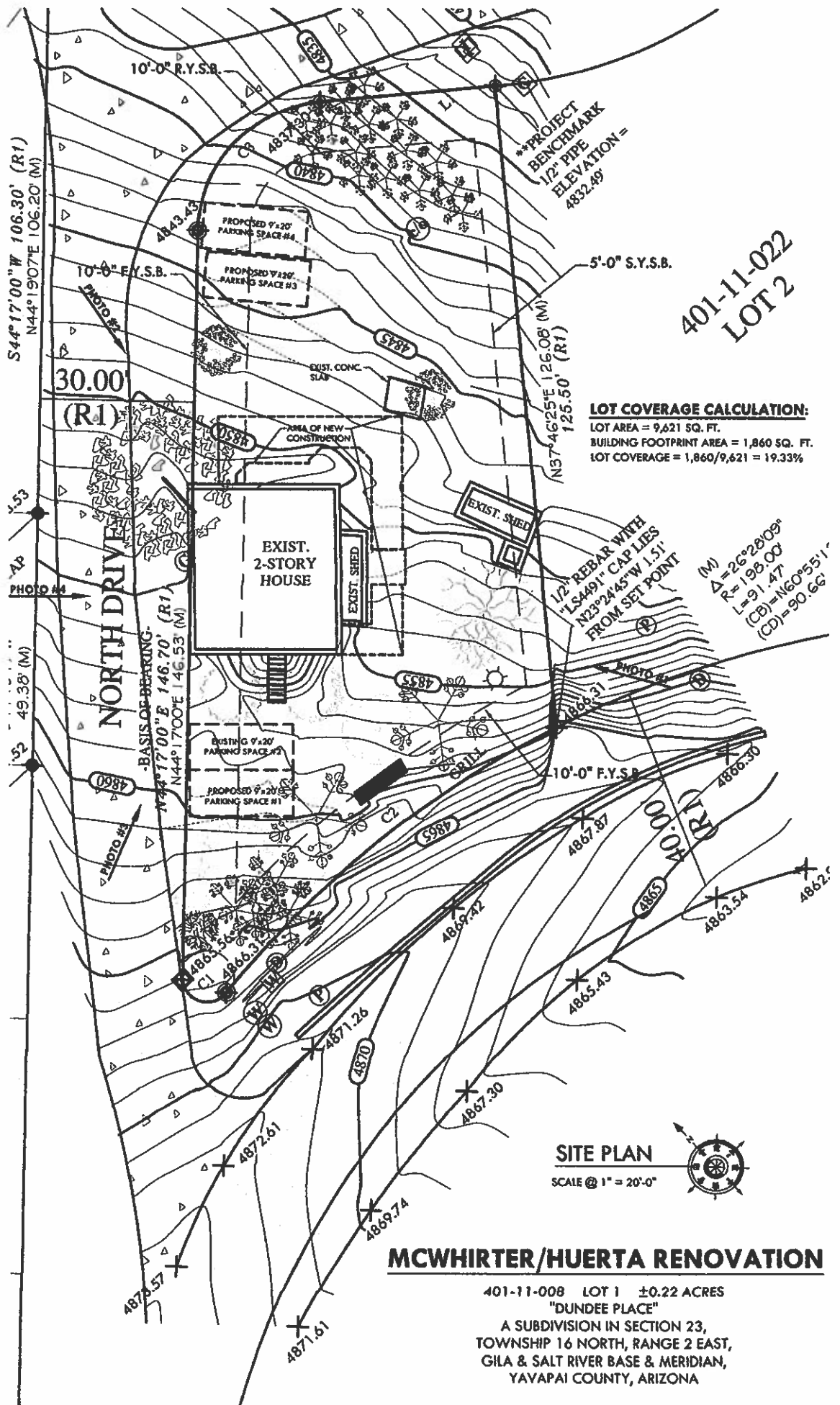
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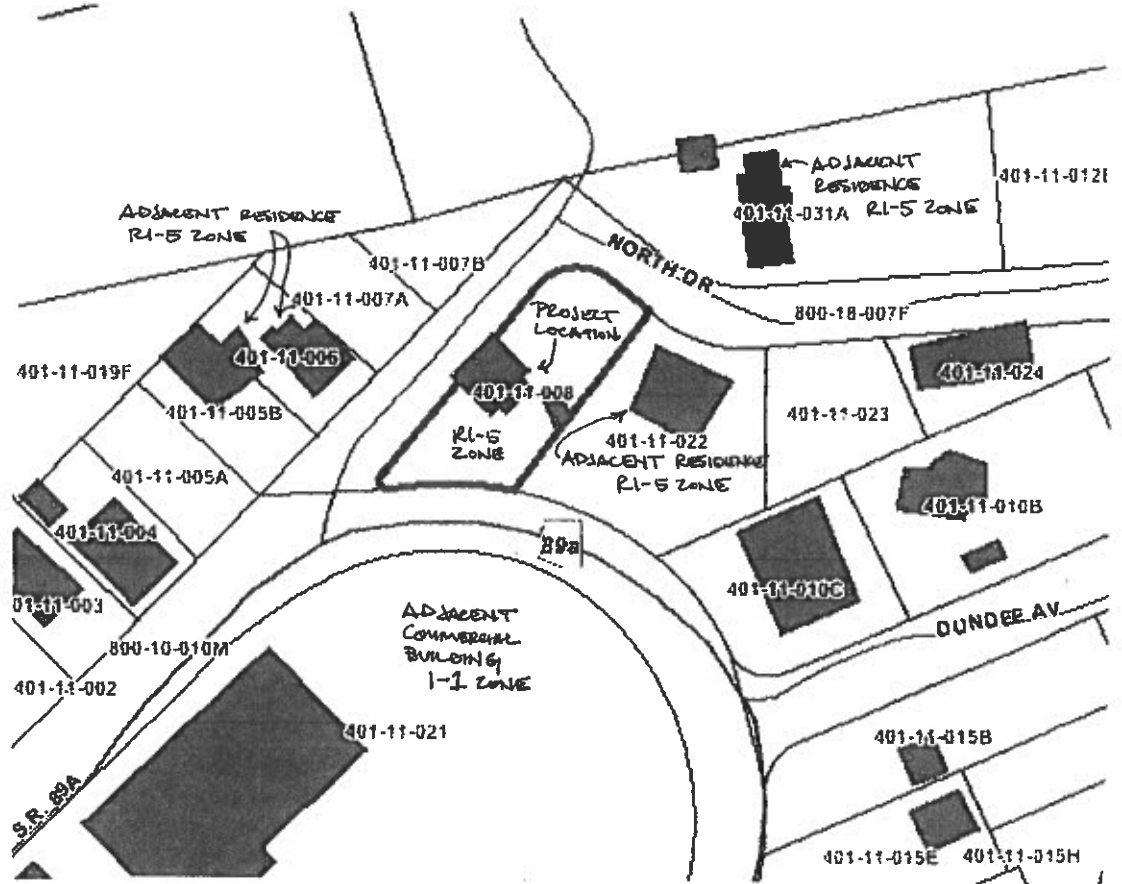
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TENTATIVE DEVELOPMENT PLAN

Proposed R-2 Zone Hampshire Ave. & North Dr.

