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TOWN OF JEROME

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

REGULAR MEETING OF THE TOWN OF JEROME

PLANNING AND ZONING COMMISSION

DATE: Wednesday, August 7, 2019 TIME: 7:00 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: PETITIONS FROM THE PUBLIC

— Pursuant to A.R.S. § 38-431.01(H), public comment is permitted on matters not listed on the agenda, but the subject matter must be within the jurisdiction of the Commission. All comments are subject to reasonable time, place and manner restrictions. All petitioners must fill out a request form with their name and subject matter. When recognized by the chair, please step to the podium, state your name and please observe the three (3) minute time limit. No petitioners will be recognized without a request. The Commission's response to public comments is limited to asking staff to review a matter commented upon, asking that a matter be put on a future agenda, or responding to criticism.

Possible Direction to Staff

ITEM 3: APPROVAL OF MINUTES: Minutes of the Special Joint Meeting of May 9, 2019 and Regular Minutes of June 5, 2019

Discussion/Possible Action/ Possible Direction to Staff

****OPENING OF PUBLIC HEARING****

ITEM 4: PUBLIC COMMENT: PROPOSED TEXT AMENDMENT TO SECTION 509. SIGNS

The Commission shall conduct a public hearing on a proposed text amendment to the Zoning Ordinance. As proposed, the text amendments will have the effect of defining permitted temporary signage and correct some of the existing chapter in regard to current practices. A draft for the proposed change was included in the packet for this meeting and posted on the Town website, and public notice provided as required in Section 301(C). The Commission has set this hearing pursuant to Jerome Zoning Ordinance Section 301(C) Commission Action. The Commission may continue the Public Hearing to a time and place certain if necessary.

****CLOSE OF PUBLIC HEARING****

ITEM 5: REVIEW PUBLIC COMMENT AND COMMISSION DISCUSSION OF PROPOSED TEXT AMENDMENTS TO SECTION 509. SIGNS

A draft for the proposed change is posted on the town website and at Town Hall. Commission will review the proposed text amendments in ordinance form and consider public input for possible recommendations to Council.

Discussion/Possible Action/Possible Direction to Staff

ITEM 6: CONDITIONAL USE PERMIT – CURRENTLY MIXED USE CHANGE TO RESIDENTIAL ONLY

APPLICANT: Dewayne Woodworth

ADDRESS: 123 Hill St.

OWNER OF RECORD: Jerome Clubhouse LLC

ZONE: C-1

APN: 401-07-169A

Applicant is seeking a change in his property from retail and residential to residential only. A

Conditional Use Permit also requires Council approval.

Discussion/Possible Action/Possible Direction to Staff



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ITEM 7: FINAL REVIEW OF TANDEM PARKING AND FIRE ESCAPE

APPLICANT: Dewayne Woodworth

ADDRESS: 123 Hill St.

ZONE: C-1

OWNER OF RECORD: Jerome Clubhouse LLC

APN: 401-07-169A

Applicant is seeking final approval for the proposed tandem parking and fire escape.

Discussion/Possible Action/Possible Direction to Staff

ITEM 8: REQUEST FOR DEMOLITION AND TO REBUILD A PORTION OF THE HOME

APPLICANT: Tom Anderson /Christina Barber

ADDRESS: 875 Gulch Road

ZONE: AR

OWNER OF RECORD: Barber Christina R & Cynthia R JT

APN: 401-09-013

Applicant is seeking approval to demolish and rebuild a portion of the home due to health and safety issues.

Discussion/Possible Action/Possible Direction to Staff

ITEM 9: FUTURE AGENDA ITEMS

Discussion/Possible Direction to Staff

ITEM 10: 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 8/6/19

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

Joni Savage, Deputy Town Clerk, 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.



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MINUTES

SPECIAL JOINT MEETING OF THE JEROME TOWN COUNCIL AND THE JEROME PLANNING & ZONING COMMISSION

JEROME CIVIC CENTER - 600 CLARK STREET - COUNCIL CHAMBERS
THURSDAY, MAY 9, 2019 AT 5:00 P.M.

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Council and above referenced boards and commission, and to the General Public, that the above meeting will be held.

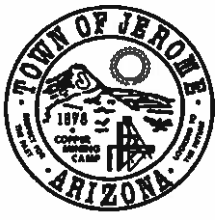
Persons with a disability may request an accommodation such as a sign language interpreter by contacting Joni Savage, Deputy Clerk, at 928-634-7943. Requests should be made early enough to allow time to arrange the accommodation. For TTY access, call the Arizona Relay Service at 800-367-8939 and ask for the Town of Jerome at 928-634-7943.

A copy of the full public meeting packet may be reviewed at the offices of Jerome Town Hall and at the Jerome Public Library.

ITEM #1:	<p>CALL TO ORDER/ROLL CALL</p> <p>Mayor to call meeting to order.</p> <p>Mayor Alex Barber called the meeting to order at 5:06 p.m.</p> <p>Town Clerk and Zoning Administrator will call the roll.</p> <p><i>Town Manager/Clerk Candace Gallagher called the roll for Council. Present were Mayor Barber, Vice Mayor Sage Harvey, Councilmembers Mandy Worth, Jane Moore and Dr. Jack Dillenberg was present telephonically.</i></p> <p><i>Charlotte Page, Zoning Administrator called role for the Planning and Zoning Commission. Present were Chair Schall, Commissioners Henry Vincent, Scott Hudson and Jessamyn Ludwig. Joe Testone was not present.</i></p>	
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ITEM #2: 5:08	<p>EXECUTIVE SESSION</p> <p>Council and the Planning and Zoning Commission will convene in executive session pursuant to A.R.S. § 38-431.03 (A)(3) and (A)(4) to receive legal advice from the Town Attorney regarding the possible development of the former Cuban Queen property. No action will be taken upon reconvening into open session.</p> <p><u>Motion to Go Into Executive Session to Speak With the Attorney</u></p> <table> <tr> <th>COUNCILMEMBER</th><th>MOVED</th><th>SECONDED</th><th>AYE</th><th>NAY</th><th>ABSENT</th><th>ABSTAIN</th></tr> <tr> <td>BARBER</td><td>X</td><td></td><td>X</td><td></td><td></td><td></td></tr> <tr> <td>DILLENBERG</td><td></td><td></td><td>X</td><td></td><td></td><td></td></tr> <tr> <td>HARVEY</td><td></td><td>X</td><td>X</td><td></td><td></td><td></td></tr> <tr> <td>MOORE</td><td></td><td></td><td>X</td><td></td><td></td><td></td></tr> <tr> <td>WORTH</td><td></td><td></td><td>X</td><td></td><td></td><td></td></tr> </table>	COUNCILMEMBER	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN	BARBER	X		X				DILLENBERG			X				HARVEY		X	X				MOORE			X				WORTH			X				<p>Sponsored by Mayor Alex Barber</p> <p>Discussion/Possible Direction</p>
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ITEM #3:	<p>ADJOURNMENT</p> <p>Council and the Commission returned to open session at 6:51 p.m. and the meeting was immediately adjourned.</p> <p><u>Adjourned at 6:51</u></p> <table> <tr> <th>COUNCILMEMBER</th><th>MOVED</th><th>SECONDED</th><th>AYE</th><th>NAY</th><th>ABSENT</th><th>ABSTAIN</th></tr> <tr> <td>BARBER</td><td>X</td><td></td><td>X</td><td></td><td></td><td></td></tr> <tr> <td>DILLENBERG</td><td></td><td></td><td>X</td><td></td><td></td><td></td></tr> <tr> <td>HARVEY</td><td></td><td>X</td><td>X</td><td></td><td></td><td></td></tr> <tr> <td>MOORE</td><td></td><td></td><td>X</td><td></td><td></td><td></td></tr> <tr> <td>WORTH</td><td></td><td></td><td>X</td><td></td><td></td><td></td></tr> </table>	COUNCILMEMBER	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN	BARBER	X		X				DILLENBERG			X				HARVEY		X	X				MOORE			X				WORTH			X				
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SPECIAL JOINT MEETING OF THE JEROME TOWN COUNCIL AND THE JEROME PLANNING & ZONING COMMISSION

JEROME CIVIC CENTER - 600 CLARK STREET - COUNCIL CHAMBERS
THURSDAY, MAY 9, 2019 AT 5:00 P.M.

Respectfully submitted by Joni Savage on August 7, 2019

Approved: _____ Date: _____
Planning & Zoning Commission Chair

Attest: _____ Date: _____
Planning & Zoning Commission Vice Chair



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REGULAR MEETING OF THE TOWN OF JEROME PLANNING AND ZONING COMMISSION DATE: Wednesday, June 5, 2019 TIME: 7:00 pm PLACE: JEROME CIVIC CENTER 600 Clark St., JEROME, ARIZONA 86331

Minutes

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

Chair Lance Schall called the meeting to order at 7:00 p.m.

Roll call was taken by Charlotte Page. Commission members present were Chair Lance Schall, Vice Chair Joe Testone, Commissioners Jessamyn Ludwig, Scott Hudson and Henry Vincent.

7:00 (00:40) ITEM 2: PETITIONS FROM THE PUBLIC There were no petitions from the public.

7:01 (00:50) ITEM 3: APPROVAL OF MINUTES: Minutes of Regular Meeting May 1, 2019

Motion to Approve the Minutes of May 1, 2019

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Hudson			X			
Ludwig		X	X			
Schall			X			
Testone	X		X			
Vincent			X			

7:02 (02:25) ITEM 4: LOT LINE ADJUSTMENT, 101 HILL ST.

APPLICANT: Andrea Prince

MAILING ADDRESS: PO Box 998

PROJECT ADDRESS: 101 Hill St.

OWNER OF RECORD: Andrea Prince

ZONE: C-1

APN: 401-07-189

Lot line adjustment is proposed between 101 Hill St. and the adjacent neighbor property 123 Hill St.

Motion to Approve the Lot Line Adjustment

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Hudson		X	X			
Ludwig			X			
Schall	X		X			
Testone			X			
Vincent			X			

7:05 p.m. (03:50) ****OPENING OF PUBLIC HEARING****

ITEM 5: PUBLIC COMMENT: PROPOSED TEXT AMENDMENT TO SECTION 201. DEFINITIONS, SECTION 506. "R-2" ZONE, MULTIPLE FAMILY RESIDENTIAL AND SECTION 507. C-1 ZONE

The Commission shall conduct a public hearing on a proposed text amendment to the Zoning Ordinance. As proposed, the text amendments will have the effect of limiting permitted residential use in the R-2 Zone to single and two-family residential use, the C-1 Zone will be amended to include additional conditional uses. A



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draft for the proposed change was included in the packet for this meeting and posted as required in Section 301(C). The Commission has set this hearing pursuant to Jerome Zoning Ordinance Section 301(C) Commission Action. The Commission may continue the Public Hearing to a time and place certain if necessary.

7:06 (6:25) Curtis Lindner, a resident of Jerome said, "I just have a couple of questions, as I've been following this I don't really understand the R2 zone designation that is being proposed in its entirety, because there are already uses going on there in this area that's being considered. I don't know that we all know what those uses are because I think there is triplex uses and other things going on and does this adequately address what they're trying to achieve. That's basically my comment, my understanding from what I'm reading from the Council it's given instruction to send this back to you guys to kind of vet that out and come up with something that allows two units per lot or opposed to as one. Does that adequately, really address that and do you have all the information about what is actually going on there? These other uses they're going to be grandfathered in. And, also the applicant that was originally here, when I was here at the last meeting they said they wanted a triplex use for their lot and they had put a lot of intent and money out with the highway study and all that to achieve that and then was being pushed back to what we see here today. I just want to get that out there so it's in the record. Thank you." (Transcribed verbatim as requested by Zoning Administrator.)

CLOSE OF PUBLIC HEARING 7:10 p.m. Chair Schall Closed the Public Hearing.

