



TOWN OF JEROME
POST OFFICE BOX 335, JEROME, ARIZONA (928) 634-7943

AGENDA
Regular Meeting of the Planning and Zoning Commission
Wednesday, October 20, 2021, 6:00 pm
CONDUCTED VIA ZOOM

Members of the public are welcome to participate in the meeting via the following options:

1. Zoom Conference
 - a. Computer: <https://us02web.zoom.us/j/9286347943>
 - b. Telephone: 1 669 900 6833 Meeting ID: 928 634 7943
2. Submitting questions and comments:
 - a. If attending by Zoom video conference, click the chat button and enter your name and what you would like to address.
 - b. Email lknight@jerome.az.gov (Please submit comments at least one hour prior to the meeting.)

NOTE: FOR THOSE WITHOUT HOME INTERNET: A drive-up internet hotspot is now available in the parking lot in front of the Jerome Public Library. Bring your device and access the internet while sitting in your car. The network is **Sparklight Yavapai Free Wi-Fi**, and no password is required.

Item 1: Call to order

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 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 – Regular meeting of September 15, 2021

Old (continued) Business: none

Public Hearings:

Item 4: Ordinance amendments related to temporary signs in the commercial and industrial zones

Applicant: Town of Jerome

Amendments include but may not be limited to Section 509 of the Jerome Zoning Ordinance.

Discussion/Possible Action HEARING TO BE CONTINUED TO NOVEMBER MEETING

Item 5: Rezone from AR to C-1

Applicant/Owner: Cameron Sinclair and Bethany Halbreich/Half Kingdom Holdings LLC

Zone: AR/C-1

Address: 300 Queen Street

APN: 401-06-128G

Applicants are seeking to rezone approximately 6,000 square feet of their property from AR (Agricultural Residential) to C-1 (General Commercial).

Discussion/Possible Action – P&Z Reso. 2021-17

New Business:

Item 6: Final Site Plan Review for a garage

Applicant/Owner: Cynthia Barber and Christina Barber

Zone: AR

Address: 875 Gulch Road

APN: 401-09-013

Applicants are seeking final site plan approval to construct an approximately 280-square-foot garage. Request for a variance was approved by the Board of Adjustment on September 21, 2021.

Discussion/Possible Action – P&Z Reso. 2021-18

Item 7: Final Site Review for a deck extension on a single-family residence

Applicant/Owner: Adam Downey/Thomas Bauers

Zone: R1-5

Address: 630 Main Street

APN: 401-07-151

Applicant is seeking final site plan approval to construct an approximately 220-square-foot rear deck. Request for a variance was approved by the Board of Adjustment on September 21, 2021.

Discussion/Possible Action – P&Z Reso. 2021-19

Informational Items (Current Event Summaries):

Item 8: Updates of recent and upcoming meetings

- a. **September 21, 2021, BOA meeting** – variances for 875 Gulch Road, 148 Juarez Street, and 630 Main Street.
- b. **October 4, DRB meeting** – 875 Gulch Road and 630 Main Street

Item 9: Potential items for Wednesday, November 17, 2021 – continuation of public hearing on sign ordinance amendments

Item 10: Adjourn

The undersigned hereby certifies that this notice and agenda was posted at the following locations on or before 6 p.m. on _____

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

Kristen Muenz, Utilities Clerk, Attest

Persons with a disability may request reasonable accommodations such as a sign language interpreter by contacting Town Hall at (928) 634-7943. Requests should be made as early as possible to allow enough time to make arrangements. Anyone needing clarification on a P&Z Commission agenda item may call John Knight at (928) 634-7943.



TOWN OF JEROME
POST OFFICE BOX 335, JEROME, ARIZONA (928) 634-7943

MINUTES
Regular Meeting of the Planning and Zoning Commission
Wednesday, September 15, 2021, 6:00 pm
CONDUCTED VIA ZOOM

6:01 (0:20) Item 1: Call to order

Chair Lance Schall called the meeting to order at 6:01 p.m.

Deputy Town Clerk Rosa Cays called the roll. Present were Chair Schall, Vice Chair Chuck Romberger, and Commissioners Jeanie Ready, Jera Peterson, and Lori Riley. Also present was Zoning Administrator John Knight.

6:01 (0:53) Item 2: Petitions from the public – There were no petitions from the public.

6:02 (1:18) Item 3: Approval of Minutes – Regular meeting of August 18, 2021

Motion to Approve the Regular Meeting Minutes of August 18, 2021

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Peterson			X			
Ready			X			
Riley		X	X			
Romberger			X			
Schall	X		X			

Old (continued) Business: none

Public Hearings: none

New Business:

6:03 (2:17) Item 4: Conditional Use Permit for Microbrewery

Applicant/Owner: Denise Maurice

Zone: C-1

Address: 416 Hull Avenue

APN: 401-06-078D

Applicant is seeking a conditional use permit (CUP) to open a microbrewery and tap room in an existing building commonly referred to as the House of Joy.

Discussion/Possible Action – P&Z Reso. 2021-16

Mr. Knight introduced the item and mentioned to Vice Chair Romberger he could recuse himself if he so chose to (the vice chair is the owner of House of Joy).

Mr. Knight said the town code was written in 1977, before the advent of microbreweries, but that it included provisions for similar types of businesses: spirituous liquor tasting, retail wine sales, wine tasting rooms, etc. He said the applicant says the microbrewery would be most similar to a wine-tasting shop rather than a bar or restaurant, which would mean no additional parking would be required, per the town code, but that a conditional use permit (CUP) would be required.

Commissioner Peterson had questions about the residence in the building, parking, and square footage of the shop. Mr. Knight explained that if the apartment in the building was kept as a residence, additional parking would not be required.

Chair Schall asked if there was a conditional use permit (CUP) for the apartment. Mr. Knight said it preceded the CUP requirement, so it was an existing, nonconforming use.

Discussion ensued regarding how the current retail space or “usable area” (customer space) would be used (maps in agenda packet).

Ms. Peterson asked about square footage, fire code, and capacity, which Mr. Knight said the latter was likely determined for the previous business in that space.

Discussion turned to parking requirements. As long as there is a “swap like for like,” i.e., retail for retail, and intensity was not increased, parking is not an issue, said Mr. Knight. If the applicant decided to expand the retail space in the future, parking requirements would be increased; however, they were actually decreasing the retail space.

Mr. Knight said it was up to P&Z to determine if the microbrewery was more like a bar than a wine tasting room and that he saw it as the latter.

