



TOWN OF JEROME

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

P&Z Resolution No. 2022-02

Approving preliminary and final site plan for a new single-family home at 776 East Avenue

Whereas the Town of Jerome has received an application for Preliminary and Final Site Plan Review from Cynthia Barber and Eric Lurette to construct a new home at 776 East Avenue (APN 401-07-099B); and

Whereas the property is in the R1-5 zoning district;

Whereas the proposed project consists of an approximately 1,664-square-foot single-family home;

Whereas a notice was posted at the site on December 23, 2021, in accordance with Jerome Zoning Ordinance Section 303.1C;

Whereas the Design Review Board reviewed and approved this application at their January 3, 2022 meeting;

Whereas the Jerome Planning & Zoning Commission reviewed this application at their January 19, 2022 meeting and wishes to approve the application subject to review and approval of the variance request by the Board of Adjustment; and

Whereas the Planning and Zoning Commission finds that the site plan does not adversely affect the public health, safety, and general welfare 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 submitted for an approximately 1,664-square-foot single-family home at 776 East Avenue is hereby approved, subject to the following conditions:

1. **Parking** – A minimum of two (2) parking spaces shall be provided for the proposed use. The parking spaces are required to be provided prior to final occupancy.
2. **Height** – The building height shall not exceed 25 feet above existing average grade.
3. **Setbacks** – **Subject to approval of a variance by the Board of Adjustment for setbacks as follows:** A front setback of five (5) feet shall be provided on East Avenue, which is comparable to the setbacks of buildings nearby, and permitted per the Zoning Ordinance: *Section 505.D.1) the applicant can reduce the setback to that of any building within one hundred feet of the lot*; a minimum five (5)-foot setback shall be provided on the side lots, and a minimum 15-to-20-foot setback shall be provided for the rear yard.
4. **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.
5. **Engineering Reports** – Prior to issuance of a building permit, the applicant shall provide the necessary engineering reports demonstrating the site is suitable for the improvements proposed. This may include geotechnical, structural, and/or soils engineering reports as determined by the Planning & Zoning Commission.

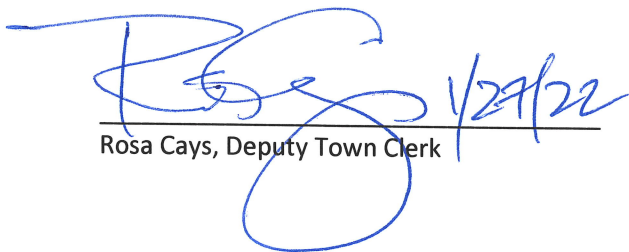
P&Z Resolution No. 2021-09

6. **Water Extension** – Prior to occupancy, a water connection shall be provided to 776 East Avenue to serve the proposed improvements.
7. **Sewer Extension** – Prior to occupancy, a sewer line shall be extended to 776 East Avenue to serve the proposed improvements.
8. **Other Improvements/Changes** – Any subsequent modifications or changes to the plans, including but not limited to changes in setbacks, square footage, fences, siding, roofing, height, etc., will require additional review by the Planning and Zoning Commission and/or the Design Review Board.
9. **Drainage** – The building permit submittal shall indicate both existing and proposed drainage. This includes, but is not limited to, how drainage will be collected (such as from roof drains) and directed to protect neighboring properties. This may include splash blocks, swales, detention basins, and gravel catchments to help dissipate hydraulic energy. Roof drains shall not be directed over any public sidewalks.
10. **Grading** – Grading shall comply with the requirements of Section 303.3 of the Zoning Ordinance. Grading plans shall include, but not be limited to, adequate dust control measures, erosion control/drainage, and fencing to protect sensitive features (such as trees to be saved).
11. **Home Occupations** – Any proposed use of the property for a Home Occupation shall be incidental to the primary use of the property and in compliance with Section 502.M. of the Zoning Ordinance.
12. **Building Permit Submittal and Code Requirements** – The applicant 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 (Section 505).
13. **Conditions on Plans** – The building permit plan submittal shall include a sheet with a list of the approved conditions.
14. **Expiration of Approval** – This approval shall become null and void if a building permit is not issued within six (6) months of final Planning and Zoning and Design Review Board Approval of this application. If necessary, the applicants may request an extension by the approval body if the extension is submitted prior to approval expiration.

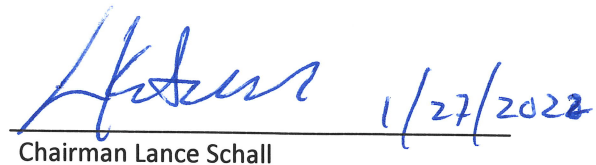
ADOPTED AND APPROVED by a majority vote of the Planning and Zoning Commission on the 19th day of January 2022.

ATTEST:

APPROVED:



Rosa Cays, Deputy Town Clerk



Chairman Lance Schall