7:10 (09:25) ITEM 6: REVIEW PUBLIC COMMENT AND COMMISSION DISCUSSION OF PROPOSED TEXT AMENDMENTS TO SECTION 506, "R-2" ZONE, MULTIPLE FAMILY RESIDENTIAL AND SECTION 507 C-1 ZONE

A draft for the proposed change is posted on the town website and at Town Hall. Commission will review the proposed text amendments requested by Council in ordinance form and consider public input for possible recommendations to Council.

Commissioner Vincent said his understanding is the rezone doesn't include Star Flagg's building if that is the triplex you are referring to. (Mr. Vincent addressed his statement to Mr. Lindner. Mr. Lindner did not verbally respond but it was understood that was the building he was referring to as a triplex.)

Vice Chair Schall said he recollected some discussion about a triplex, but the petitioners were amenable to a duplex.

Ms. Page said the Prop 207 waiver/agreement was drafted to limit use and included duplex and triplex.

Commissioner Vincent clarified what they originally sent to Council was for duplex or triplex use in the new zone. Then the Council suggested limiting it to duplex only and I believe we'll send it back to Council approving the R2 to single family or duplex.

Ms. Page said this is changing the zoning ordinance and not necessarily the motion made by this commission.

Commissioner Ludwig asked why recreation vehicle is not included under with the definition of mobile home. She said there is no place where it says recreation vehicles are not allowed.

Chair Schall gave direction to staff to look at the definitions and make things clearer within the definitions.

Ms. Page said they had to make a recommendation to Council.

Chair Schall gave direction to staff to take back to Council as written.



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7:25 p.m. (25:05) ****OPENING OF PUBLIC HEARING****

ITEM 7: PUBLIC COMMENT: PROPOSED TEXT AMENDMENT TO SECTION 301. AMENDMENTS OR ZONE CHANGES

The Commission shall conduct a public hearing on a proposed text amendment to the Zoning Ordinance. As proposed, this text amendment will provide that Council's action to overrule Commission recommendations for rezoning or amendments to the Zoning Ordinance would require a majority vote, removing a provision requiring the vote of three-fourths of the members voting. A draft for the proposed change was included in the packet for this meeting and posted as required in Section 301(C). The Commission has set this hearing pursuant to Jerome Zoning Ordinance Section 301(C) Commission Action. The Commission may continue the Public Hearing to a time and place certain if necessary.

7:25 (25:44) Curtis Lindner spoke about this, it has been one of his pet peeves. It took a super majority vote to turn down a recommendation of Planning and Zoning. He believes we have been operating in a vacuum. He doesn't understand how long this has been going on and how many decisions were made. On a legal standpoint it is what we were supposed to be doing all along. He wants to make the point to this body that Planning and Zoning sits as an appointed non-regulatory way and makes recommendations to Council. The fact they are not voted in, they cannot legislate so, this is entirely appropriate and should be a simple majority to pass things on to Council. He wants that on the record.

****CLOSE OF PUBLIC HEARING**** 7:28 p.m. Chair Schall Closed the Public Hearing.

7:28 (28:19) ITEM 8: REVIEW PUBLIC COMMENT AND COMMISSION DISCUSSION OF PROPOSED TEXT AMENDMENT TO SECTION 301. AMENDMENTS OR ZONE CHANGES,

A draft for the proposed change is posted on the town website and at Town Hall. The Commission will review the proposed text amendment in ordinance form as requested by Council and consider any public input for possible recommendation to Council.

Ms. Page pointed out we are making a change to Article 3 procedures or actual zoning changes. It will not change Planning and Zoning decisions, there is an appeal process which is not related to this whatsoever. This is for text amendments to the zoning ordinance or rezoning.

Chair Schall gave direction to staff to forward to the Council as written.

7:29 (29:43) ITEM 9: COMMISSION DISCUSSION SECTION 509. SIGNS

The Commission will review recommendations from Design Review Board for possible text amendment to SECTION 509. SIGNS.

Ms. Page explained this regulates all signs in the city. Intent was to bring an application so that a business would apply for a temporary sign. We went through a hearing process and the businesses didn't support the change, so Council sent it back. It went back to DRB and they made recommendations and were more specific about signs, clarification in definitions, posting for parking lots on private property will no longer need to be approved. Menu boards allowed without permit.

(33:32) Commissioner Vincent also gave an update from the Design Review Board.

The Commission discussed items that should have Conditional Use Permits.

Chair Schall gave direction to staff to go to public hearing with a notification to the Chamber.



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Ms. Page said it will be produced as an ordinance.

7:45 (45:50) ITEM 10: FUTURE AGENDA ITEMS

Ms. Ludwig would like to know about the three benches on Jerome Avenue.

Chair Schall said to direct staff to look into those.

Ms. Page said staff would look into RV research. She said Final Site plan review does have an appeal process. It doesn't belong under "Grading and Excavating" and should be put into the regular part of the procedure for this. She spoke further about changes to the Zoning Ordinance and said that her point is the motion made by this commission does not match up to the R2 zoning change made.

Chair Schall asked to put it on the agenda to re-discuss and make sure they're in alignment.

Ms. Page tried to explain again that the original motion said that they would allow duplexes and triplexes and now the R2 zone will only allow duplexes. She is assuming that Council wants those to line up. This is only for the R2 zone change in the book.

Commissioner Vincent said this commission will have to make a motion to approve the rezoning of the Hampshire Avenue and send it back to Council. Is that what you're trying to explain.

Ms. Page responded, that's what I think. She said that she thinks she understands what is going on here.

ITEM 11: ADJOURN

Adjourned at 7:53 p.m.

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Hudson			X			
Ludwig			X			
Schall		X	X			
Testone	X		X			
Vincent			X			

Approval on next page.



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REGULAR MEETING OF THE TOWN OF JEROME PLANNING AND ZONING COMMISSION

DATE: Wednesday, June 5, 2019 TIME: 7:00 pm

PLACE: JEROME CIVIC CENTER

600 Clark St., JEROME, ARIZONA 86331

Respectfully submitted by Joni Savage on August 7, 2019

Approved: _____ Date: _____
Planning & Zoning Commission Chair

Attest: _____ Date: _____
Planning & Zoning Commission Vice Chair

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ORDINANCE NO. xxx

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JEROME, YAVAPAI COUNTY, ARIZONA, AMENDING SECTION 509, "SIGNS," OF ARTICLE V, "USE REGULATIONS," OF THE JEROME ZONING ORDINANCE

WHEREAS, the Jerome Planning & Zoning Commission held a public hearing on August 7, 2019, regarding certain changes to the Jerome Zoning Ordinance regarding sign regulations; and

WHEREAS, the Commission has recommended that the Zoning Ordinance be so amended;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JEROME, YAVAPAI COUNTY, ARIZONA, as follows:

Section 1. Section 509, "Signs," of the Jerome Zoning Ordinance is hereby amended as set forth on Exhibit A, attached (additions underlined, deletions in ~~strikeout text~~).

Section 2. Following its adoption, this Ordinance shall be published by the Town Clerk in accordance with the requirements of A.R.S. § 39-203 *et seq.*

Section 3. All ordinances or parts of ordinances that are in conflict with the provisions of this Ordinance are hereby repealed to the extent of their inconsistency herewith.

Section 4. Should any section or provision of this Ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance, any provision incorporated by reference and any other provision of the Town Code as a whole or any part thereof other than the part so declared invalid.

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF JEROME, YAVAPAI COUNTY, ARIZONA, THIS ____ DAY OF _____ 2019.

Christina "Alex" Barber, Mayor

ATTEST:

APPROVED AS TO FORM:

Candace Gallagher, Town Manager/Clerk

William J. Sims, Esq.
Town Attorney

ORDINANCE NO. XXX

EXHIBIT "A"

SECTION 509. SIGNS

A. PURPOSE

This section provides a set of standards for the design and construction of signs within the Town of Jerome. The purpose of this section is to encourage the preservation of historic buildings and artifacts, to protect the general public from damage and injury, to protect property values, to preserve the beauty and unique character of Jerome, to aid in the free-flow of traffic within the town, and to promote the tourist industry which is important to the economy of Jerome, and the Historic Overlay District.

B. DEFINITIONS

Within and for the purposes of this section, the following definitions, and only these definitions, apply.

1. Sign - An object meant to convey a message through the use of words or symbols. A sign can be painted on one surface, or both surfaces, be free-standing or be signs supported by a pole or be attached to a building. All exterior whether public or private, are regulated by this ordinance.
2. Area - A rectangular area calculated by drawing horizontal and vertical lines from all sign extremities excluding those which are essentially sign supports.
3. Sign, Campaign - A sign whose sole purpose is to advertise a political candidate or issue.
4. Sign, District - A sign which advertises one or more than one business in a single building or area. A district sign operates as a directory with a heading stating the district and uniform nameplate signs for those businesses within the district.
5. Sign, Canopy - A sign mounted on or painted on a canopy or awning.
6. Sign, Free-Standing - A sign not attached to or supported by a building.
7. Sign, Height - The vertical distance from the ground directly under the ~~to the sign~~ to the highest lowest point of the sign.
8. Sign, Interior - Signs within a building not accessible from outside. Interior signs are not regulated by this ordinance, ~~except if stating a business name and placed within twenty-four (24) inches of a window. Such signs will fall under the sixteen (16) square foot rule and require Design Review Board approval.~~
9. Sign, Gas Generated - Gas generated signs or signs illuminated by gas generated lighting, other than those existing on June 14, 1977, are prohibited.
10. Sign, Off-premise - A sign not located on the premises of the business which it advertises. A district sign is not an off-premises sign.
11. Sign, On-premise - A sign, the content of which relates to the premises on which it is located, referring exclusively to the name, location, products, persons, accommodations, services, or activities of or on those premises, or the sale or lease of those premises.

12. Sign, Nameplate - A sign which is limited to the name and/or business of the residents of the premises, not exceeding two inches by twelve inches (2" x 12").
13. Sign, Business Door Identification - A nameplate sign of a business name on an entry door, not exceeding two inches by twelve inches (2" x 12").
14. Sign, Projecting - A building mounted sign which projects from and is supported by a wall of a building.
15. Sign, Wall - A sign attached flush to the exterior surface of a building, or permanently applied to a window of a building. The sign must not project above the roof. Light sources aimed at the wall sign may project further.
16. Sign, Historical/Historical Period - A sign in use in Jerome during the period between 1876 and 1953.
17. Sign, Service - An interior sign whose purpose is not to advertise the business displaying the sign, but to inform or provide for the safety of the public. Signs such as credit card placards, directional signs, "No Smoking" signs, and menu boards are examples of service signs.
18. Sign, Open/Closed - A sign indicating that a place of business is open or closed.
19. Sign, Temporary - A sign displayed for not more than forty-five (45) consecutive days or a total of ~~ninety-one hundred~~ (100) days in a calendar year.

C. APPLICABILITY

The provisions of this section shall apply to all signs placed or maintained within the Town of Jerome with the exception of the following:

1. Non-illuminated names of buildings, dates ~~or of~~ erection, monument citations, commemorative tablets and the like when carved into stone, concrete, metal or any other permanent type construction and made an integral part of a permitted structure or made flush to the ground.
2. Signs required by law or signs of a duly constituted governmental body, such as traffic signs, warning signs, or no trespassing signs.
3. Signs placed by a public utility for the safety, welfare, or convenience of the public, such as signs identifying high voltage, public telephone, or underground cables.
- ~~3.4.~~ 4. Notices regarding parking, directions or trespassing on private property.
- ~~4.5.~~ 5. Signs upon a vehicle, provided that any such vehicle is used for bona fide delivery or other business purposes.
- ~~5.6.~~ 6. Temporary holiday decorations.