Chair Schall said he leaned toward considering it a tasting room, so a CUP would be required.

Commissioner Riley agreed, since it would not be an open bar, they would be serving beer flights, and selling bottles on the premises. Mr. Knight pointed out that they were solely selling beer made on site, not other brands.

Ms. Peterson also saw the business as a tasting room and asked how the manufacture of the beer would work and how the waste would be

addressed. Chair Schall said it was a good question and compared the brewery to other “factories” in town: leather, glass, and pottery retail shops. Ms. Riley suspected the applicant is aware of any regulations.

Commissioner Ready asked about production, storage, chemicals, and fire hazards.

Chair Schall said the commission could require a review of the CUP in six months if there are any issues.

Mr. Knight said this would be a new use for Jerome but not in other nearby towns, and that some level of manufacture is allowed in the C-1 zone, as long as the product is sold on site.

Ms. Peterson said her main concern was waste disposal.

(29:18) Applicant Denise Maurice, RN, of Dewey, Arizona, introduced herself and her partner, Keith. She explained what ingredients go into microbrewing, the process, and that they plan to give the several 5-gallon buckets of leftover grains per week to local farmers, who would pick them up to use for animal feed. A brief discussion continued about how this would be done and how much waste would be produced. Ms. Maurice assured the commissioners that the waste would be contained indoors until it was picked up, that it would go straight from the basement and across the adjacent lot to where the farmers would pick up the buckets.

Chair Schall said they would need permission to cross the private lot. Vice Chair Romberger said the path on the lot was a long-established easement and permission was not needed to traverse it.

(35:36) Jerome resident Carol Anne Teague supported the project; Mr. Knight mentioned other nearby merchants also supported it.

(36:24) Business owner Artis Roque said it would be a nice addition to the street and Jerome, and that it will help other businesses as well.

Chair Schall said it will likely bring more pedestrian traffic to the area; Ms. Riley said it was a good idea and glad it was not wine.

Ms. Peterson if there was no issue with parking, she was fine with the project.

Ms. Ready said it was definitely a tasting room, not a bar, and liked the idea of revisiting the CUP since it was a new business for the town. Chair Schall had no objection to this and said the condition could be added to the resolution. Discussion continued. Ms. Ready pointed out that the goal was to discuss mitigation, if necessary, not to revoke the CUP. Everyone agreed. Mr. Knight explained how the condition would be added to the resolution and that the CUP is highly discretionary and can be amended and reviewed again in another six months. He said the next step would be Council approval.

Motion to Approve P&Z Resolution 2021-16, with added condition to review CUP 6 months after opening of the business

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Peterson			X			
Ready			X			
Riley		X	X			
Romberger						X
Schall	X		X			

Informational Items (Current Event Summaries):

6:47 (47:20) Item 5: Updates of recent and upcoming meetings – John Knight, Zoning Administrator

- a. **September 7, 2021, DRB meeting** – meeting cancelled due to lack of items.
- b. **September 14, 2021, Council meeting** – disposition of Jerome property in Clarkdale, update planning and zoning fees, discussion of affordable housing options.

Mr. Knight mentioned that the first reading of the ordinance regarding temporary signs in the commercial district did not make it to the Council meeting the previous night due to a possible change to requirements for town-sponsored events, and that P&Z would be reviewing the amendments once again. He said the Council expressed interest in meeting with Clarkdale Town Council to discuss Jerome’s property near the old cemetery.

6:52 (50:29) Item 6: Potential items for Wednesday, October 20, 2021 – final site plan review for 875 Gulch Road, 148 Juarez Street, 630 Main Street.

Mr. Knight said that if the variances are approved at the September 21 Board of Adjustment meeting, the project applications would be back before P&Z for final site plan approval. The temporary sign ordinance amendment would also be on the agenda.

Item 7: Adjourn

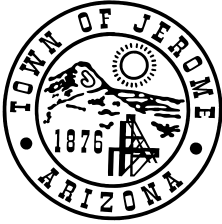
Motion to Adjourn at 6:52 p.m.

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Peterson			X			
Ready		X	X			
Riley			X			
Romberger			X			
Schall	X		X			

Approved: _____ Date: _____
Lance Schall, Planning & Zoning Commission Chair

Attest: _____ Date: _____
Rosa Cays, Deputy Town Clerk

DRAFT



Founded 1876
Incorporated 1899

TOWN OF JEROME

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

P&Z RESOLUTION NO. 2021-17

AR to C-1 ZONING AMENDMENT

WHEREAS Cameron Sinclair and Bethany Halbreich are interested in rezoning an area from A-R to C-1; and

WHEREAS the property to be rezoned is at 300 Queen Street, parcel APN: 401-06-128G; and

WHEREAS a Neighborhood Meeting was held on October 11, 2021; and

WHEREAS the Jerome Planning and Zoning Commission is required to set a public hearing date and provide public notice in accordance with Section 301.C. of the Zoning Ordinance; and

WHEREAS notice was provided (1) by direct mail to parties in the area to be rezoned and within 300 feet of the proposed rezone, (2) by posting on the site at least fifteen (15) days prior to the hearing, and (3) by posting in the *Verde Independent Newspaper* on October 3, 2021; and

WHEREAS a public hearing was held by the Planning and Zoning Commission on October 20, 2021; and

NOW, THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the Town of Jerome, Arizona, that an amendment to the Zoning Map, in accordance with Exhibit A, is hereby recommended for approval to the Town Council.

ADOPTED AND APPROVED by a majority vote of the Planning and Zoning Commission on the 20th day of October 2021.