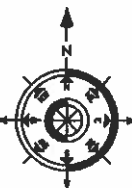
Owner	APN /address	Describe any planned development
Robert McWirtter & Maria Huerta X	401-11-008 / 21 North Dr.	will be at Neighborhood Mtg - yes Continue as a Duplex
George & Michelle Weaver	401-11-007A / 18 North Dr. Vacant 'for sale'	
Richard Martin /	401-11-006 / 10 North Dr.	
Stephanie Canto ✓	401-11-005B / 898 Hampshire	
Robert & Heather Doss X	401-11-005A / 896 Hampshire	APPY for a legal Duplex
Monique & Francis Marcil X	401-11-004 / 894 Hampshire	Single Family Residence
Jayne Doss & Wayne Koeller X	401-11-003 / 888 Hampshire	yes future Development
Richard Flagg X	401-11-002C / 886 Hampshire	No Development plans or changes
Kymi LLC Richard Flagg ✓	401-11-002B / 884 Hampshire	
Kymi LLC Richard Flagg ✓	401-11-002A / vacant	





VICINITY SKETCH

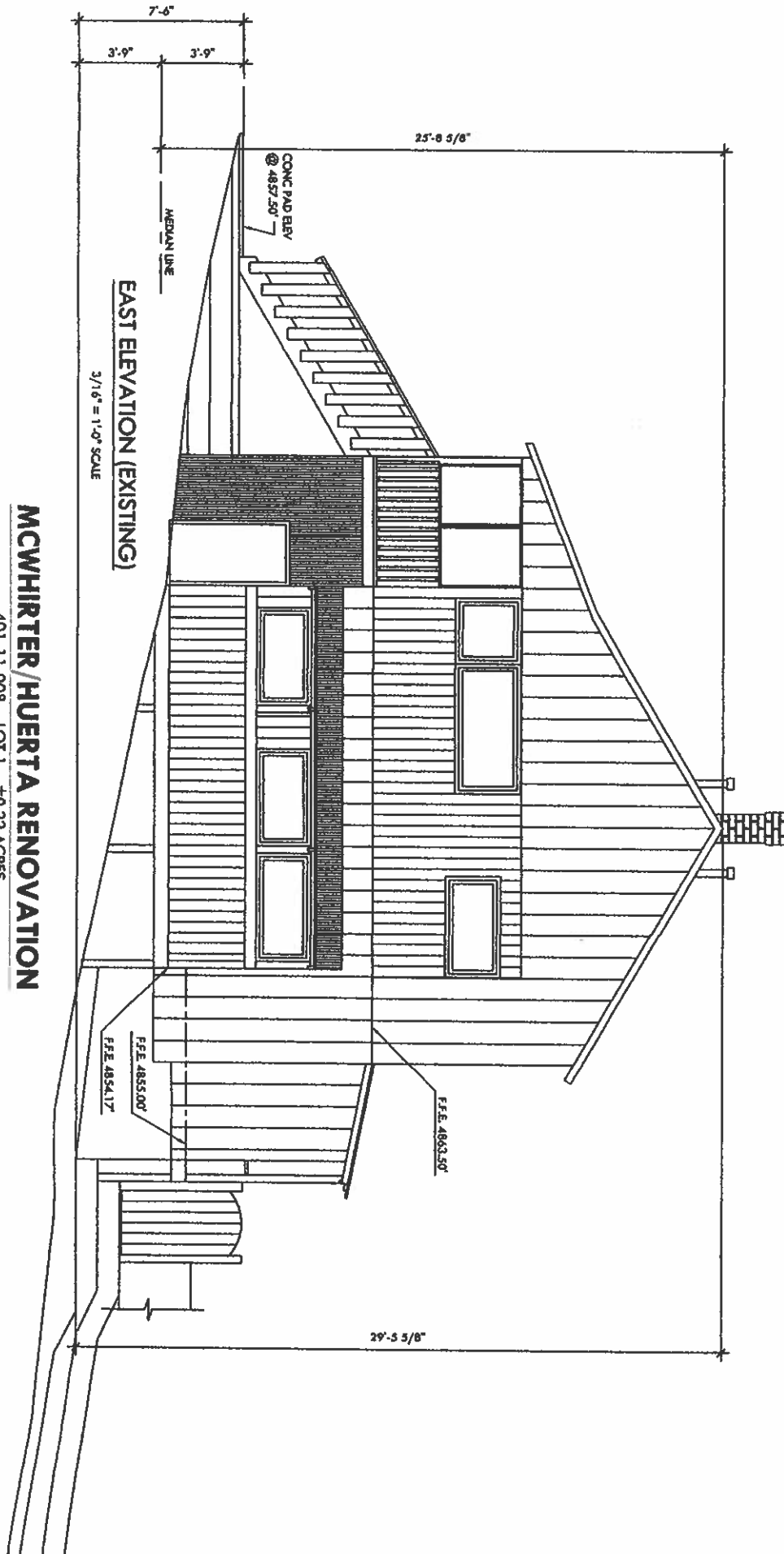
NOT TO SCALE



MCWHIRTER/HUERTA RENOVATION

401-11-008 LOT 1 ±0.22 ACRES
"DUNDEE PLACE"