D. PERMITS

1. A sign permit shall be required before a permanent sign may be placed, constructed, re-constructed, or altered within the Town of Jerome with the exception of the following:
 - a. Name-plate signs ~~and~~ business door identifiers not exceeding two inches by twelve inches (2" x 12").
 - b. Repainting or maintenance of signs, provided there is no change in size, shape, wording, composition, or color.
 - c. Political signs ~~and other temporary signs~~.

d. On-site menu boards, either in a wall-mounted case or window display.

e. Exterior temporary signs.

2. An application for a permanent sign permit shall be filed with the Zoning Administrator on a form prescribed by the Zoning Administrator. The application shall be accompanied by eight identical copies of the sign plans. Each copy shall be on one or more sheets of paper measuring not more than twenty-four inches by thirty-six inches (24"x 36") drawn to scale, which shall show the following:
 - a. Signature of the applicant.
 - b. The name and address of the sign owner and sign erector.
 - c. Drawings showing the design, dimensions, color, material, and structure of the sign.
 - d. A drawing or photograph of the building facade indicating the proposed location of the sign, and all other existing signs maintained on the premises and regulated by this ordinance.
 - e. Proposed method of lighting the sign.
 - f. Any additional information which the Design Review Board may require in order to decide on the application.
 - g. Payment of a non-refundable, one-time filing fee in an amount established by a schedule adopted by resolution of the Council and filed in the offices of the Town Clerk. Applicant may re-submit a modified plan without paying an additional fee. Payment of the filing fee shall be waived when the applicant is an agency of the Town, County, State or Federal Government.
3. Plan Review

The Zoning Administrator shall review and accept completed plans in accordance with the provisions of Section 303. These plans shall be placed on the agenda of the next Design Review Board meeting.
4. Design Review

The Design Review Board shall, in accordance with the provisions of Section 304, deny, approve, or conditionally approve any application for a sign permit. Upon approval of an application by the Design Review Board, the Zoning Administrator shall be instructed to issue the sign permit.
5. The Design Review Board may waive the requirements of this section in order to allow the preservation or restoration of signs or commercial graphics which are determined to be of historical significance.

E. REGULATIONS APPLICABLE TO SIGNS IN ALL ZONES

1. The design, color, shape, materials and style of signs shall be subject to review and approval of the Design Review Board.
2. All signs shall be constructed, designed, or attached to structures in conformance with the building code adopted by the Town of Jerome.
3. No sign shall be constructed, erected or lit in such a manner as to interfere in any way with the flow of traffic on the public right of way, or present a traffic hazard.
4. Free-standing signs shall not exceed four (4) feet in height.

5. There shall be no off-premise signs.
6. Organizations ~~may apply for a~~ are allowed Temporary Signs without a permit or review, including from the Design Review Board or for temporary special event banners or signs. Banners for special events may not be hung on Town property without permission of the Town of Jerome, and must be removed within three (3) days of the close of any event.
7. Lighting shall be directed at the sign from an external incandescent light source, and shall be installed so as to avoid any glare or reflection into any adjacent property, or onto a street or alley so as to create a traffic hazard. These restrictions shall apply to internally lighted signs, which may be allowed if constructed of metal or wood. No internally lit signs that are constructed of acrylic or plastic are allowed. shall be prohibited. No sign that flashes or blinks shall be permitted outside. No visible bulbs, neon tubing, or luminous paints, shall be permitted as part of any sign.
8. No sign or part of a sign shall have mechanically moving parts or audible devices.
9. Political signs shall be permitted up to a total area of six (6) square feet in area for each premise, but shall not be placed in the public right-of-way or upon power or telephone poles. Political signs may be erected no earlier than sixty (60) days prior to any primary or general election; they shall be removed within ten (10) days after the election.
10. One (1) real estate sign located on the property it refers to will be permitted ~~upon the application and payment in accordance with Section 509.2.~~
 - a. The sign shall be a maximum size of eighteen inches by twenty-four inches (18" x 24"). Additionally, one (1) rider denoting the name of the agent not exceeding six inches by 24 inches (6" x 24") may be attached to the real estate sign. Upon opening of an escrow, an additional rider not exceeding six inches by twenty-four inches (6" x 24") and containing the word "sold" or "pending" may be attached. Any other types of descriptive riders are specifically prohibited.
 - ~~b. A duly licensed real estate brokerage company may apply for a blanket permit which will allow placement of a real estate sign on each property which they have listed for sale or lease. The blanket permit fee will be an amount established by a schedule adopted by resolution of the Town Council and filed in the office of the Town Clerk.~~
 - e.b. All real estate signs must be removed within three (3) days of any transfer of ownership (recordation) of the property.
11. Contractor identification signs or Contractor and/or Architect identification signs may be erected for the duration of construction. Such construction signs are to be removed seven days after a certificate of occupancy is issued. The signs shall not exceed four (4) square feet in area. Also, signs warning of construction debris or denoting project sponsored by a funding source may be erected.
12. Any existing nonconforming sign may be continued in use; if such a sign is damaged, it may be restored or repaired. If a new sign is constructed, it must conform to the provisions of this chapter.
13. Once a year it shall be the duty of the Zoning Administrator to review all district signs and make appropriate recommendations to the Design Review Board.
14. Signs shall be removed upon thirty (30) days of business relocation or closure.
15. If any sign becomes a danger to the public or becomes deteriorated or is abandoned, the property owner, or owner of the sign shall be notified to remove or repair the sign. If he/she

does not comply within ten (10) days, the Zoning Administrator shall have the sign removed and the cost assessed to the owner of the property on which such sign is located.

F. REGULATIONS APPLICABLE TO SIGNS IN RESIDENTIAL ZONES

1. One nameplate sign not exceeding two inches by twelve inches (2"x 12") indicating the names of the occupants or business, and one set of numbers four inches by twelve inches (4"x 12") indicating the street address shall be allowed for each dwelling unit without a permit.
2. One non-illuminated sign not exceeding eight (8) square feet in area shall be allowed on premises only to identify a home business and requires a permit. A two-sided sign is one sign.
3. No sign shall extend above the eaves line of a building, or extend higher than ten (10) feet above the ground directly below it.

G. REGULATIONS APPLICABLE TO SIGNS IN COMMERCIAL AND INDUSTRIAL ZONES

1. No more than two (2) signs are permitted for any one business except that a business having frontage on and physical access from two (2) or more streets will be allowed a total of three (3) signs.
2. The area of any single wall, projecting, free-standing or canopy sign shall not exceed sixteen (16) square feet.
3. No sign shall extend above the roof of the building to which it is attached.
4. The bottom of any projecting sign shall be no lower than eight (8) feet above the ground directly below it.
5. No part of any projecting or free-standing sign may project over any roadway.
6. One (1) set of address numbers not exceeding four inches by twelve inches (4" x 12") in total area shall be allowed in addition to normal sign allowances.
7. District signs, in addition to other allowed signs, will be considered on a case by case basis by the Design Review Board.
8. Temporary signs, such as "sale" signs are allowed in addition to other signs. Temporary signs must meet all restrictions for signs in this section in addition to the following:
 - a. No temporary sign may exceed eight (8) square feet.
 - b. No business may display a temporary sign more than ~~ninety~~ one hundred (100) days per calendar year, or forty-five (45) consecutive days.
 - c. No permit is required for temporary signs.

Examples of unrestricted temporary signs - one (1) day sign or special sign allowed (one per business):

- Chalkboards or signs that change daily for menu specials
- Signs for special events that have limited use, such as Art Walk announcements
- Sandwich boards / A-Frame signs (allowed in vestibules and on private property, but not on public sidewalks)

Examples of restricted temporary signs (maximum 100 days per year and no more than 45 consecutive days):

- Banners

- "Sale" and other exterior product advertising

9. Exterior signs indicating open and closed are permitted in addition to normal sign allowances. These signs should be no more than four (4) square feet in area. Such an exterior open/closed sign requires a permit and approval from the Design Review Board.
10. Standard copyright signs offering information on incidental services or recommendations, e.g., ~~AAA or Bank Americard~~ VISA, MasterCard, WiFi, etc., are permitted in addition to normal sign allowances, provided:
 - a. They conform to all provisions contained in this section.
 - b. They are inside a window.
 - c. There is no more than one (1) sign per incidental service per public entrance to the business.
 - d. No sign's area shall exceed sixteen (16) square inches.



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Incorporated 1899

TOWN OF JEROME

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

MEMO

FROM: Candace Gallagher, Town Manager/Clerk
TO: Planning & Zoning Commission
SUBJECT: Draft ordinance regarding signs
DATE: July 25, 2019

I prepared this draft ordinance nearly exactly as reviewed by the Commission, with minor typographical corrections.

Also, I noted that language detailing examples of temporary signs was included in two places (Section D, "Permits," and Section G, "Regulations Applicable to Signs in Commercial and Industrial Zones"), which I am assuming was unintentional, so I placed it in what seemed to me to be the most appropriate of the two places – under Section G (8).

In addition, I noted that the ordinance changes the maximum number of days that a temporary sign may be in place from 90 days per year to 100 days per year. The definition of Temporary Sign had not been amended to reflect that change, so I did that also.

Also, the existing definition of "Sign, Nameplate" refers to signs "not exceeding" two inches by twelve inches. I noticed that the reference to nameplate signs and door identifiers under existing Section D.a. references "two inches by twelve inches" but does not include the words "not exceeding," so I added that for consistency and to not exclude smaller signs.

Lastly, one punctuation change that I made, with the assumption that it was intended, would actually alter the meaning of the provision, so I'm bringing that to your attention in the event that you did not intend it that way: Under C.4, the text provided to me was "Notices regarding parking directions or trespassing on private property." I added a comma between "parking" and "directions," which allows for notices regarding EITHER parking OR directions, rather than notices regarding "parking directions."

The ordinance draft that was provided to me had notations reading "Max size?" for menu boards (D.1.d.) and sandwich boards/A-Frame signs. The latter is mentioned only as an example of an unrestricted temporary sign under G.8. If a maximum size is to be set for those, it should be included elsewhere in the ordinance, possibly along with menu boards under D.1.

I have a few further comments:

- Item C.5. excludes “signs upon a vehicle, provided that any such vehicle is used for bona fide delivery or other business purposes.” Our attorney has suggested adding the word “actively” (i.e., “actively used”) in order to avoid a permanently parked “business” vehicle being used as a sign.
- Regarding Section D, “Permits,” this ordinance adds the word “permanent” (“A sign permit shall be required before a [permanent](#) sign may be placed ...”). Added under that section as an exception was “Exterior temporary signs.” That becomes redundant since the provision now specifically refers to permanent signs and would therefore automatically exclude temporary signs, so that item (#e) could be removed if the Commission so wishes.
- Item E.6. states that “organizations” are allowed temporary signs without a permit. Does the Commission intend that this applies to ALL organizations? Would a business be considered an organization? Or is this intended to apply to civic and charitable organizations? What about special event organizers (such as the Jerome Film Festival, or Art Walk)? It may be advisable to clarify this or to define “organization.”



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TOWN OF JEROME, ARIZONA

Jerome Town Hall and Civic Center
600 Clark Street
P.O. Box 335, Jerome, AZ 86331
(928) 634-7943 FAX (928) 634-0715

APPLICATION FOR PLANNING & ZONING COMMISSION

PLEASE PRINT LEGIBLY SO THAT PROCESSING WON'T BE DELAYED.

APPLICANT'S NAME: The Jerome Club House LLC
MAILING ADDRESS: 830 S. Main St suite 2D Cottonwood AZ 86206
TELEPHONE: 928-274-1216 EMAIL: CtwdNINJA@gmail.com
PROJECT ADDRESS: 123 hill st
PARCEL NUMBER: 40-1-02-169A ZONE DISTRICT: _____
APPLICATION FOR (Please describe the project.): Housing Renter 3 Point

- I hereby apply for consideration and conditional approval by the above Planning & Zoning Commission.
- I understand that any approval is not valid until application fees are received by the Town.
- I have obtained and reviewed information on the criteria used in evaluation by these bodies and/or reviewed the application provisions in the Town Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and reviewed.