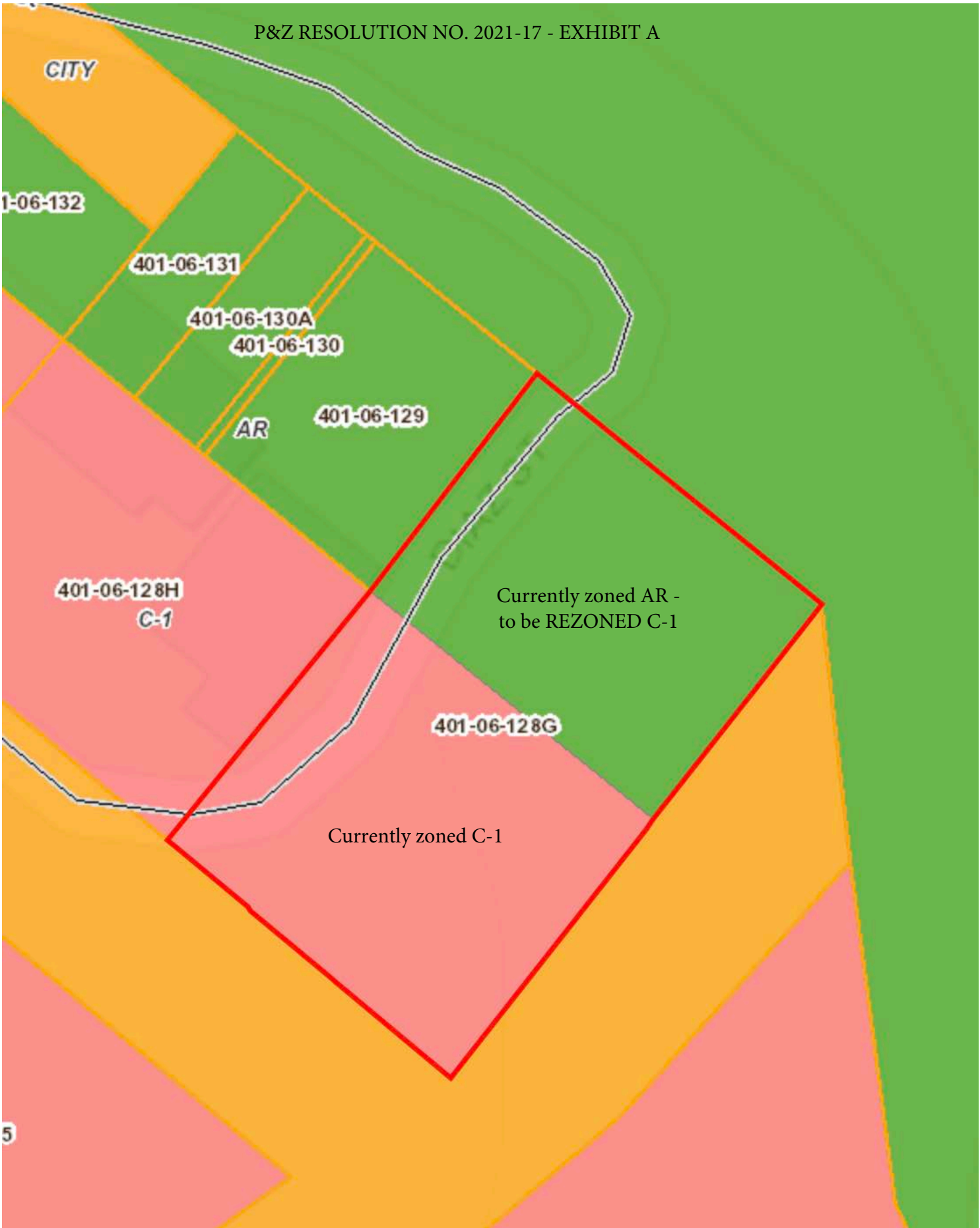
ATTEST:

APPROVED:

Rosa Cays, Deputy Town Clerk

Chairman Lance Schall

P&Z RESOLUTION NO. 2021-17 - EXHIBIT A





TOWN OF JEROME, ARIZONA
 600 Clark Street, P.O. Box 335, Jerome, AZ 86331
 (928) 634-7943

General Land Use Application – Check all that apply

- | | | |
|---|--|--|
| <input type="checkbox"/> Site Plan Review \$100 | <input type="checkbox"/> Design Review \$50/\$200 | <input type="checkbox"/> Conditional Use Permit (CUP) \$100 |
| <input type="checkbox"/> Demolition \$50/\$200 | <input type="checkbox"/> Signage/Awning \$25 | <input type="checkbox"/> Paint/Roofing \$0 |
| <input type="checkbox"/> Time Extension \$0 | <input checked="" type="checkbox"/> Other: <u>Community Meeting \$50</u> | <input checked="" type="checkbox"/> Other: <u>Rezoning \$300</u> |

Note: Refer to the corresponding Project Application Checklist/s for additional submittal requirements.

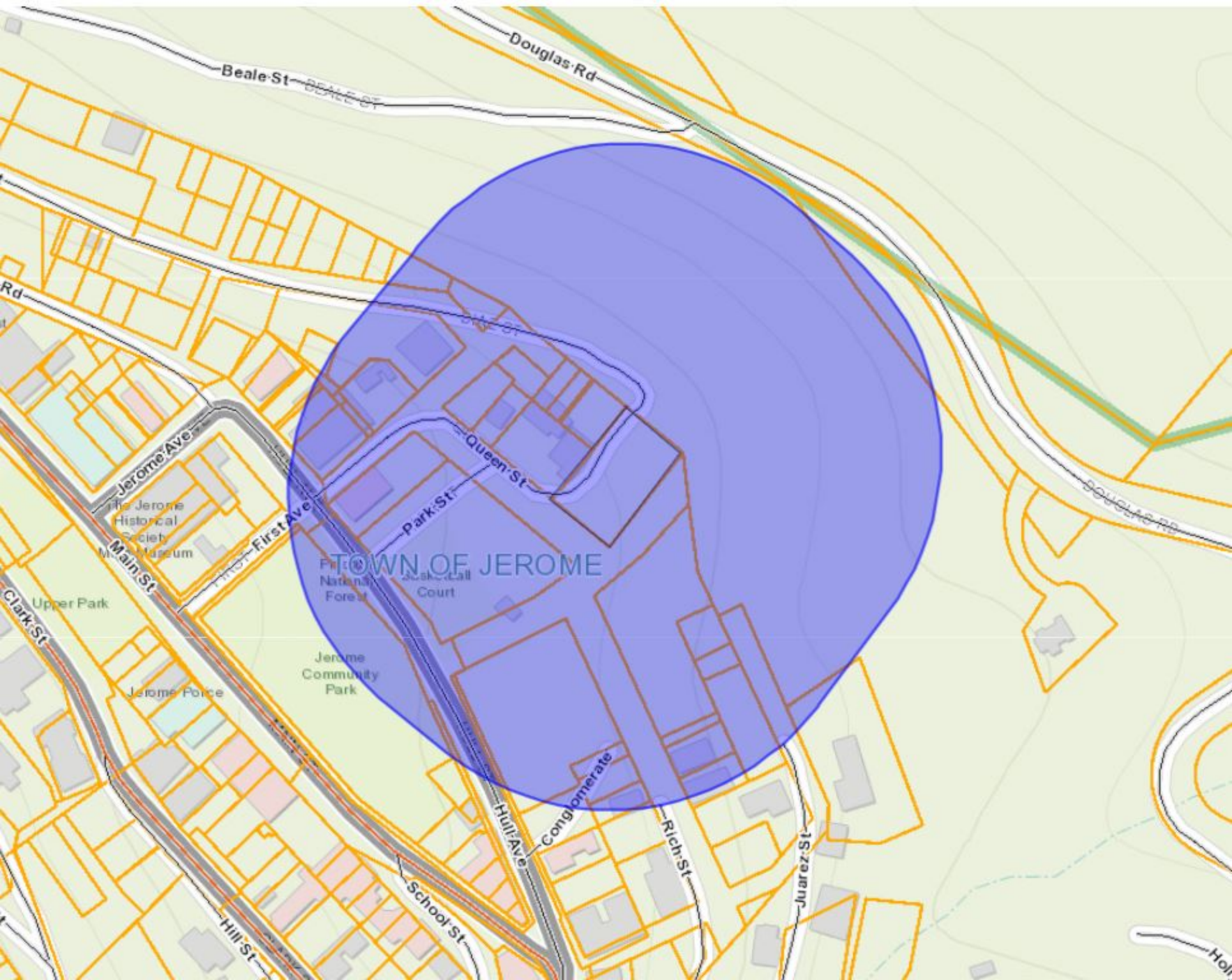
Applicant: Cameron Sinclair and Bethany Halbreich	Owner: Cameron Sinclair and Bethany Halbreich
Applicant mailing address: PO Box 792, 300 Queen Street, Jerome, AZ	Property owner mailing address: PO Box 792, 300 Queen Street, Jerome, AZ
Applicant role/title:	Owner
Applicant phone: 12126602984	Owner phone: 12126602984
Applicant email: cameron@halfkingdomgin.com	Owner email: cameron@halfkingdomgin.com
Project address: 300 Queen Street, Jerome, AZ	Parcel number: 401-06-128G
Describe project: Parcel number 401-06-128G is a split lot, with 65% in C-1 and 35% in A-R. Currently a historic pool and foundations for pumphouse extend from C-1 into A-R and a home is being developed on the lot. In the coming years the applicants will be building a design museum that runs the length of the existing pool, overlapping zones. We feel these zones should be unified as C-1.	