A SUBDIVISION IN SECTION 23,
TOWNSHIP 16 NORTH, RANGE 2 EAST,
GILA & SALT RIVER BASE & MERIDIAN,
YAVAPAI COUNTY, ARIZONA

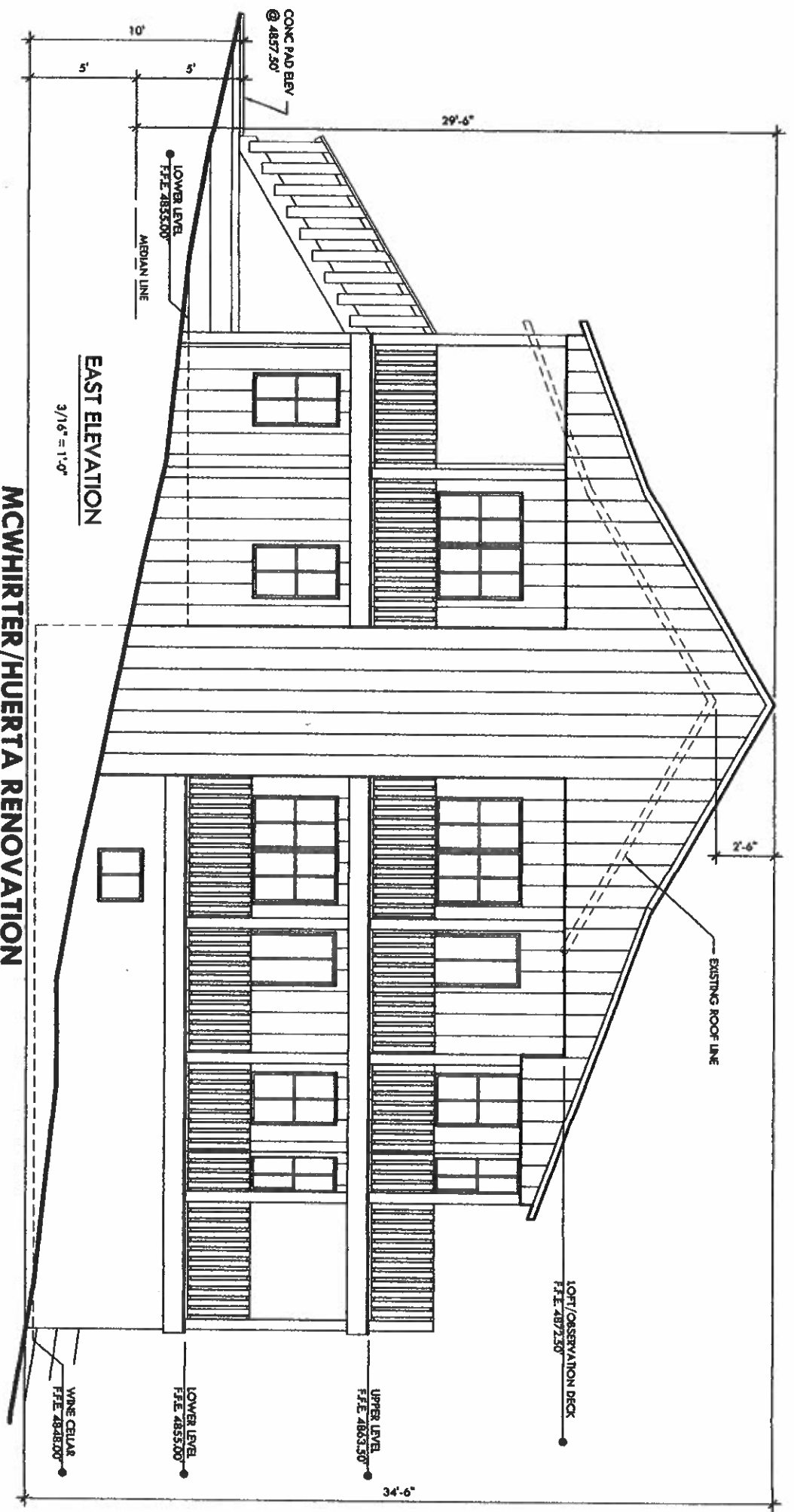


MCWHIRTER/HUERTA RENOVATION

401-11-008 LOT 1 ±0.22 ACRES

"DUNDEE PLACE"

A SUBDIVISION IN SECTION 23,
TOWNSHIP 16 NORTH, RANGE 2 EAST,
GILA & SALT RIVER BASE & MERIDIAN,
YAVAPAI COUNTY, ARIZONA



MCWHIRTER/HUERTA RENOVATION

401-11-008 LOT 1 ±0.22 ACRES
"DUNDEE PLACE"
A SUBDIVISION IN SECTION 23,
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YAVAPAI COUNTY, ARIZONA