APPLICANT'S SIGNATURE: _____

DATE: 7-15-2019

TOWN USE BELOW

RECEIVED FROM: _____

DATE: _____

Received the sum of \$ _____ as: ☐ Check No. _____ ☐ Cash ☐ Credit Card

Per Fee schedule - Ordinance 332

BY: _____

FOR: _____



PLANNING & ZONING – Please review ZONING ORDINANCE, ALL OF SECTION §303. Conditional Use Permits must also be approved by Council.

ZONING DISTRICT: _____ PROPOSED USE: Rental

PERMITTED USE?: ☐ CONDITIONAL USE?: ☒

PROPERTY DESCRIPTION

1. Nonconforming lot of record? _____

2. Name of connecting public street Clerk St

3. Public water (domestic)? yes Public Sewer? yes

Public water (fire suppression)? yes Public Septic? NO

4. Lot area _____ Required for zone _____

5. Lot width _____ Required for zone _____

6. Square footage of building 13,500 Required for zone _____

Square footage of footprint _____

7. Percentage of lot covered _____

8. Yards

Front _____ Front of buildings within 100' _____

Side yard (1) _____ Side yard (2) _____

Rear yard _____

Single or double frontage _____

9. Building height from median _____ Maximum face _____

Engineering may be required on Items 10 and 11.

10. Fill required? _____ Evidence of safety of fill _____

11. Excavation required? _____ Evidence of safety of excavation _____

12. Design Review required? _____

Sign proposed? NO

13. Performance Standards – Please review and indicate compliance with the following:

Standard	Compliance Guaranteed
Noise	<u>yes</u>
Smoke	<u>yes</u>
Glare or heat	<u>yes</u>
Vibration	<u>yes</u>
Fly ash, dust, fumes, vapors, gases or other forms of air pollution	<u>yes</u>
Liquid and solid waste	<u>yes</u>
Odors	<u>yes</u>

14. Is land suitable for building? (Engineering verification may be necessary.) yesSlope Create Parking & Remodel current Building

Engineering report submitted? _____

15. Home occupation? _____

16. Exterior lighting? yes17. Walls and fences? yes18. Accessory building(s)? NO

Square footage _____ Height _____

19. Projections from building (type of projection in feet) _____

PARKING AND LOADING – Please review ZONING ORDINANCE, SECTION §510.

1. Use _____

2. Is this a change of use or a new use of a preexisting structure? ~~new~~ Change of use

3. Loading requirement _____

How will requirements be fulfilled? _____

4. Parking requirement 1.5 per unit

How will requirement be fulfilled? _____

5. Off-street parking

Spaces required

12

Spaces provided

16

Access from public street (which street)

Dimensions

Grading required

Surface

Rock

Circulation pattern and exiting procedure

PLAN REVIEW

Each application for design approval will be filed with the Zoning Administrator to be forwarded to the Planning & Zoning Commission. The application for approval shall be submitted with eight (8) identical copies of the plan. Each copy shall be on one or more sheets of paper, not measuring more than twenty-four (24) inches by thirty-six (36) inches, drawn to a scale not smaller than forty (40) feet to the inch, which show the features referenced in Section 303 I.C. 1-11 of the Zoning ordinance. The following checklist is provided for the applicant's convenience to ensure inclusion of all necessary data.

- ☒ Eight (8) copies of the site plan enclosed
- ☒ North arrow
- ☒ Scale
- ☒ Lot dimensions
- ☒ Street dedications
- ☒ Easements
- ☒ Utilities
- ☒ Property lines
- ☒ Location of all buildings and structures and number of stories (building height)
- ☒ Vicinity sketch
- ☐ Adjacent properties and their uses
- ☒ Dimensions of all required yards
- ☒ Lot coverage
- ☒ Space between buildings
- ☐ Dimensions of all proposed walls and fences
- ☐ Exterior lighting
- ☒ Parking and loading
 - ☒ Location of spaces
 - ☒ Number of spaces
 - ☒ Dimension of spaces
 - ☒ Circulation patterns
 - ☒ Surface materials
- ☒ Existing and proposed drainage
- ☒ Existing natural features (rock outcroppings, washes, etc.)
- ☒ Existing man-made features (roads, walkways, stairways, etc.)
- ☒ Existing and proposed grades
- ☒ Slope of property
- ☒ Proposed excavation and grading
- ☒ Engineering reports where needed

PLAN REVIEW CHECKLIST CONTINUED ON NEXT PAGE

_____ Driveways - proposed

_____ Location

_____ Number

_____ Dimensions

_____ Circulation patterns

_____ Surface materials

_____ Other access ways – proposed

_____ Location

_____ Number

_____ Dimensions

_____ Circulation patterns

_____ Surface materials

 1 Pedestrian walkways and stairways - proposed

 ✓ Location

 ✓ Number

 ✓ Dimensions

 ✓ Circulation patterns

_____ Surface materials

 ✓ Legal description of property to be developed

 ✓ Additional information requested by Zoning Administrator

_____ Additional information requested by Design Review Board

PLEASE NOTE:

After Planning & Zoning Commission approval and Design Review Board approval, building projects must then be submitted to the Building Inspector for review, approval, and issuance of building permit(s).

REGARDING BUILDING PERMITS:

Additional fees are required for building permits to reimburse the Town for costs of providing plan review and construction inspection services. Please refer questions to the Building Inspector. Commercial projects and some residential projects generally require plans to be prepared and/or sealed by an Arizona registrant, such as a licensed architect or engineer, per A.R.S. §32-144. Licensed contractors are required for construction projects per A.R.S. §32-1121.



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www.jerome.az.gov

APPLICATION FOR PLANNING & ZONING COMMISSION

PLEASE PRINT LEGIBLY SO THAT PROCESSING WON'T BE DELAYED.

APPLICANT'S NAME: Tom Anderson

MAILING ADDRESS: 136 Grove Avenue #3

TELEPHONE: 928-301-1969 EMAIL: infor@traconstructionllc.com

PROJECT ADDRESS: 875 Gulch Road, Jerome, AZ 86331

PARCEL NUMBER: 401-09-013 ZONE DISTRICT: AR

APPLICATION FOR (Please describe the project.): Remove a section of the building and replace with same. The footprint

will remain the same with the exception of 1' smaller in the bathroom and the kitchen roof slope to extend 2' higher.

see attached

- I hereby apply for consideration and conditional approval by the above Commission.
- I understand that any approval is not valid until application fees are received by the Town.
- I have obtained and reviewed information on the criteria used in evaluation by these bodies and/or reviewed the application provisions in the Town Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and reviewed.

APPLICANT'S SIGNATURE: _____ DATE: _____

TOWN USE BELOW

RECEIVED FROM: _____ DATE: _____

Received the sum of \$ 120 as: ☐ Check No. _____ ☐ Cash ☐ Credit Card

Per Fee schedule -- Ordinance 332

BY: _____ FOR: _____

PLAN REVIEW

Each application for design approval will be filed with the Zoning Administrator to be forwarded to the Planning & Zoning Commission. The application for approval shall be submitted with eight (8) identical copies of the plan. Each copy shall be on one or more sheets of paper, not measuring more than twenty-four inches (24") by thirty-six inches (36"), drawn to a scale not smaller than forty feet (40') to the inch, which show the features referenced in Section 303 I.C. 1-11. The following checklist is provided for the applicant's convenience to ensure inclusion of all necessary data.

- _____ Eight (8) copies of the site plan enclosed
- _____ North arrow
- _____ Scale
- _____ Lot dimensions
- _____ Street dedications
- _____ Easements
- _____ Utilities
- _____ Property lines
- _____ Location of all buildings and structures and number of stories (building height)
- _____ Vicinity sketch
- _____ Adjacent properties and their uses
- _____ Dimensions of all required yards
- _____ Lot coverage
- _____ Space between buildings
- _____ Dimensions of all proposed walls and fences
- _____ Exterior lighting
- _____ Parking and loading
 - _____ Location of spaces
 - _____ Number of spaces
 - _____ Dimension of spaces
 - _____ Circulation patterns
 - _____ Surface materials
- _____ Existing and proposed drainage
- _____ Existing natural features (rock outcroppings, washes, etc.)
- _____ Existing man-made features (roads, walkways, stairways, etc.)
- _____ Existing and proposed grades
- _____ Slope of property
- _____ Proposed excavation and grading
- _____ Engineering reports where needed

PLAN REVIEW CHECKLIST CONTINUED ON NEXT PAGE

C.B. RESIDENCE
ALEX AND SIDNEY (SID)
GULCH RD. AT BEND

RECONSTRUCT BATHROOM AND KITCHEN

- ☐ PROVIDE PORTA POTTY DURING BATHROOM CONSTRUCTION PERIOD
- ☐ DEMO EXISTING BATHROOM STRUCTURE, INCLUDING SLAB, RETAIN ANY GOOD SIDING, TUB AND TOILET
- ☐ DEMO KITCHEN STRUCTURE, ROOF AND 3 SIDES
- ☐ REGRADE BATHROOM FLOOR 1' HIGHER THAN EXISTING AND POUR NEW SLAB (10X9)
- ☐ REPLUMB DRAIN AND WATER SUPPLY LINES AS NEEDED
- ☐ INSTALL ELECTRICAL TO CODE, OUTLETS AND LED LIGHTING IN KITCHEN AND BATH
- ☐ RE-FRAME KITCHEN AND BATH WALLS TO 8' (2' HIGHER THAN EXISTING KITCHEN WALLS
- ☐ ROOF FRAMING AND ROOFING TO MATCH ACROSS NEW KITCHEN AREA
- ☐ INSULATE, DRYWALL, TAPE, TEXTURE AND PAINT BATHROOM AND KITCHEN
- ☐ INSTALL NEW VINYL PLANK FLOORING
- ☐ RE-INSTALL TOILET AND TUB
- ☐ INSTALL NEW BATHTUB FAUCET
- ☐ INSTALL NEW VANITY CABINET WITH NEW SINK AND FAUCET
- ☐ INSTALL NEW BATT AND BOARD SIDING @ KIT AND BATH
- ☐ PRIME AND PAINT EXTERIOR SIDING/ EAVES @ KIT AND BATH
- ☐ REMOVE AND DISPOSE OF EXISTING KITCHEN CABINETS, TOPS, SINK, FAUCET, AND FLOORING
- ☐ INSTALL 7 BASE CABINETS, PANTRY, AND 4 UPPER CABINETS
- ☐ INSTALL LAMINATE TOP WITH BUILT-IN BACKSPLASH
- ☐ INSTALL STAINLESS STEEL SINK AND NEW FAUCET
- ☐ CONTINUE VINYL PLANK FLOORING FROM BATH INTO KITCHEN

WHOLE HOUSE WATER LINE

- ☐ REPLACE ALL DOMESTIC WATER LINES STARTING FROM THE HOUSE INLET WITH ALL NEW COPPER TUBING, INSULATE

WATER HEATER

- ☐ REMOVE AND REPLACE EXISTING ELECTRIC WATER HEATER
- ☐ RELOCATE AS DECIDED BY HOMEOWNER
- ☐ INSTALL ALL NEW HOOK UPS AND PIPE INSULATION