- I understand that review by the Jerome Design Review Board, Planning and Zoning Commission, and Town Council is discretionary.
- I understand that the application fee is due at submission and review will not be scheduled until fee is paid to the Town.
- I understand review criteria are used in evaluation by the Jerome Design Review Board and/or Planning and Zoning Commission. These criteria are included in the Jerome Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and the application is determined to be complete.

Applicant Signature: Cameron Sinclair Digitally signed by Cameron Sinclair Date: 2021.09.15 09:55:41 -07'00' Date: 09.15.2021

Property Owner Signature: Cameron Sinclair Digitally signed by Cameron Sinclair Date: 2021.09.15 09:55:52 -07'00' Date: 09.15.2021

For Town Use Only	
Received from: _____	Date: _____
Received the sum of \$ _____ as: <input type="checkbox"/> Check No. _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	
By: _____	For: _____
Tentative Meeting Date/s - DRB: _____ P&Z: _____	



Beale St

Douglas Rd

TOWN OF JEROME

Jerome Ave
Main St

Queen St
Park St

Upper Park

Jerome
Community
Park

Jerome Police

Hull Ave
Conglomerate

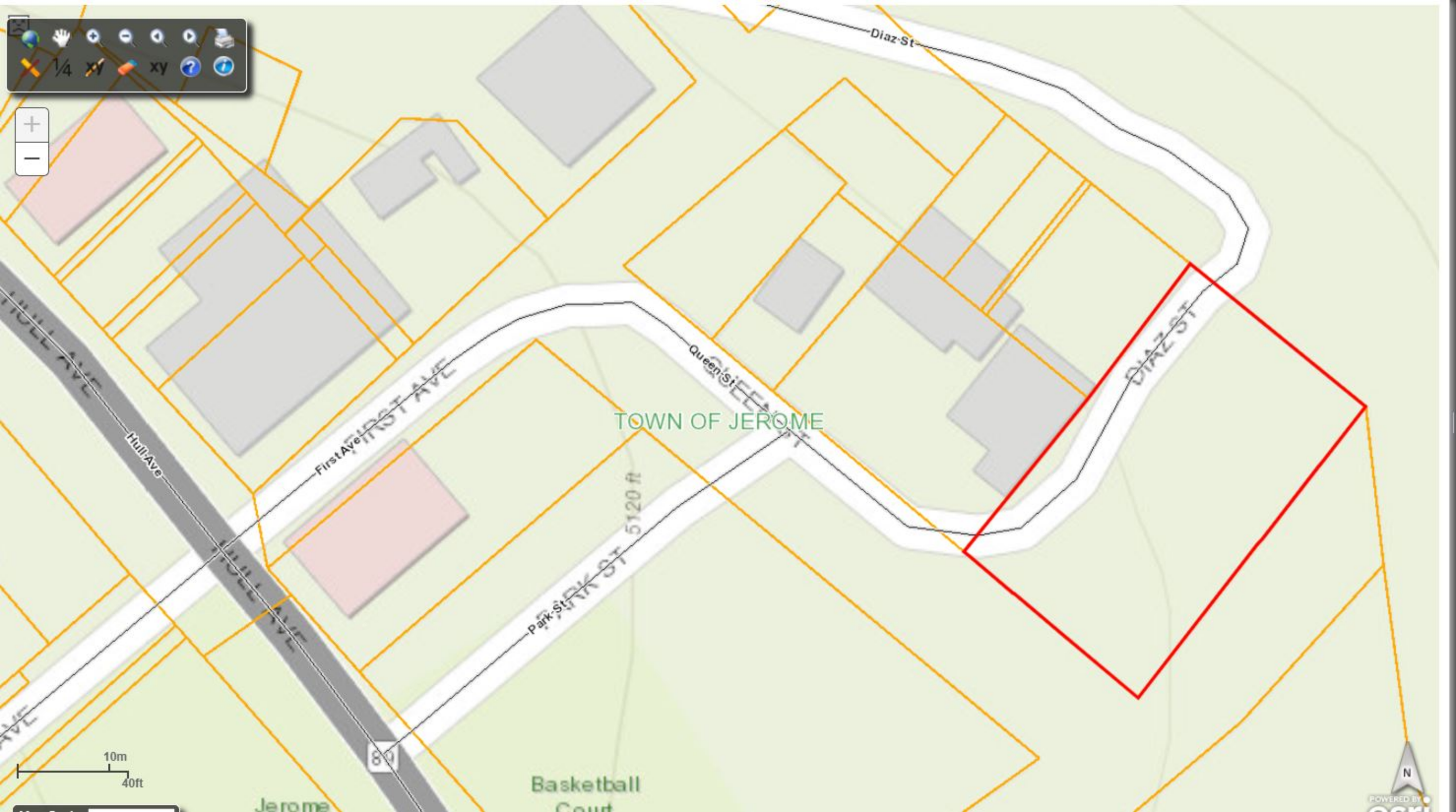
Rich St

Juarez St

Hill St

School St

Ho



Diaz St

Queen St

DIAZ ST

TOWN OF JEROME

First Ave

Park St
5120 ft

Hull Ave

HULL AVE

89

Basketball Court

Jerome

POWERED BY ccrri

+
-

Map navigation and measurement tools including a globe icon, a hand icon, zoom in (+) and zoom out (-) buttons, a compass icon, a question mark icon, a location pin icon, a ruler icon, and a 1/4 XY tool.

10m
40ft

LAW OFFICES

BOYLE, PECHARICH, CLINE, WHITTINGTON & STALLINGS, P.L.L.C.

Robert S. Pecharich	125 North Granite Street	Stephen W. Polk
William R. Whittington	Prescott, Arizona 86301	Tyler J. Godbehere
John C. Stallings	Telephone: (928) 445-0122	Hans N. Clugston, Of Counsel
Donald C. Zavala, Jr.	Facsimile: (928) 445-8021	John T. Polk, Of Counsel
Jonathan A. Millet		
Nancy Hargiss-Tatlock	prescottlawoffices.com	

September 29, 2021

VIA EMAIL j.knight@jerome.az.gov

Town of Jerome
Planning & Zoning Department
P.O. Box 335
Jerome, AZ 86331

Re: Planning and Zoning Commission Hearing
Wednesday, October 20, 2021, at 6:00 p.m.

Dear Mr. Knight:

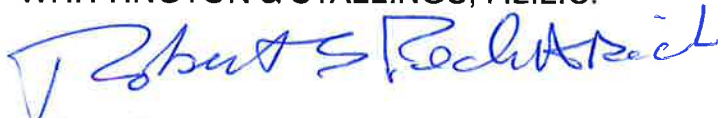
Please be advised that this Firm represents Verde Exploration, owner of property near the Parcel 401-06-128G and located at 300 Queen Street, Jerome, Arizona.

Please be advised that Verde Exploration has received your notice of an application to rezone from AR to C-1 zone. Verde Exploration has no objection to the rezone, and supports the application for zoning change.

If you have any questions, please do not hesitate to contact the office.

Sincerely,

BOYLE, PECHARICH, CLINE,
WHITTINGTON & STALLINGS, P.L.L.C.



Robert S. Pecharich

RSP/mrc

p:\vx\cameron sinclair-mexican pool lease (5072.278)\lr2town of jerome, planning & zoning department 9.29.21.dotx

bcc: Cameron Sinclair and Bethany Halbreich (csinclair73@gmail.com)



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331

Jerome Verde Development Co.
125 N. Granite St.
Prescott, AZ 86301
Parcel # 401-03-001P



RE: Public Notice of Proposed Zone Change

Neighborhood Meeting