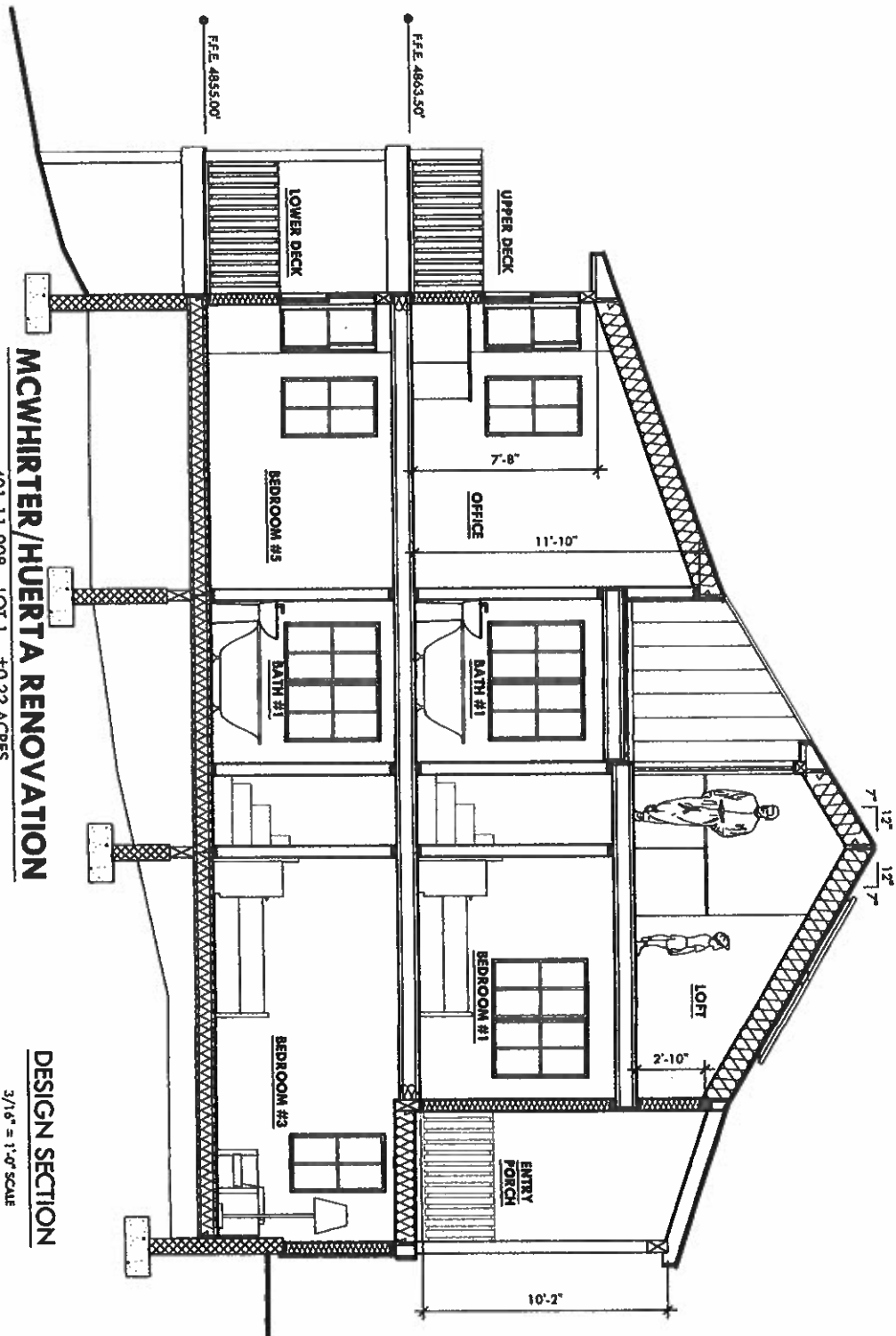


MCWHIRTER/HUERTA RENOVATION

NORTH ELEVATION

401-11-008 LOT 1 ±0.22 ACRES
"DUNDEE PLACE"
A SUBDIVISION IN SECTION 23,
TOWNSHIP 16 NORTH, RANGE 2 EAST,
GILA & SALT RIVER BASE & MERIDIAN,
YAVAPAI COUNTY, ARIZONA

