



TOWN OF JEROME

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

P&Z Resolution No. 2020-17

Approving Preliminary and Final Site Plan Review for a deck and access stairs

WHEREAS, the Town of Jerome has received an application for Preliminary and Final Site Plan Review from Elias Wetzel for property located at 146 Juarez Street (APN 401-06-133C); and

WHEREAS, the property is in both the AR and C-1 zoning districts; and

WHEREAS, a notice was posted at the site on November 17, 2020, in accordance with Jerome Zoning Ordinance Section 303.1C; and

WHEREAS, the application has been reviewed in accordance with Sections 303, 502, 503 and 508 of the Jerome Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission finds that the proposed improvements do not adversely affect the public health, safety, and general welfare of the Town of Jerome, and so protects the environment and the Town's historical character;

NOW, THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the Town of Jerome, Arizona, that the Preliminary and Final Site Plan review for a rear deck and improvements at 146 Juarez Street is hereby approved, subject to the following conditions:

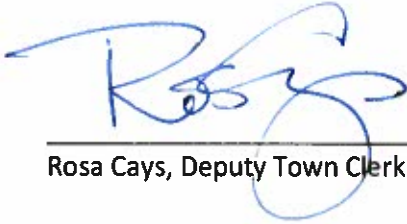
1. **Conditional Approval** – The site plan is approved with the exception of the roof covered deck and finding the property line. If the property line is twenty (20) feet from the deck, then the roof cover can stay. If the property line is not twenty (20) feet from the deck, then the roof cover will need to be removed.
2. **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.
3. **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.
4. **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 and other drains shall not be directed across sidewalks.
5. **Building Permit Submittal and Code Requirements** - The applicants shall consult with the Building Inspector and submit detailed drawings for building permits that clearly demonstrate compliance with all Code requirements, including, but not limited to, coverage, height, parking, and setbacks.

P&Z RESOLUTION NO. 2020-17

6. **Compliance with plans** – The project shall be completed in compliance with the approved plans.
7. **Conditions on Plans** – The building permit plan submittal shall include a sheet with a list of approved conditions from both the Design Review Board and/or Planning and Zoning Commission.
8. **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/or 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.

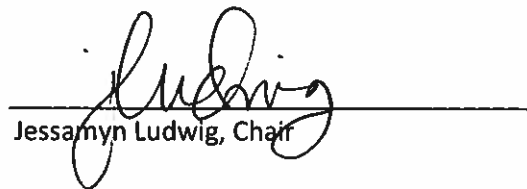
ADOPTED AND APPROVED by a majority vote of the Planning and Zoning Commission on the 1st day of December 2020.

ATTEST:



Rosa Cays, Deputy Town Clerk

APPROVED:



Jessamyn Ludwig, Chair