Monday, October 11, 2021, at 6:00 pm

Planning and Zoning Commission Hearing
Wednesday, October 20, 2021, at 6:00 pm

Rezone from AR to C-1

Applicant/Owner: Cameron Sinclair and Bethany Halbreich/Half Kingdom Holdings LLC
Address: 300 Queen Street
Zone: AR/C-1
APN: 401-06-128G

The Town of Jerome has received an application for a zone change from AR (Agricultural Residential) to C-1 (General Commercial) for the above listed property. The area proposed to be rezoned is approximately 6,000 square feet and is located at the rear of the property. A Neighborhood Meeting will be held in the Town Hall Council Chambers at 600 Clark Street to discuss the proposed rezone on Monday, October 11, 2021, at 6pm. A Public Hearing is scheduled for the Planning and Zoning Commission to discuss the proposed rezone on October 20, 2021, at 6pm. This hearing may be at 600 Clark Street or may be conducted via Zoom due to COVID restrictions.

Any interested person is invited to attend the Neighborhood Meeting and/or participate at the public hearing. Additional information can be obtained at Jerome Town Hall. The meeting agendas and staff reports will be posted prior to the meeting on the Town of Jerome's website:

<https://www.jerome.az.gov/upcoming-meeting-agendas>. Written comments may be sent to the Town of Jerome, Planning & Zoning Department, PO Box 335, Jerome, AZ 86331, submitted by email to j.knight@jerome.az.gov and/or submitted at the meetings.

For additional information, please call 928-634-7943.

From: [Windy Jones](#)
To: [Tyler Christensen](#); [Lance Schall](#); [Chuck Romberger](#); [Jack Dillenberg](#); [Alex Barber](#); [Jane Moore](#); [Mandy Worth](#); [Lori Riley](#); [Jeanie Ready](#); [Jera Peterson](#); [Cameron Sinclair](#)
Cc: [Candace Gallagher](#); [Bethany Halbreich](#); wjsims@simsmackin.com; [Rosa Cays](#); [Thomas Brennan](#)
Subject: Re: 300 Queen Street: Community Meeting One
Date: Monday, October 11, 2021 9:58:08 AM

As a property owner in the neighborhood of Queen Street, I would like to give my support for the requested rezone to from AR to C-1. From my perspective, it is compatible with the nature of the neighborhood and this area of Jerome.

Thank you.

-Windy

On Thursday, October 7, 2021, 05:37:56 PM MST, Cameron Sinclair <cameron@halfkingdomgin.com> wrote:

Dear Town council, staff, legal council and P&Z members,

As you may know, from one of John Knight's last emails, we have applied for the unification of the split lot at 300 Queen Street. Currently 65% is C-1 (7425 Sq Ft) and 35% is in AR (4016 Sq Ft) and since 1926 the site has been used as a civic/institutional and commercial uses. This idea was originally discussed in January 2021 and then suggested by the town's former zoning administrator back in March 2021. During that time we garnered support from all of our surrounding neighbors, including Denise.

John recommended, so as to not conflate the two topics, we do the rezone after we had gained approvals for the 1080 Sq. Ft. home.

We promised at our [first town council meeting on January 19th 2021](#) we would host a series of community meetings as we move into our second phase and work on the historic preservation of the pool. On Monday we will co-host the first of these meetings.