3/16" = 1'-0" SCALE

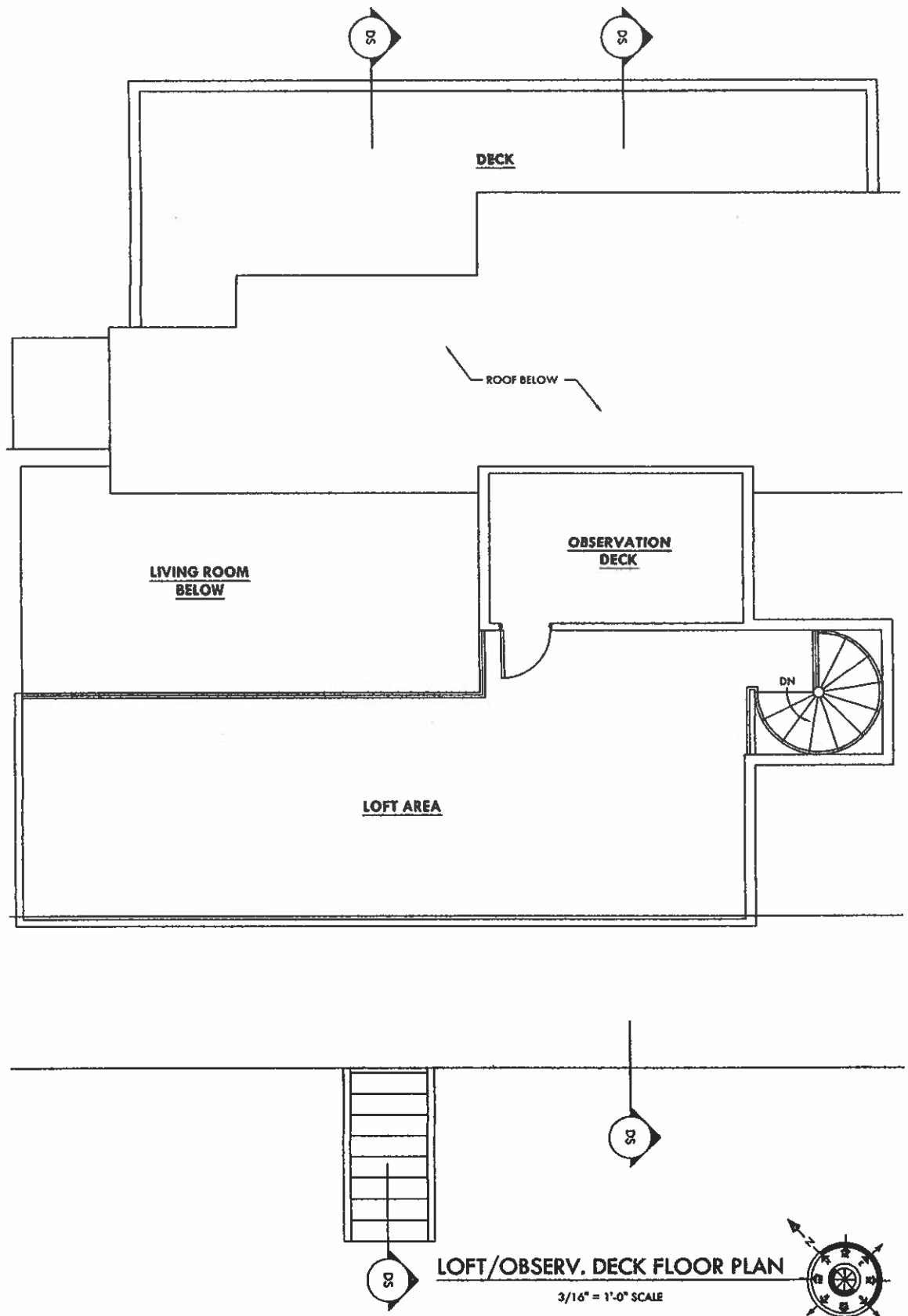


MCWHIRTER/HUERTA RENOVATION

DESIGN SECTION

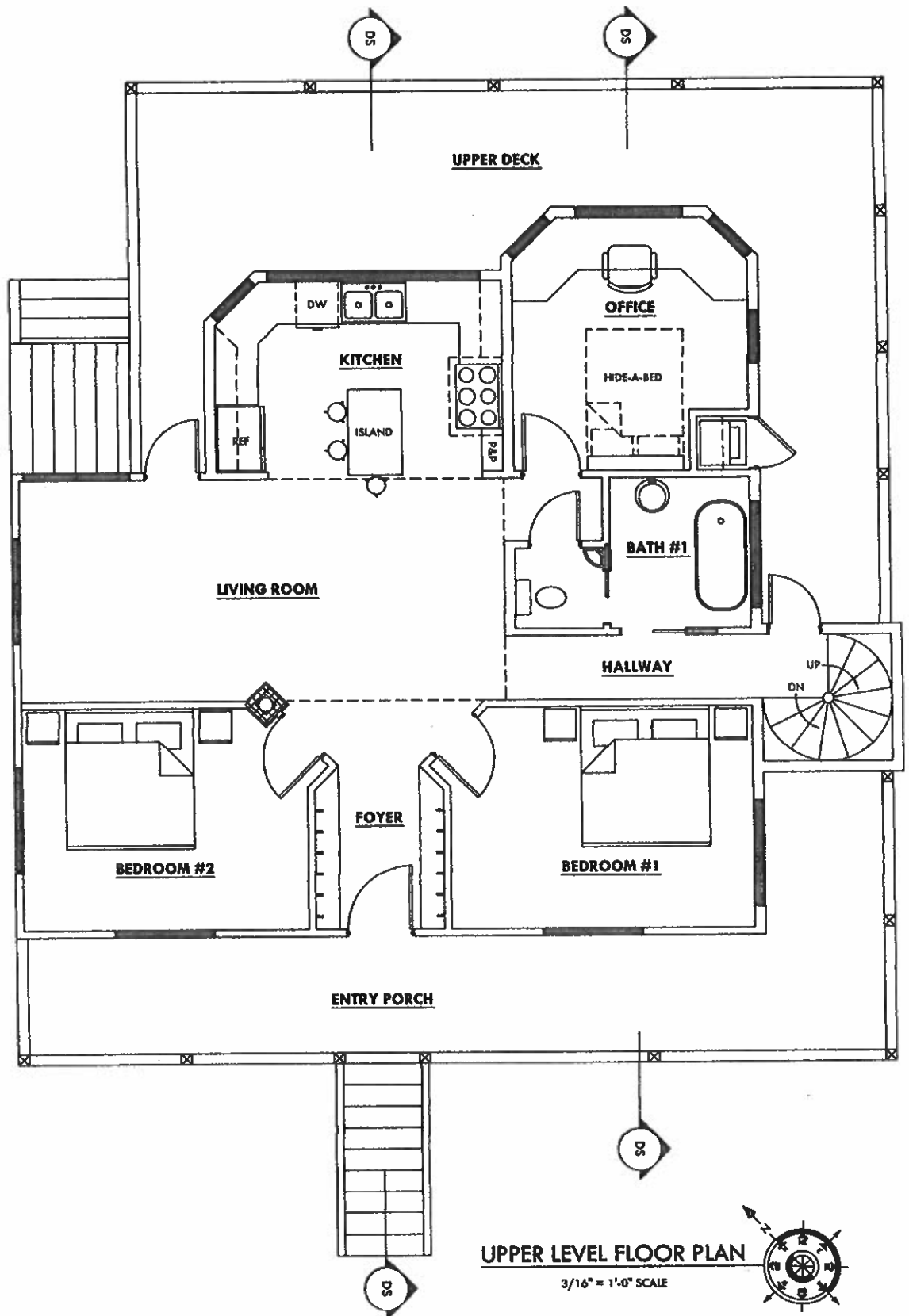
401-11-008 LOT 1 10.22 ACRES
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 GILA & SALT RIVER BASE & MERIDIAN,
 YAVAPAI COUNTY, ARIZONA

3/16" = 1'-0" SCALE



MCWHIRTER/HUERTA RENOVATION

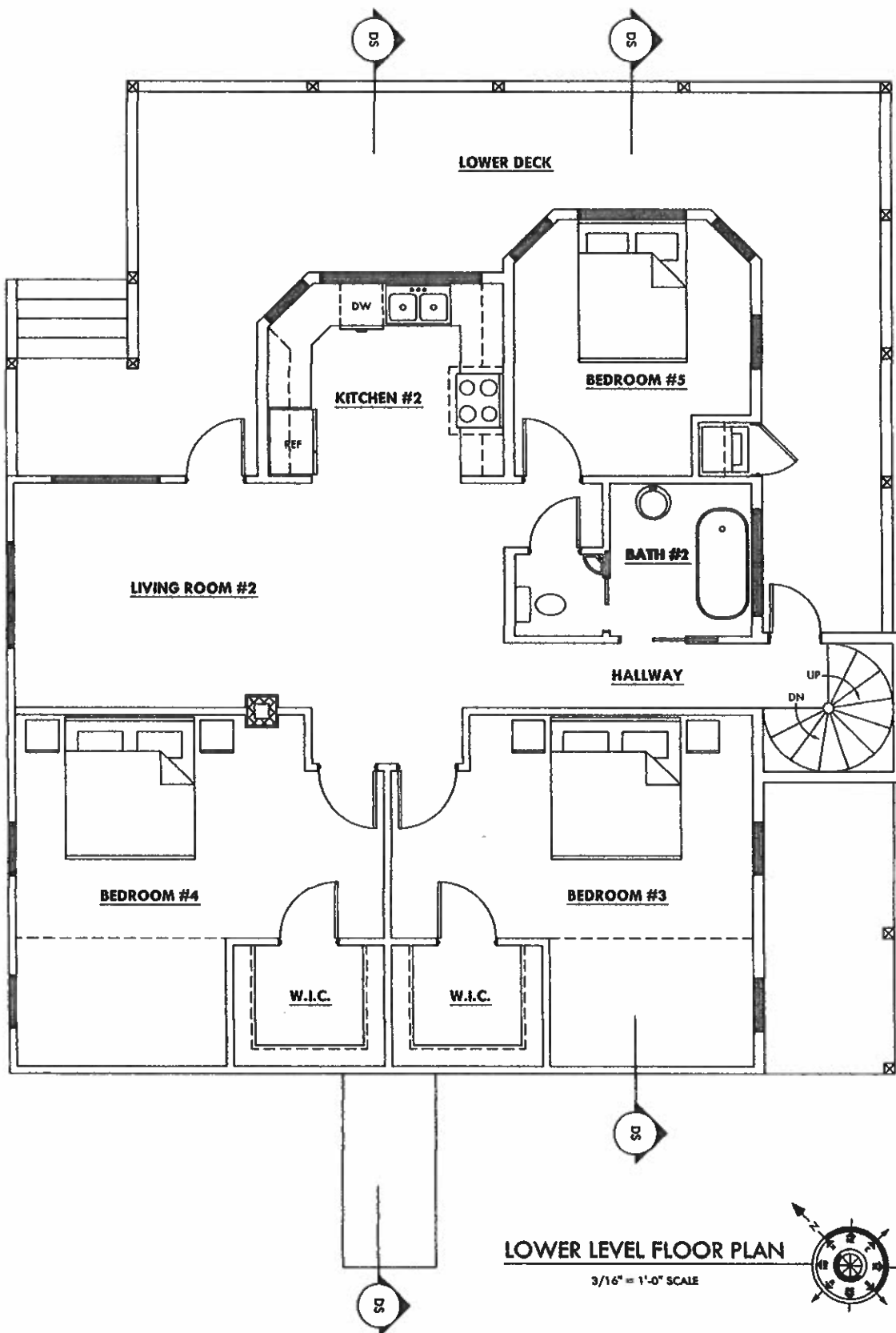
401-11-008 LOT 1 ±0.22 ACRES
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 YAVAPAI COUNTY, ARIZONA