INFESTATION TREATMENT

- ☐ PROVIDE PEST TREATMENT.
- ☐ PROVIDE 6 MONTH BACKUP TREATMENT
- ☐ PROVIDE OFFICE WITH DOCUMENTATION

REPAIR/REPLACE FOUNDATION

- ☐ EXCAVATE UNDER KITCHEN BACK AND SIDE WALLS
- ☐ POUR NEW FOOTING, ATTACHING TO EXISTING SLAB

ROOFING

- ☐ INSTALL NEW ARCHITECTURAL COMP SHINGLES TO MATCH EXISTING
- ☐ INSTALL NEW GUTTER SYSTEM AT KITCHEN/BATH WALL

GENERAL

- ☐ REINSTALL KITCHEN ELECTRICAL TO CODE
- ☐ CARE MUST BE TAKEN DURING THE REMOVAL OF KIT CEILING FOR POSSIBLE LEAD-. WEAR APPROPRIATE CLOTHING/ SAFETY GEAR

CHANGE ORDERS

- ☐ CHECK CONDITION OF KITCHEN FLOOR (NO CHARGE)



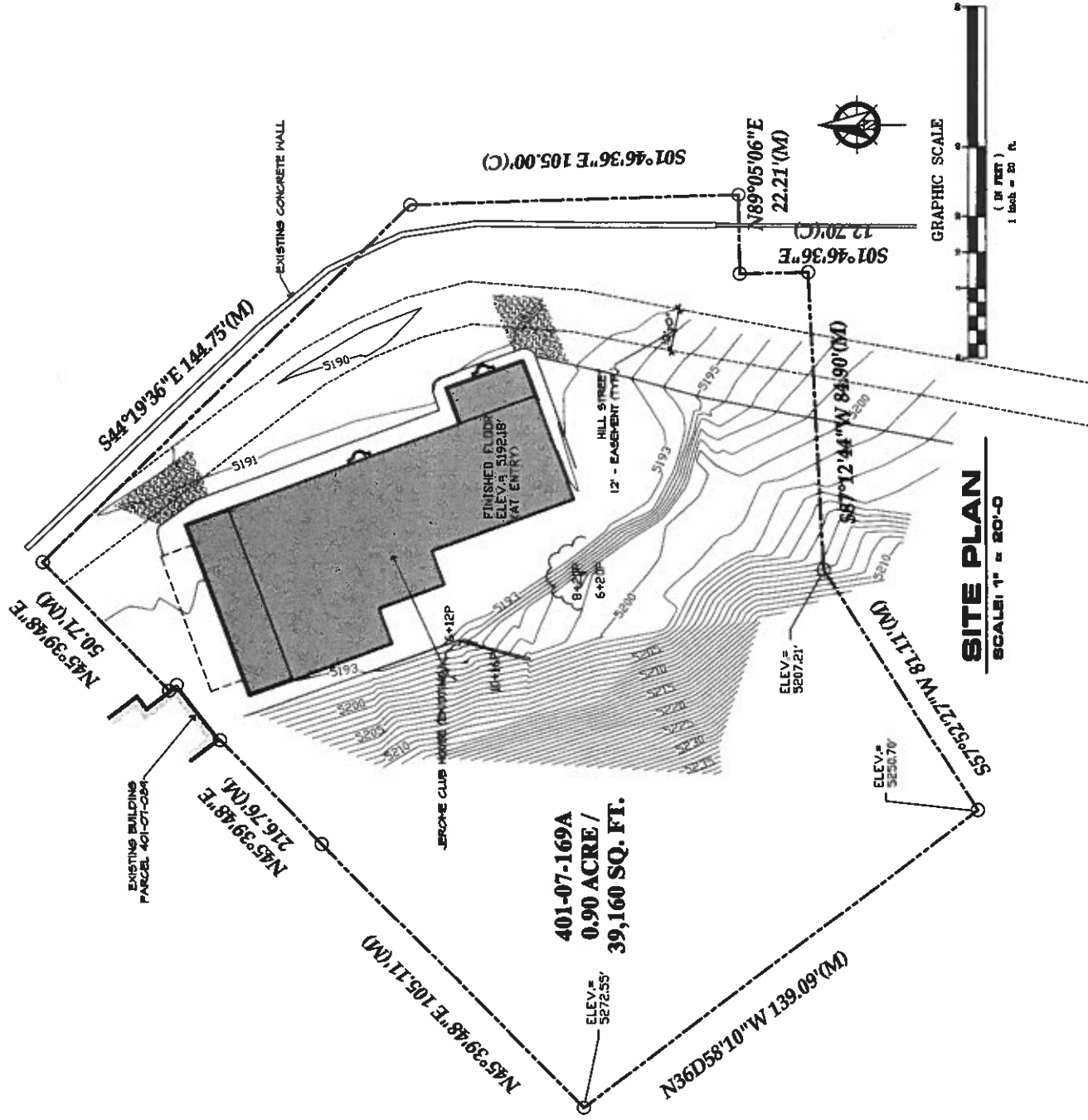


BOB WOODS ARCHITECT
1473 S. GRAY BAR DRIVE
COTTONWOOD AZ. 86308
[928] 646 - 5989

RENOVATION/REMODEL
FOR
JEROME CLUB HOUSE LLC.
123 HILL STREET
JEROME, ARIZONA

SITE PLAN
SCALE: 1" = 20'-0"

SP1



PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION



BOB WOODS ARCHITECT
1478 S. GRAY BAR DRIVE
COTTONWOOD AZ. 85326
[928] 948 - 5989

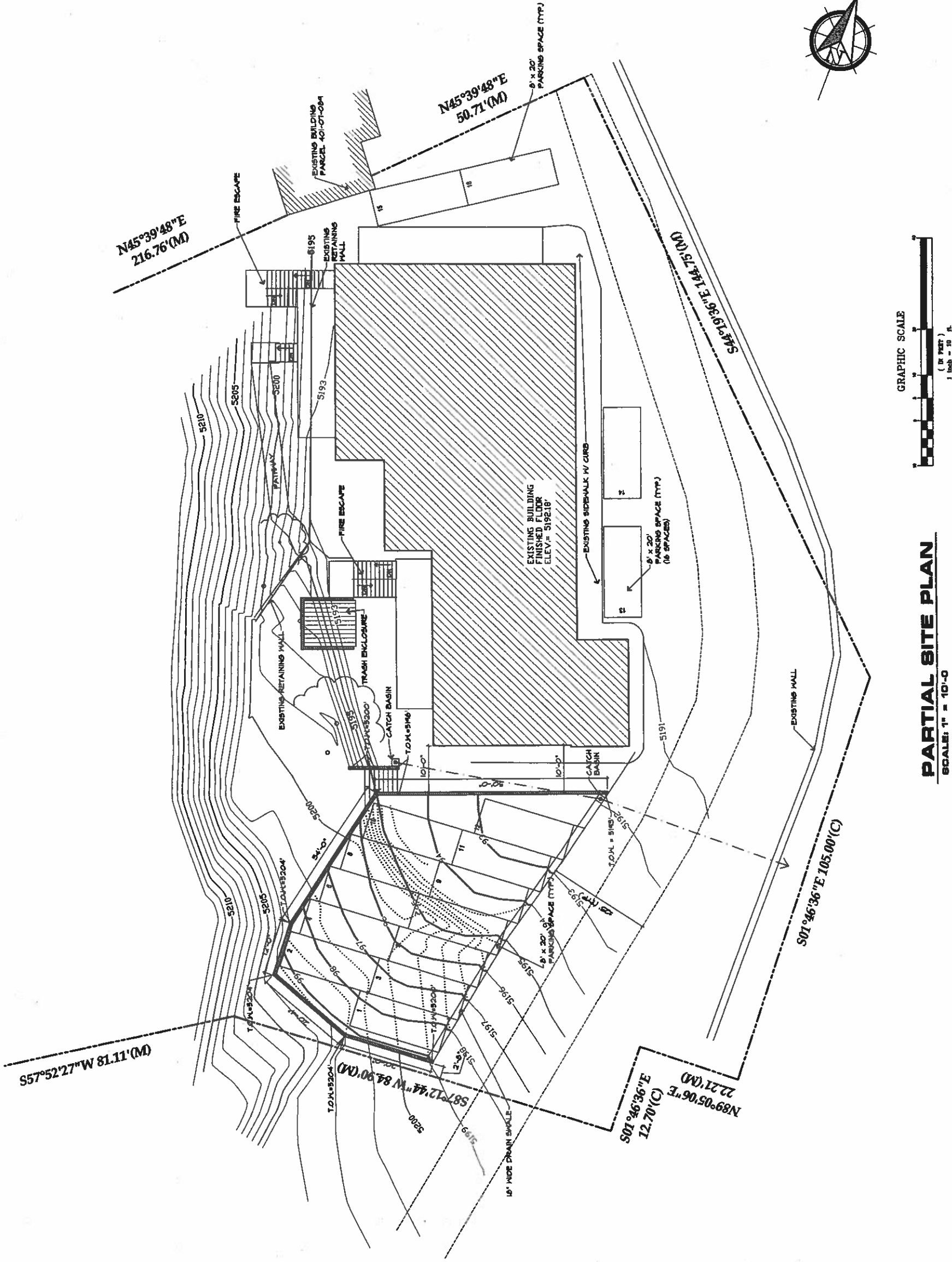
RENOVATION/REMODEL
FOR
JEROME CLUB HOUSE LLC.
123 HILL STREET
JEROME, ARIZONA

SITE PLAN
SCALE: 1" = 20'-0"

SP2

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION



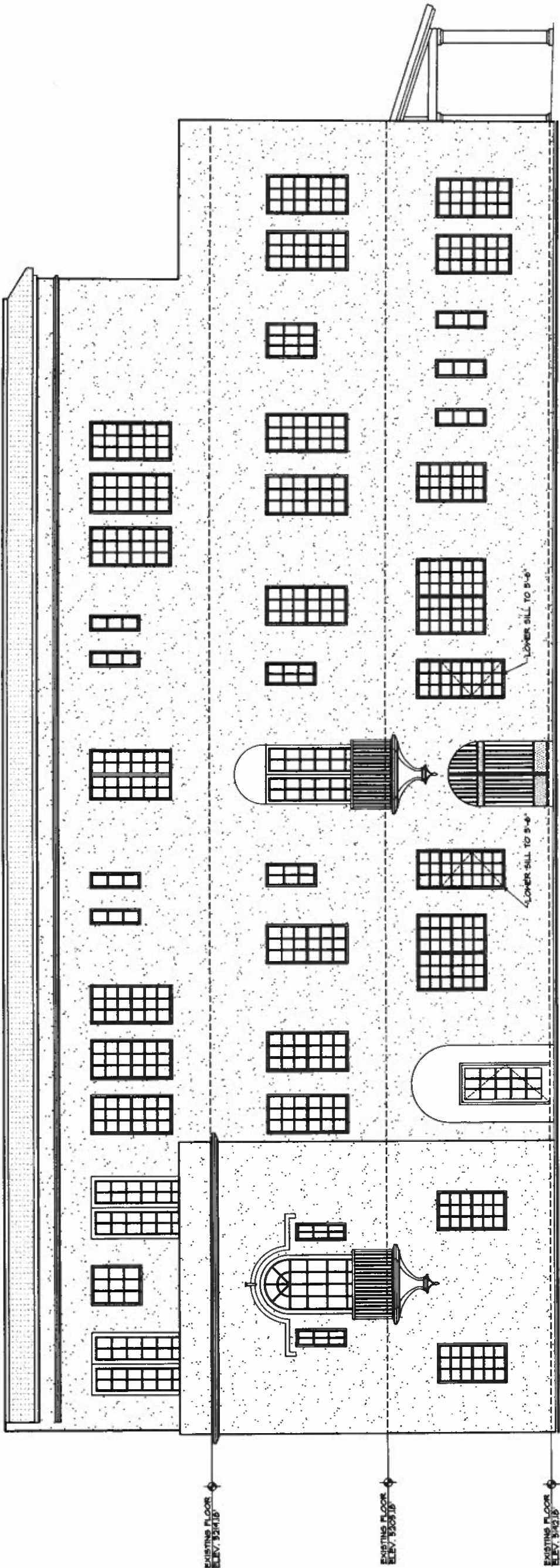
PARTIAL SITE PLAN
SCALE: 1" = 10'-0"