This meeting will focus on the project status, the rezone and to inform our neighbors of timelines and highlight any outstanding issues related to the site. We will be sharing solutions to current TOJ financial and legal liabilities (regarding access, encroachment and erosion) as well as conceptual renderings of later phase. While this meeting is intended for neighbors situated within 300' of the property, all are welcome. As a reminder, as elected and appointed officials, the town staff will need a head count so as not to create a violation of open meeting law. As Mr Sims can confirm, this law carries (personal) civil penalties for \$500-2500, equitable relief and attorney fees. The courts also recommend an external review of any related closed executive meetings relating to the project. ARS 38-431.07(a) — we just want to make sure all is kosher.

Our community meeting will be held at Town Hall at 6pm on October 11th, 2021. If you are unable to make the meeting and would like to talk more in depth about our project, you can certainly reach out directly. Again it will have to be less than quorum - in the Town of Jerome it would need to be two or less members. We expect this meeting to last no longer than 70 minutes (40 min presentation and Q&A)

Finally we'd like to acknowledge and thank the Jerome public works department and fire department for reconfirming the utilities work to connect a 2" line along Queen Street. Rusty and I briefly spoke this morning about the need for regulators for properties along Queen given the current water pressure on Hull Avenue. Crested Construction will work with the Public Works Department to ensure connection points are located correctly.

Thank you and we look forward to working with you all over the many years ahead.

Cheers

Cameron, Bethany and Alvie.

Nb. Rosa can you please forward this email to P&Z members Lori Riley, Jeanie Ready and Jera Peterson (I had to guess!)

To: Town Council and P&Z members

CC: Town Staff, William Sims and Thomas Brennan (Crested Construction)

BCC: Windy Jones (Cuban Queen), Robert Pecharich (UVX) and Carol Anne Teague.



TOWN OF JEROME

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

P&Z Resolution No. 2021-18

Approving Final Site Plan for a Garage at 875 Gulch Road

Whereas the Town of Jerome has received an application from Cynthia Barber and Christina Barber for construction of a 280-square-foot garage at 875 Gulch Road (APN 401-09-013); and

Whereas the property is in the AR zoning district; and

Whereas a notice was posted at the site on October 4, 2021, in accordance with Jerome Zoning Ordinance Section 303.1.E.; and

Whereas the Jerome Planning & Zoning Commission reviewed this application at their August 18, 2021 meeting and approved the application with certain conditions, including review and approval of the variance request by the Board of Adjustment and return to the Planning and Zoning Commission for final site plan approval; and

Whereas the Jerome Board of Adjustment reviewed this application at their September 20, 2021 meeting and approved the variance request; and

Whereas the Jerome Planning & Zoning Commission finds that the site plan does not adversely affect the public health, safety, and general welfare, and so protects the environment and the historical character of the Town of Jerome.

Now, therefore be it resolved by the Planning and Zoning Commission of the Town of Jerome, Arizona, that the Final Site Plan submitted for an approximately 280-square-foot-garage at 875 Gulch Road is hereby approved, subject to the following conditions:

1. **Height** – The building height shall not exceed fourteen (14) feet above the existing average grade.
2. **Setbacks** – Minimum side setbacks of ten (10) feet and a minimum rear setback of twenty (20) feet shall be provided.
3. **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.
4. **Lot Combination** – Although the County has assigned a single parcel number to the property, the survey identifies two legal lots. Prior to issuance of a building permit, the applicant shall provide evidence showing the lots have been combined into a single parcel.
5. **Engineering Reports** – Prior to issuance of a building permit, the applicants shall provide geotechnical and/or soil engineering reports, as required by the Building Inspector, demonstrating the site is suitable for the improvements proposed.
6. **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

P&Z Resolution No. 2021-18

require additional review by the Planning and Zoning Commission and/or the Design Review Board.

7. **Drainage** – The building permit submittal shall indicate both existing and proposed drainage. This includes, but is not limited to, how drainage will be collected (such as from roof drains) and directed to provide disposal and protection of neighboring properties. This may include splash blocks, swales, detention basins, and gravel catchments to help dissipate hydraulic energy. Roof drains shall not be directed over any public sidewalks.
8. **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).
9. **Building Permit Submittal and Code Requirements** – The applicants shall consult with the Building Official and submit detailed drawings for building permits that clearly demonstrate compliance with all Code requirements, such as coverage, height, parking, and setbacks (Section 503).
10. **Conditions on Plans** – The building permit plan submittal shall include a sheet with a list of the approved conditions.
11. **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 20th day of October 2021.

ATTEST:

APPROVED:

Rosa Cays, Deputy Town Clerk

Lance Schall, Chair



TOWN OF JEROME, ARIZONA
600 Clark Street, P.O. Box 335, Jerome, AZ 86331
(928) 634-7943

General Land Use Application - Check all that apply

- Site Plan Review \$100
Design Review \$50/\$200
Conditional Use Permit (CUP) \$100
Demolition \$50/\$200
Signage/Awning \$25
Paint/Roofing \$0
Time Extension \$0
Other: Variance \$200
Other:

Note: Refer to the corresponding Project Application Checklist/s for additional submittal requirements.

Table with 2 columns: Applicant information and Owner information. Includes fields for name, mailing address, role, phone, email, project address, and project description.

- I understand that review by the Jerome Design Review Board, Planning and Zoning Commission, and Town Council is discretionary.
I understand that the application fee is due at submission and review will not be scheduled until fee is paid to the Town.
I understand review criteria are used in evaluation by the Jerome Design Review Board and/or Planning and Zoning Commission.
I understand that this application will not be scheduled for consideration until all required materials have been submitted and the application is determined to be complete.

Applicant Signature: Cynthia R Barber Date: 7/12/21
Property Owner Signature: Cynthia R Barber Date: 7/12/21
Cynthia R Barber 7/12/21

For Town Use Only
Received from: Cynthia Barber Date: 7/28/2021
Received the sum of \$350.00 as: [] Check No. [] Cash [x] Credit Card
By: K.M. For: Variance / DRB / Site Plan
Tentative Meeting Date/s - DRB: P&Z:

Cynthia Barber
PO BOX 333
Jerome, AZ 86331
928-274-3508
cidrbarber@gmail.com

Proposal to rebuild a garage/barn/shed at 875 Gulch Road

The building would be a 280 square foot, 14' x 20' garage/barn/shed with a poured concrete slab floor, wood framing and trusses. We will use cinder block and corrugated metal siding with a corrugated metal roof. The building will be used as a garage and for a storage shed. We have no plans to run any electrical or sewer to the garage/barn/shed. We have designed the building with three 2' x 4' windows on the Southwest side for lighting and heat during winter. On the North side of the building, a 4' x 4' window and a standard sized door are for ventilation and easy access to the building. It is designed to be similar in size and footprint to the building that was originally on the 875 Gulch Road property, (this building design is very similar to the Jerome Fire Department Building at the end of the Gulch Road).