MCWHIRTER/HUERTA RENOVATION

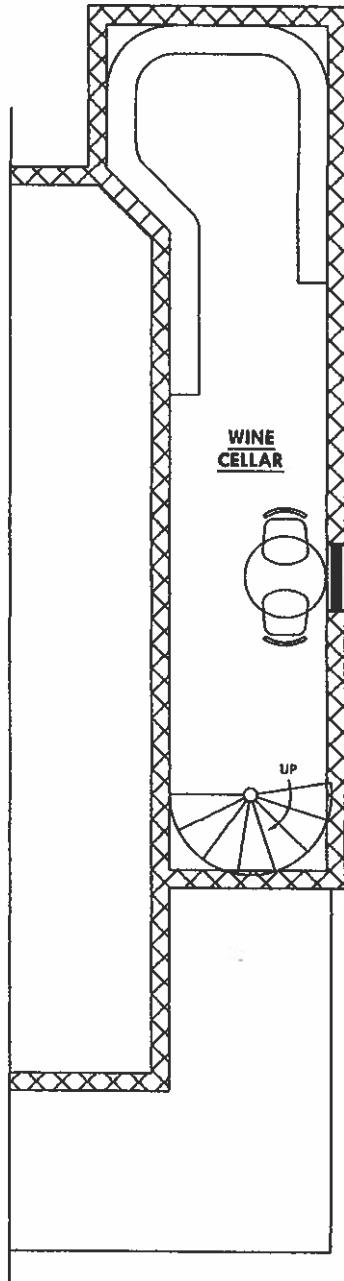
401-11-008 LOT 1 ±0.22 ACRES
"DUNDEE PLACE"

A SUBDIVISION IN SECTION 23,
TOWNSHIP 16 NORTH, RANGE 2 EAST,
GILA & SALT RIVER BASE & MERIDIAN,
YAVAPAI COUNTY, ARIZONA



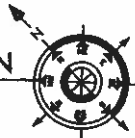
MCWHIRTER/HUERTA RENOVATION

401-11-008 LOT 1 ±0.22 ACRES
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 TOWNSHIP 16 NORTH, RANGE 2 EAST,
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 YAVAPAI COUNTY, ARIZONA



WINE CELLAR FLOOR PLAN

3/16" = 1'-0" SCALE



MCWHIRTER/HUERTA RENOVATION

401-11-008 LOT 1 ±0.22 ACRES
"DUNDEE PLACE"

A SUBDIVISION IN SECTION 23,
TOWNSHIP 16 NORTH, RANGE 2 EAST,
GILA & SALT RIVER BASE & MERIDIAN,
YAVAPAI COUNTY, ARIZONA

November 18, 2018

Jerome Planning & Zoning Committee,

Please consider adding my property on 156 North Drive to the group of properties being changed to 2 zoning designation. The parcel number is 401-11-012E. This will be contiguous with the other rezoned properties from Hampton down North Drive to my property.

Thank You,

Nelle Moffett

Nelle Moffett
PO Box 1406
Astoria Oregon 97103

Sybil Malinowski Melody
PO Box 1179
1412 First North Street
Clarkdale, AZ 86324
928-639-0158

Sent via email (to Charlotte Page)

The Commissioners of the Planning & Zoning Commission
Of the Town of Jerome, Arizona

November 19, 2018

Re: R-2 Rezoning proposal

Dear Commissioners:

I am the owner of the property located at 150 North Drive in Jerome, AZ, which is adjacent to the properties on North Drive that have joined in the request of Robert & Heather Doss to have their properties rezoned from R-1-5 to R-2.

If the R-2 zoning change is approved by the Planning & Zoning Commission, I would like to have my property which is tax parcel 401-11-031A (Lots 1 through 4 of Block 3 in Dundee Place Subdivision, Jerome, AZ) included in this zoning change.

I have no plans to change the current use of, or the improvements on, my property; the reason for making this request to change the zoning to R-2 is simply to increase the value of my property should I decide to sell it or refinance it at some future date.

I have attached a site plan of my property and a Google Map of the area with my address noted.

Sincerely,


Sybil Malinowski Melody, Trustee of the Sybil M Melody
Living Trust dated April 12, 2002