BOB WOODS ARCHITECT
1473 S. GRAY BAR DRIVE
COTTONWOOD AZ. 86305
[928] 646 - 5989

RENOVATION/REMODEL
FOR
JEROME CLUB HOUSE LLC.
123 HILL STREET
JEROME, ARIZONA

EAST ELEVATION
SCALE: 1/4" = 1'-0"

A3.1



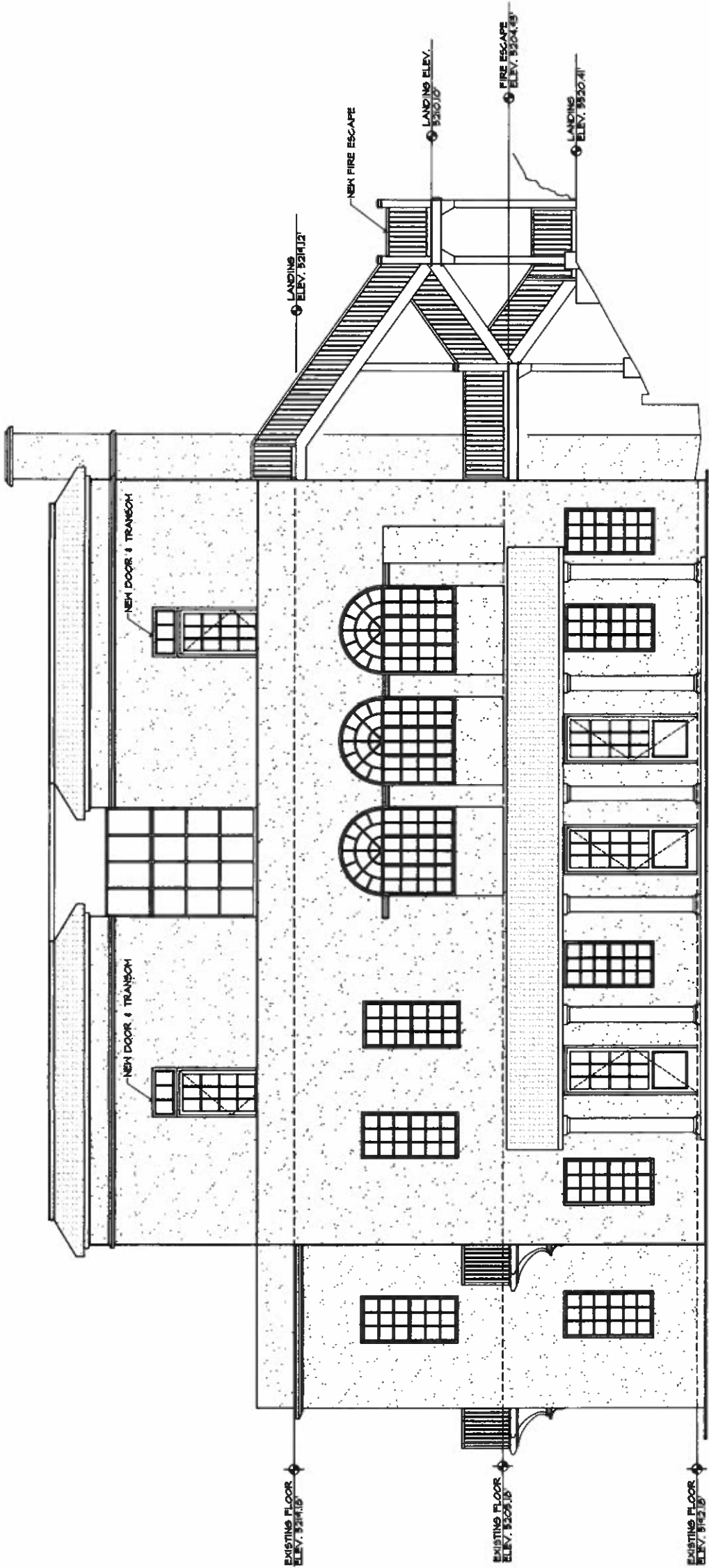
EAST ELEVATION
SCALE: 1/4" = 1'-0"

BOB WOODS ARCHITECT
1673 S. GRAY BAR DRIVE
COTTONWOOD AZ, 86308
[928] 646 - 6989

RENOVATION/REMODEL
FOR
JEROME CLUB HOUSE LLC,
123 HILL STREET
JEROME, ARIZONA

NORTH ELEVATION
SCALE: 1/4" = 1'-0"

A3.2



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

BOB WOODS ARCHITECT
1473 S. GRAY BAR DRIVE
COTTOWOOD AZ. 85326
[928] 646 - 5989

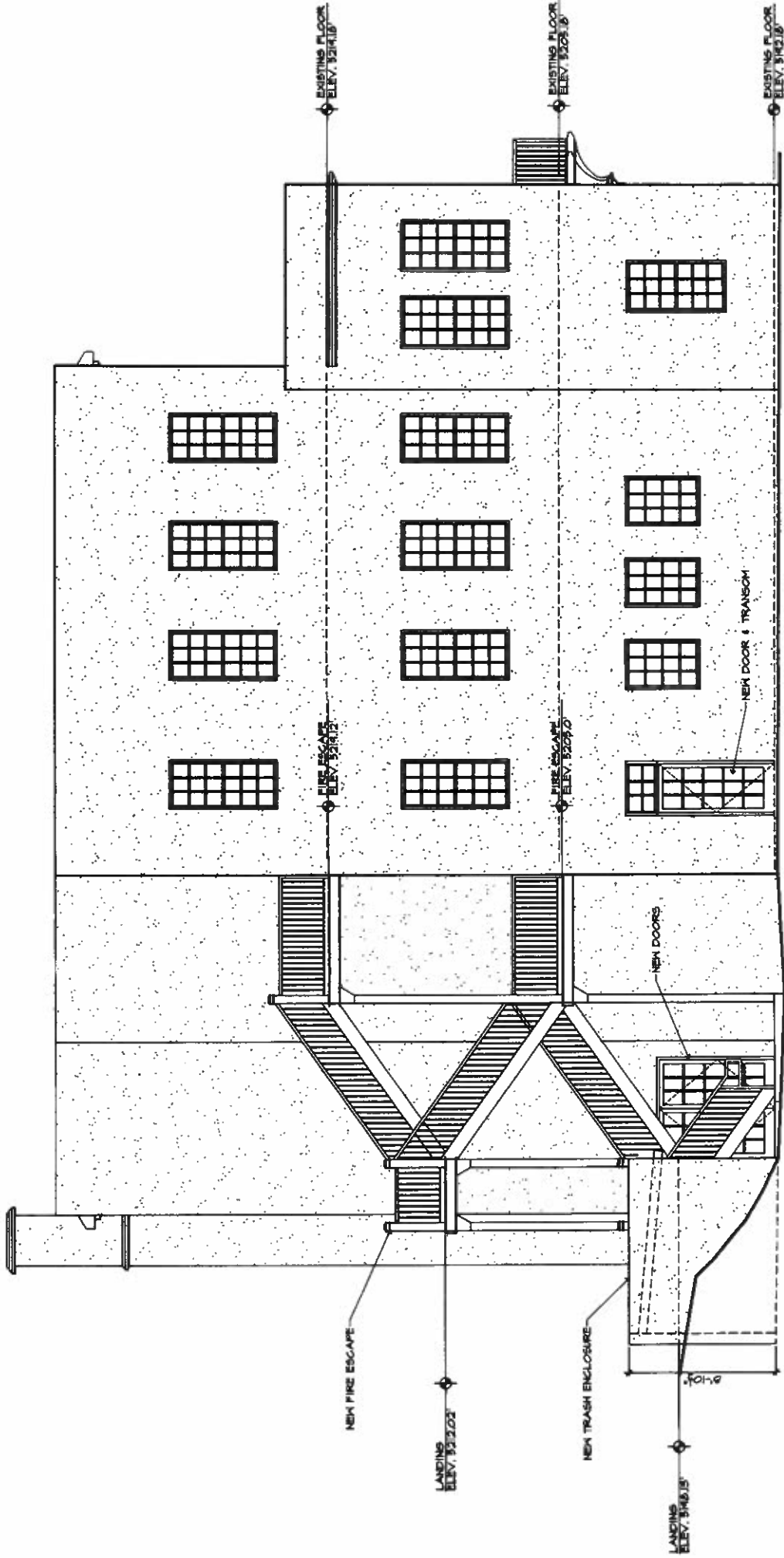
RENOVATION/REMODEL
FOR
JEROME CLUB HOUSE LLC.
123 HILL STREET
JEROME, ARIZONA

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

A3.3

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION



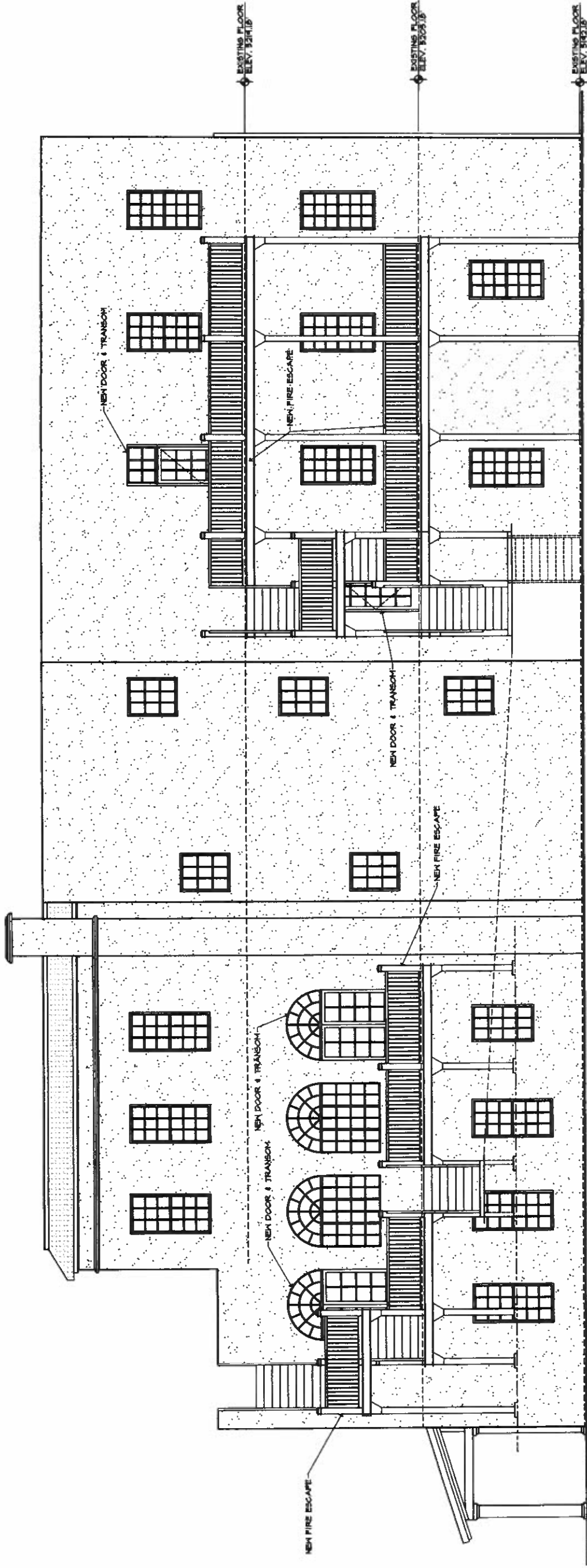
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

BOB WOODS ARCHITECT
1673 S. GRAY BAR DRIVE
COTTONWOOD AZ 86328
(928) 646 - 5889

RENOVATION/REMODEL
FOR
JEROME CLUB HOUSE LLC,
123 HILL STREET
JEROME, ARIZONA

WEST ELEVATION
SCALE: 1/4" = 1'-0"