The building would be constructed on the exact location of the previous garage/barn/shed. There is an existing slab and stem wall that runs the length of what is left of the structure. The existing concrete floor will have rebar and 6 inches of new concrete poured over the old slab. There is an existing driveway leading to the garage. Because there is no roof left on the remaining structure, we must apply for a variance. The new structure does not fit the set back requirements laid out by the Planning and Zoning Ordinances, yet it would deprive this property of the same privileges enjoyed by the properties of the same classification in the same zoning district (pg 43, section A-6 of The Jerome Town Zoning Ordinance).

The property at 875 Gulch Road technically has double frontage on the Gulch Road and Allen Springs Road. Set back requirements state that the building must be 20 feet from

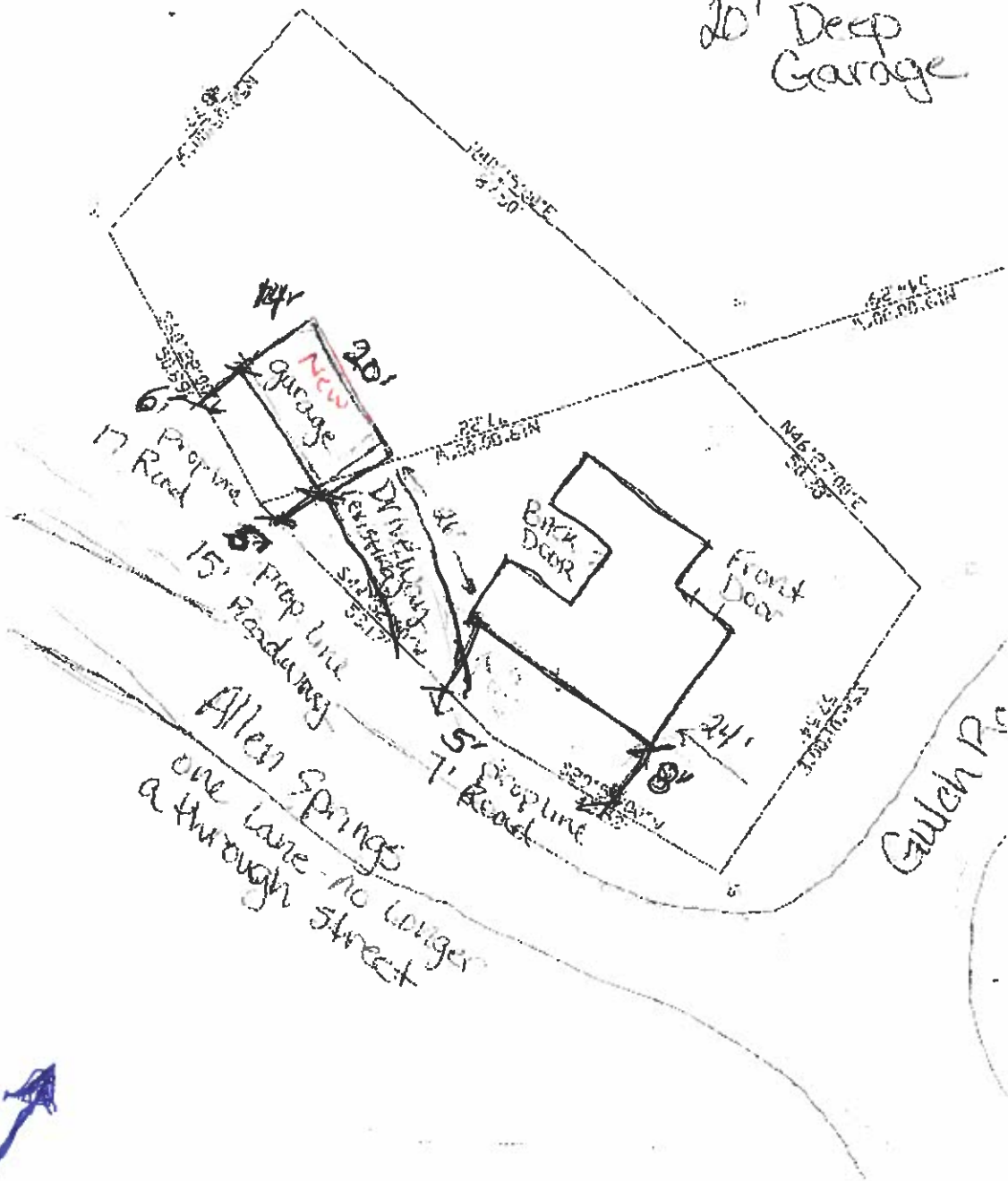
any roadway. Allen Springs Road is no longer a passable roadway to the public. The house sits 24 feet from the Gulch Road and 5 feet from Allen Springs Road. The garage/barn/shed would be 15 feet back from Allen Springs Road with a 5 foot setback from the property line.

I have attached photos of the original building and more about the actual proposed building plan. Please note that the set back criteria established by zoning ordinance for the Gulch neighborhood does not match the actual buildings in the Gulch. There are ten structures (see attached photos) that have a 5 foot setback in the Gulch. A 5 foot setback would actually fit the neighborhood. Whenever possible, the Town of Jerome has encouraged the saving, rebuilding, and preservation of outbuildings. I would appreciate your help preserving my piece of Jerome History.