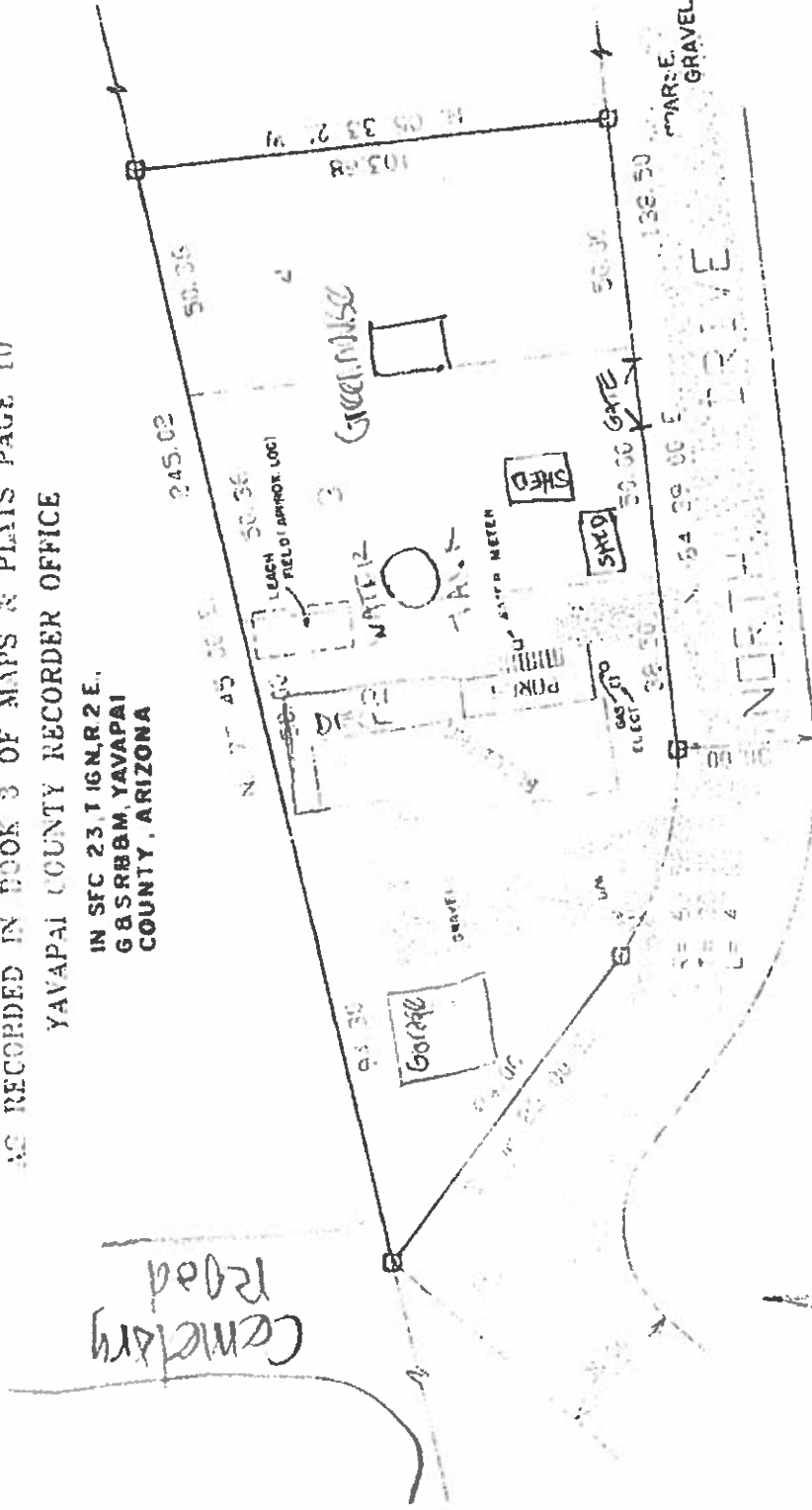
Attachments

RESULTS OF SURVEY LOTS 1, 2, 3, & 4 BLOCK 3 OF DUNDEE PLACE

AS RECORDED IN BOOK 3 OF MAPS & PLATS PAGE 10

YAVAPAI COUNTY RECORDER OFFICE


IN SEC 23, T 16N, R 2E,
 G8S RB8M, YAVAPAI
 COUNTY, ARIZONA



SCALE 1 1/2" = 20'