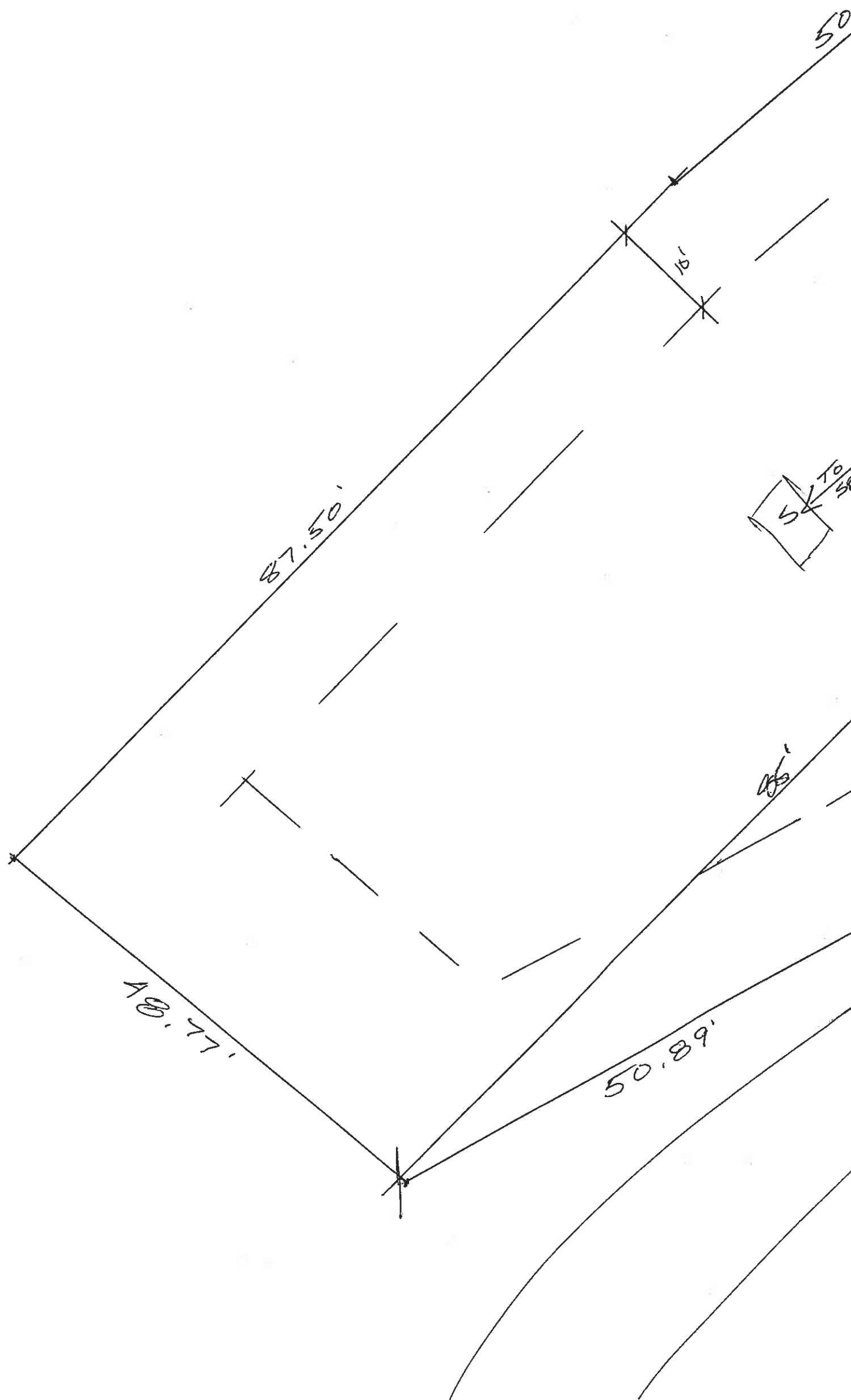
A3.4



WEST ELEVATION
SCALE: 1/4" = 1'-0"

1A

Barker



13)



BARBER RES.
SCALE 1" = 10'
APN 401-09-013

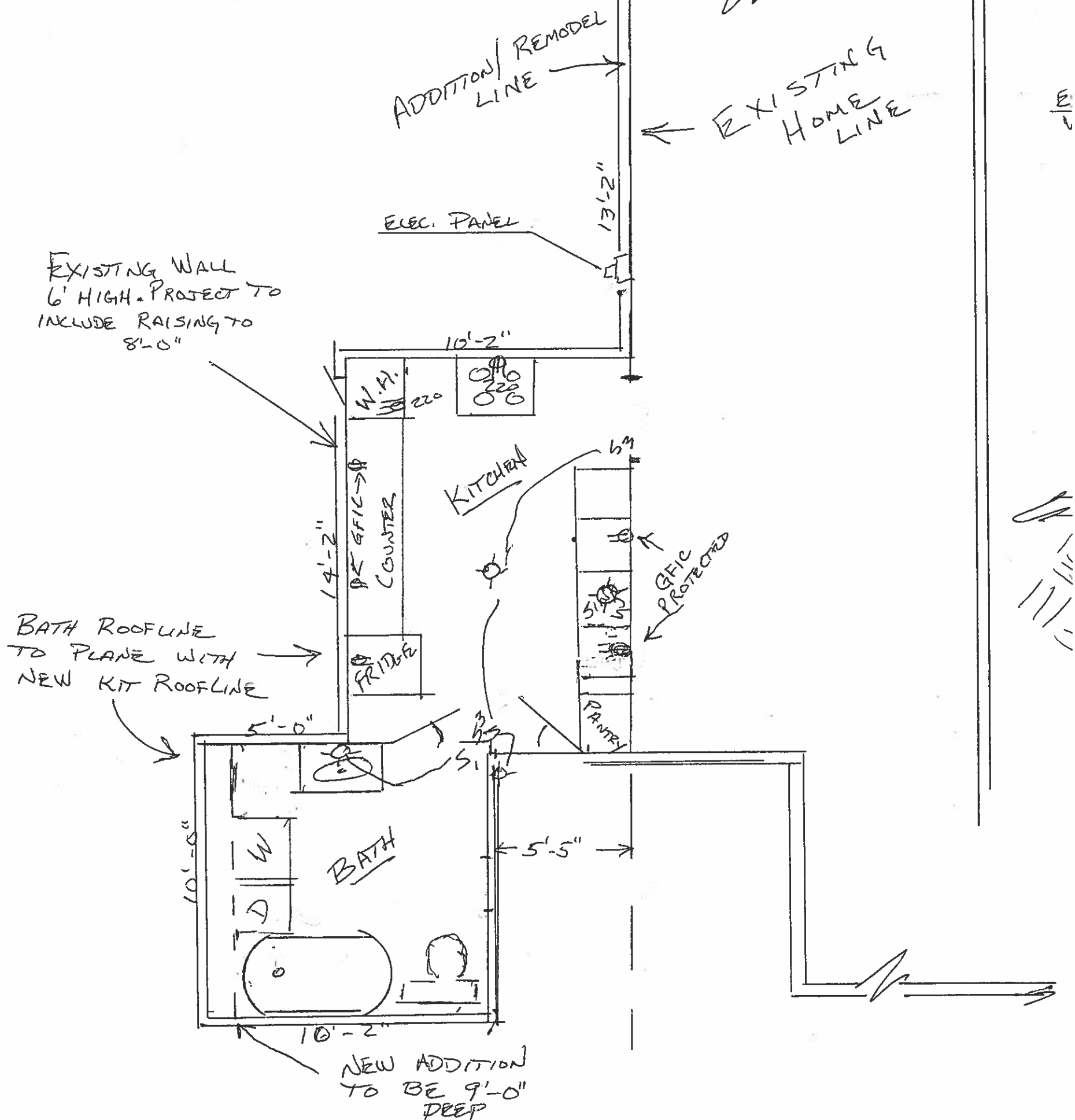
2A

BASIC SCOPE IS TO R3R EXISTING
KITCHEN & BA TO NEW MATERIALS
MAINTAINING EXISTING FOOTPRINT.

(1'-0" LESS ON BACK OF BA)

NEW CABS, SINK, FLOORING, LIGHTING
NEW WATER LINES FROM W.H.

FULL SCOPE OF WORK INCLUDED IN APP. PACKET

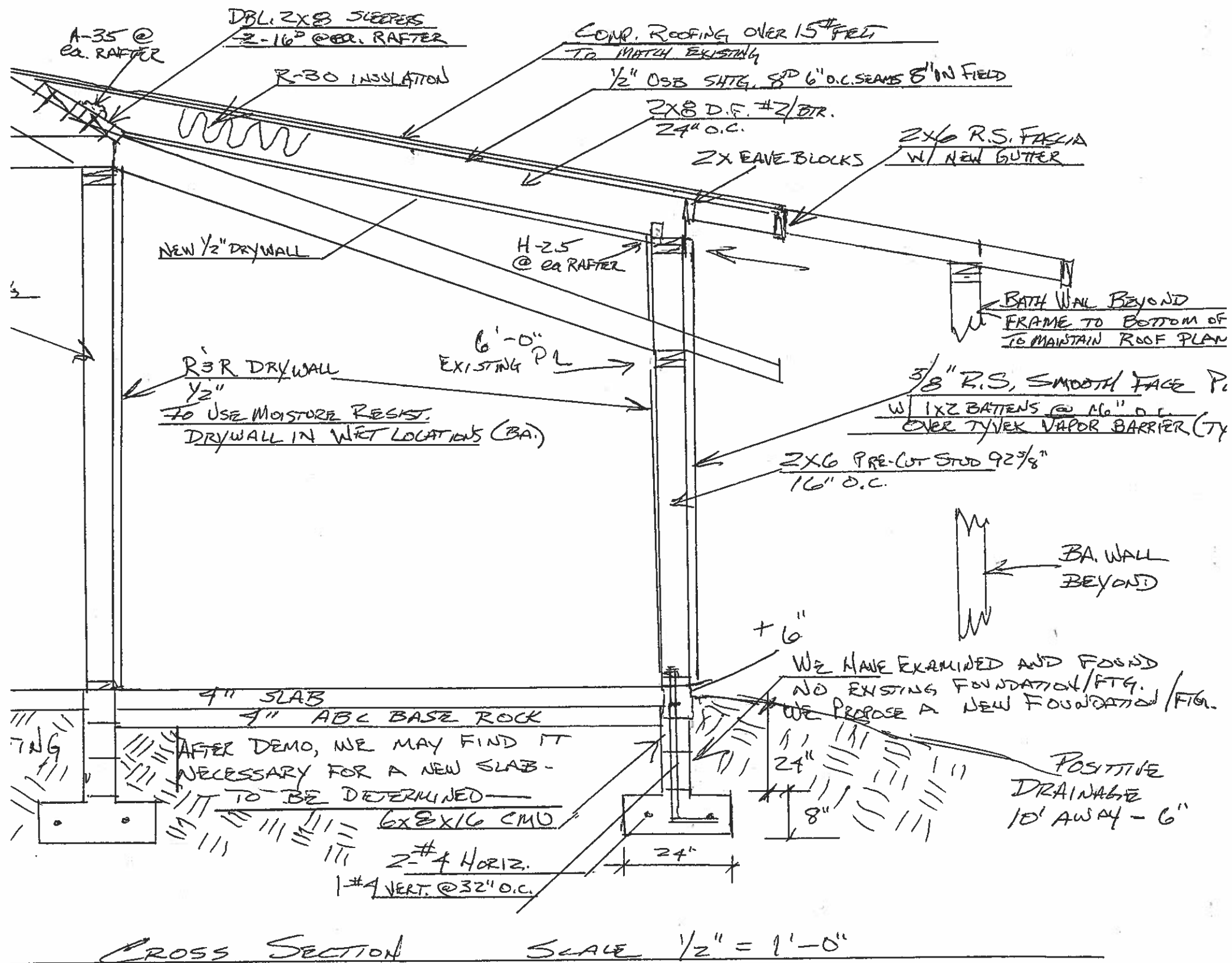


EXISTING / PROPOSED FLOOR PLAN

SCALE 1/4" = 1'-0"