SEE 1/2" REGRAS U.S. 5157

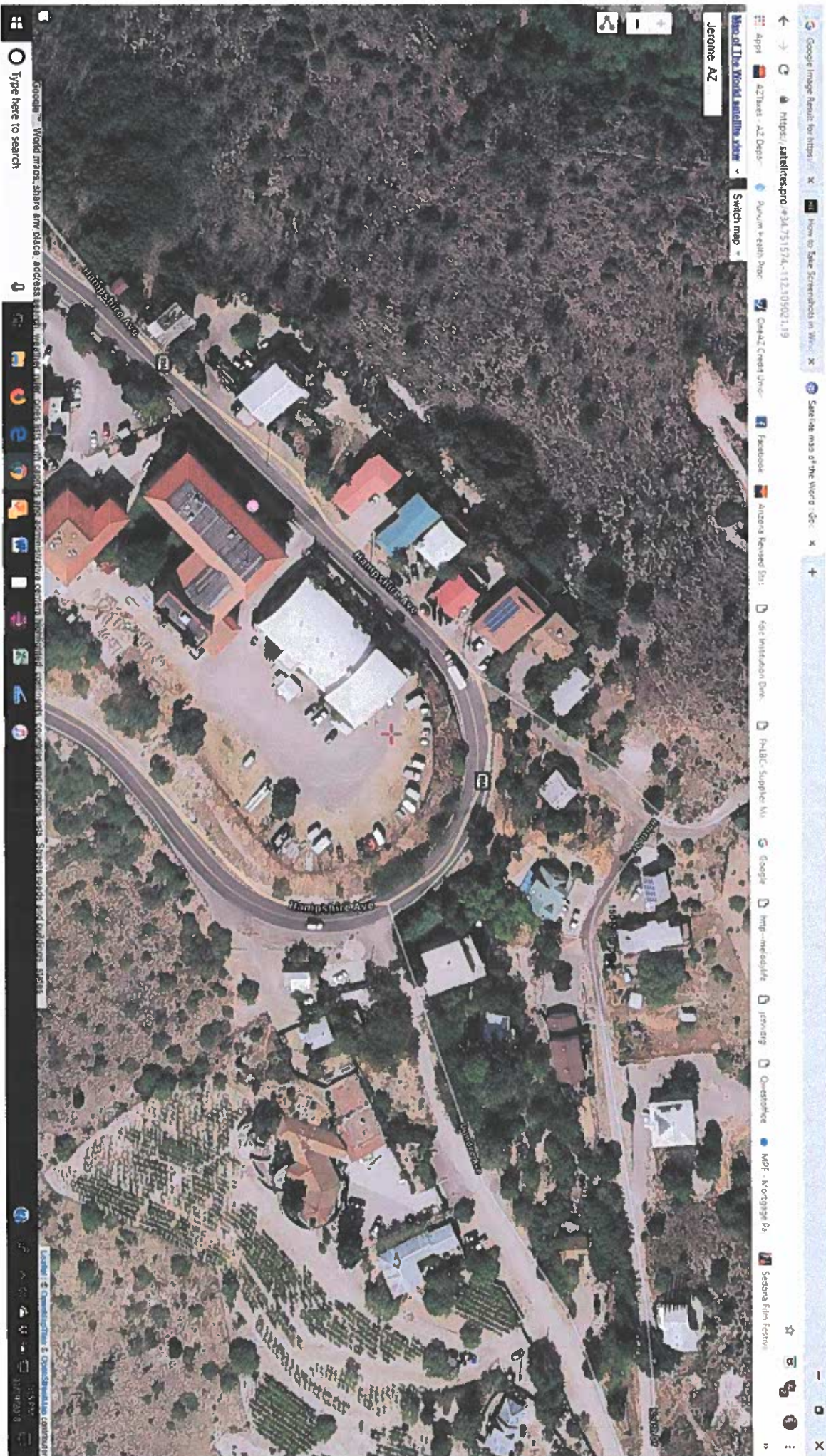




PLANNING & DESIGN ASSOCIATES
 P.O. BOX 1863 CAMP VERDE, AZ. 86322
 VAN McDONALD (602) 567-9141

RESULTS OF SURVEY

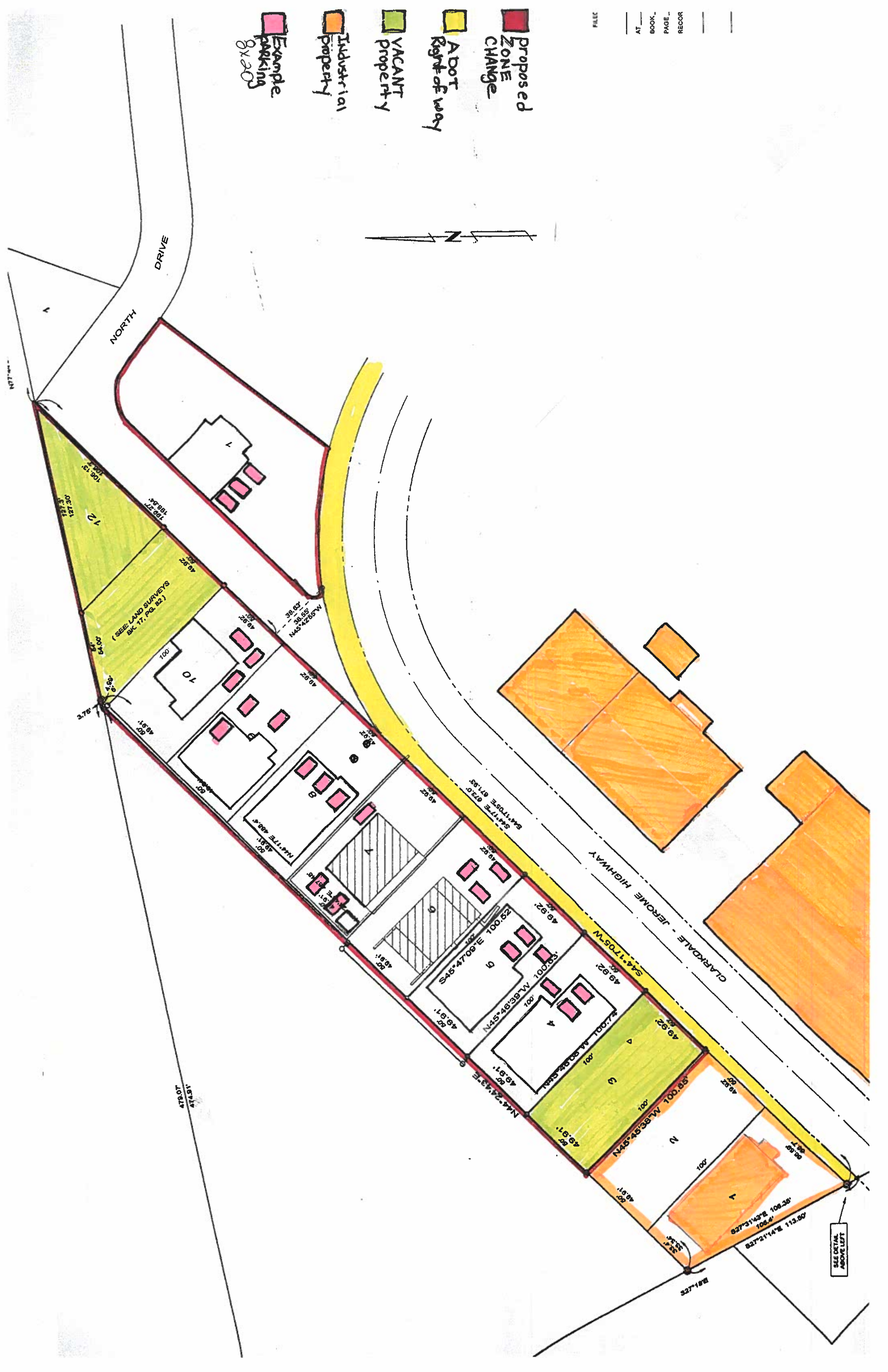
LOTS 1, 2, 3 & 4 BLOCK 3

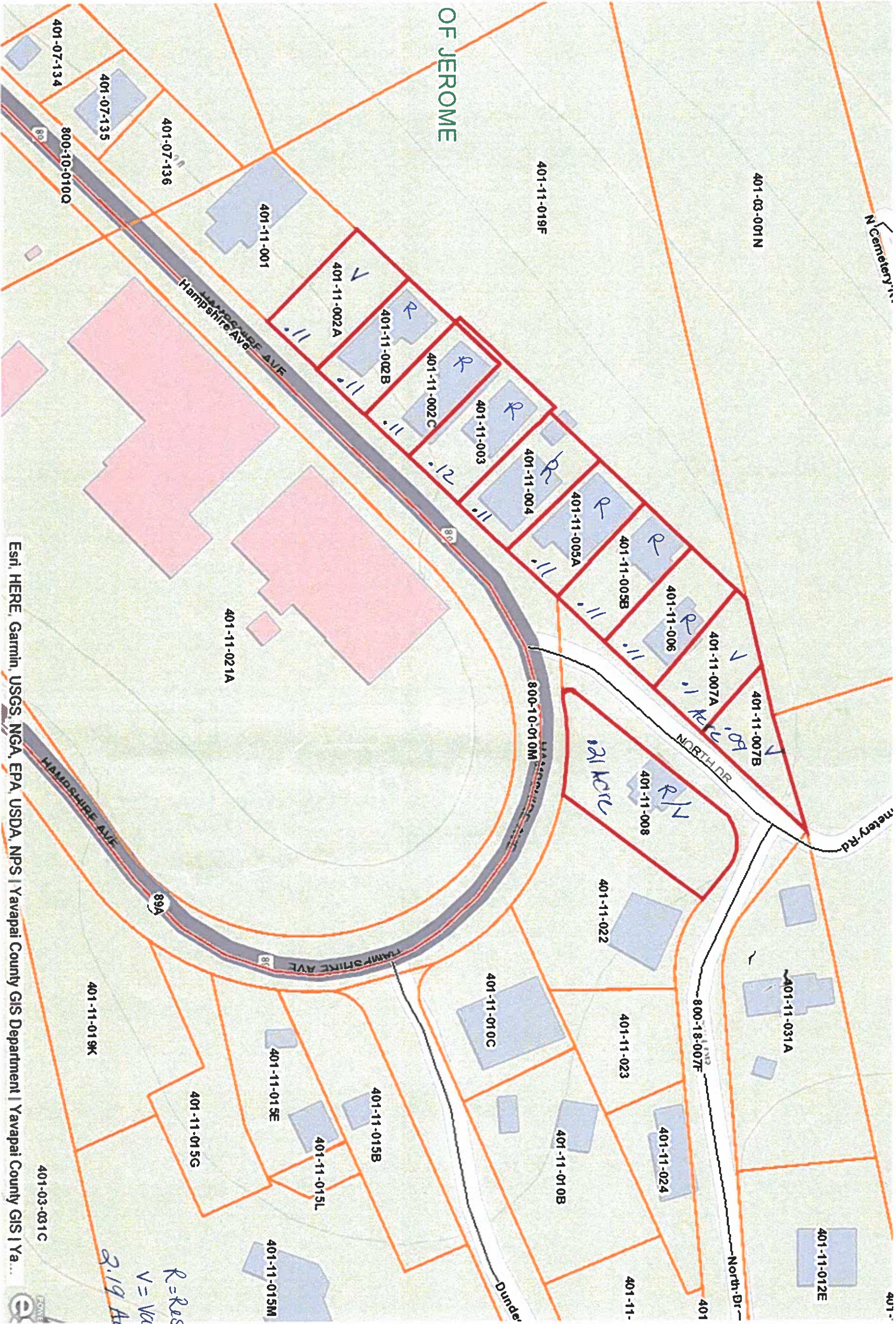


Adot
Right of way

Industrial
property

Example parking 8x20





Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS | Yavapai County GIS Department | Yavapai County GIS | Ya...

R=Residence
V=Vacant
2.19 Acres Total Land
.08675%
1.19 No Response
= 2.0 Support

.9132 = 91%