5B

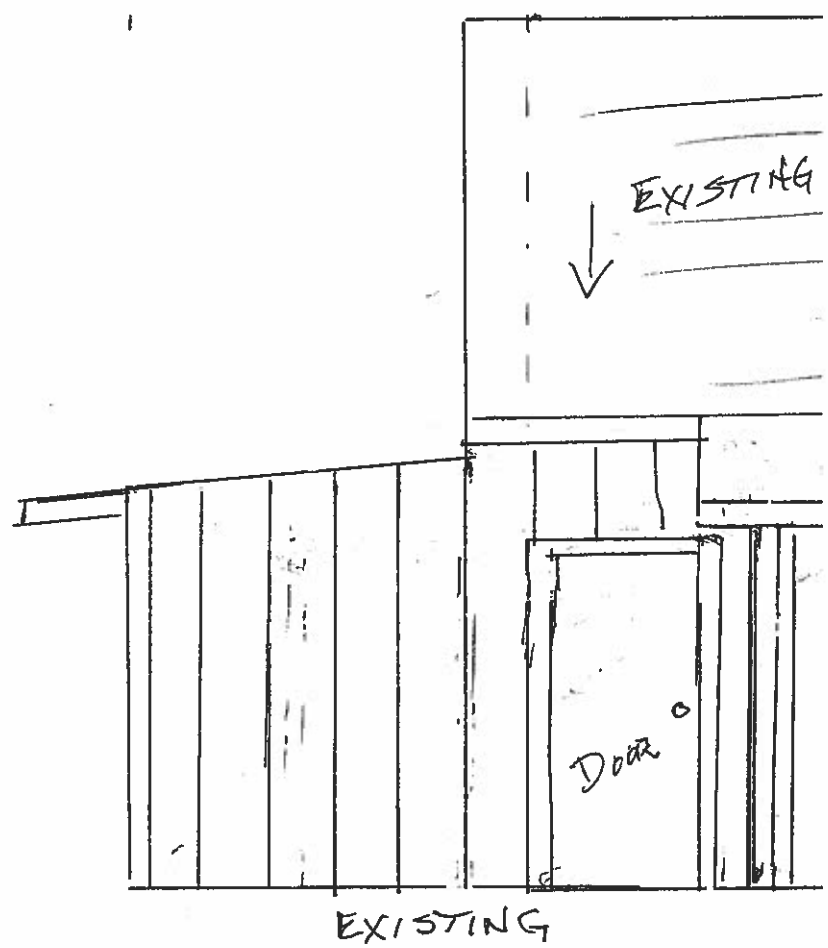
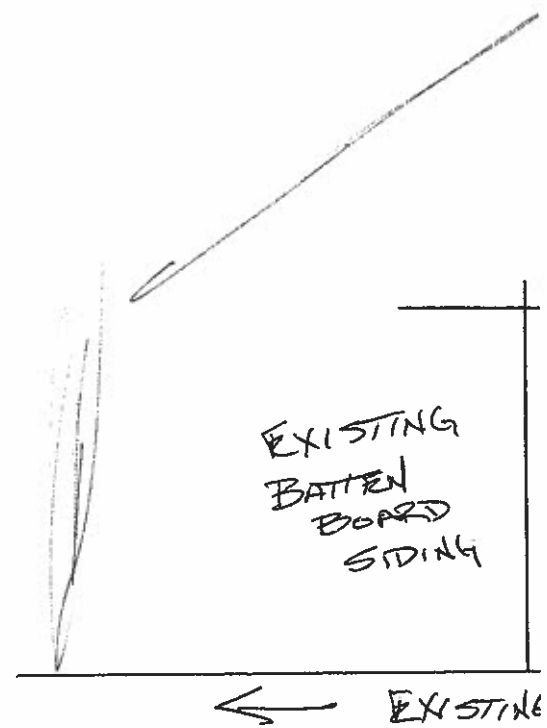
MATCHING EXISTING ROOFING
MATCHING EXISTING LOOK OF SIDING
MATCHING EXISTING EXT. PAINT



BARBER RES. APN# 401-09-013

3A

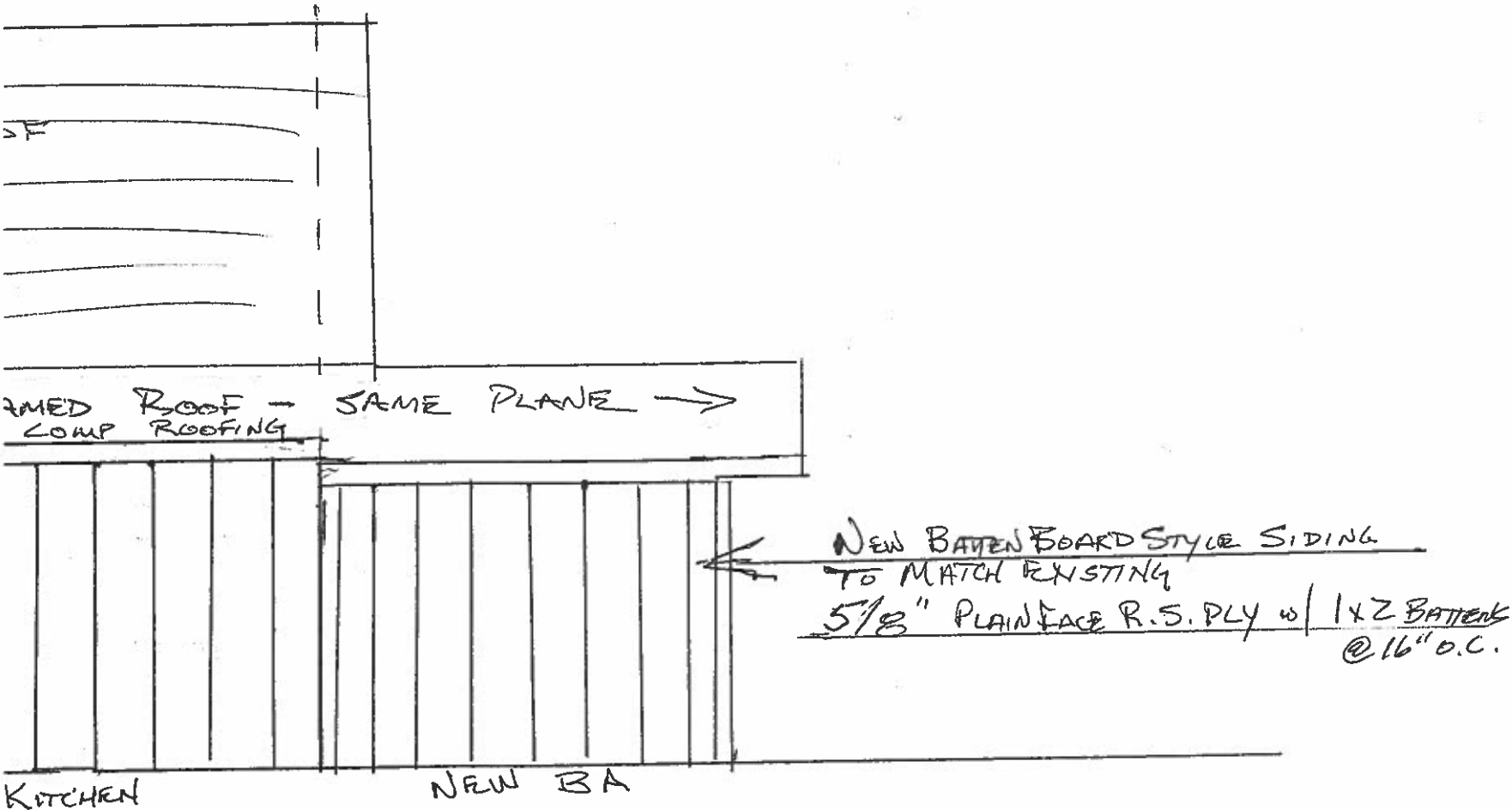
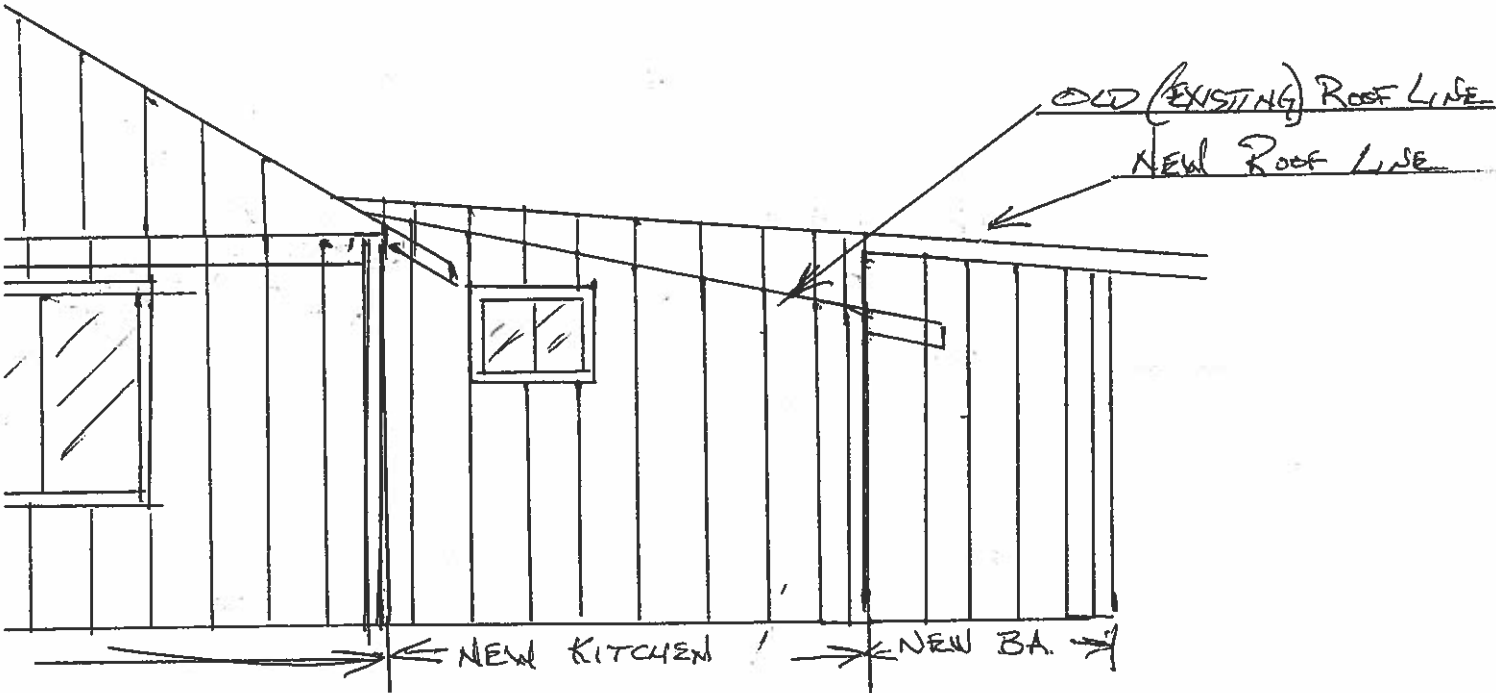
E



A

3B

ELEVATION
1/4" = 1'-0"



ELEVATION
1/4" = 1'-0"

BARBER RES.
APN 401-09-013