Parcel # 401-09-013

875 Gulch Rd
Christina & Cynthia Bant

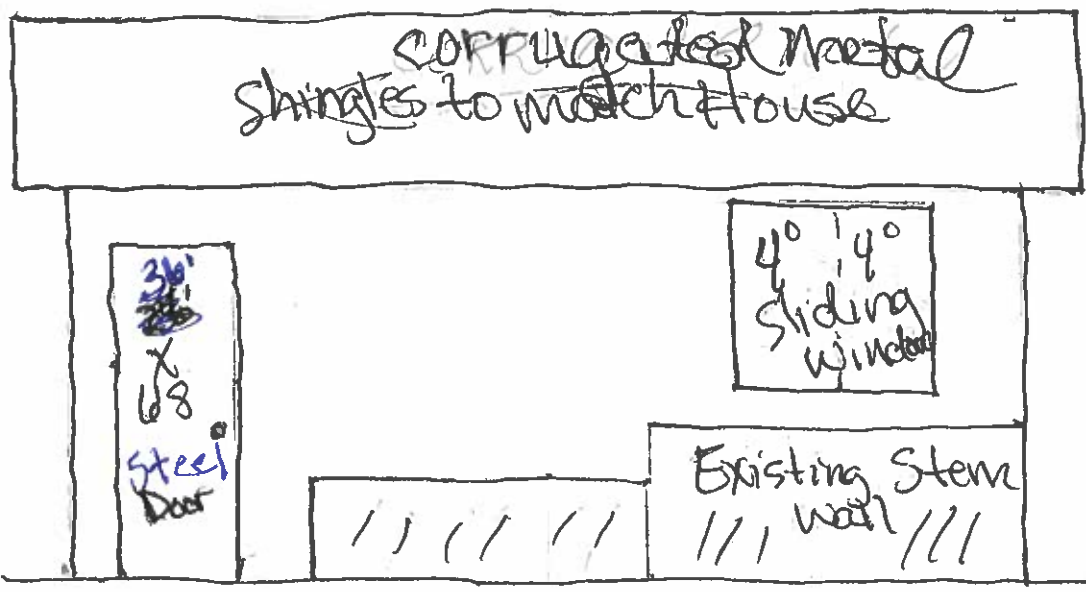
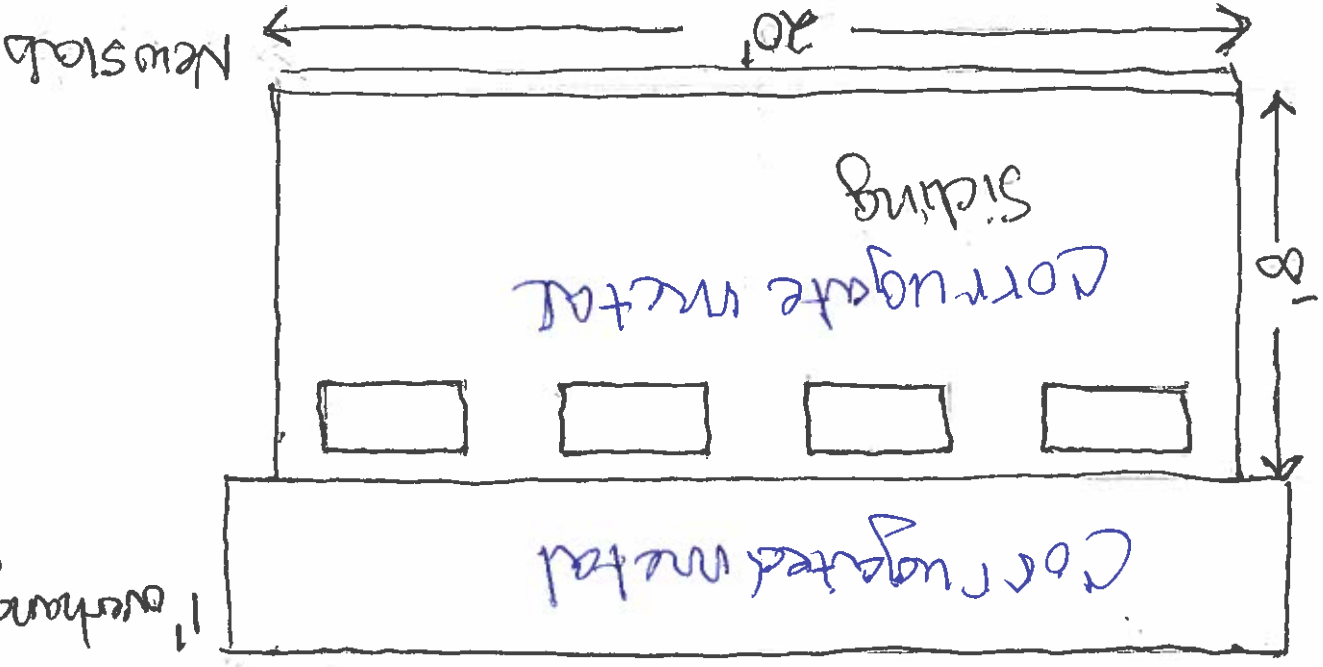
14' wide x
20' Deep
Garage



Allen Springs
one lane - no longer
a through street



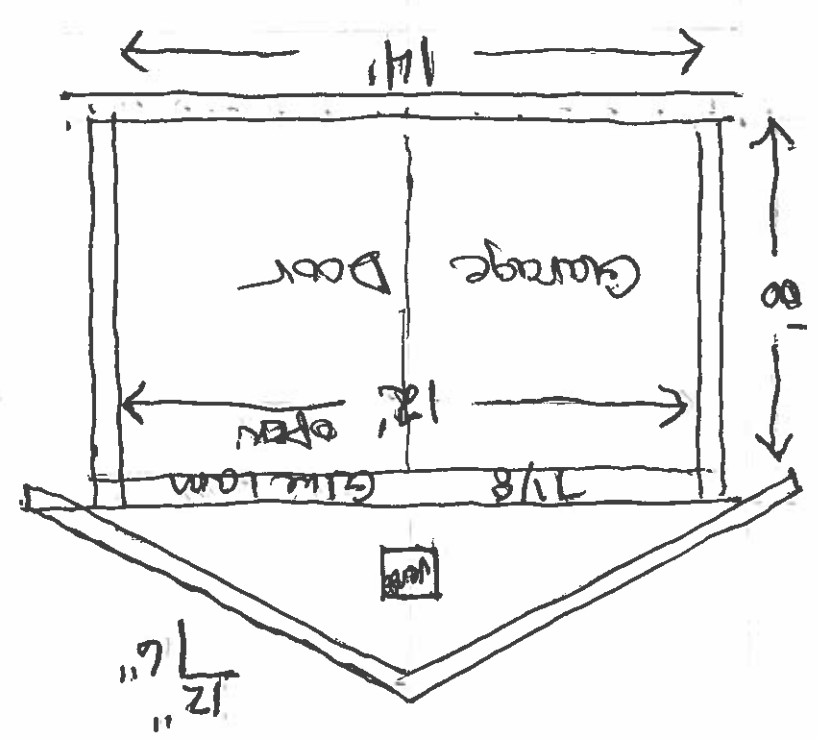
South elevation



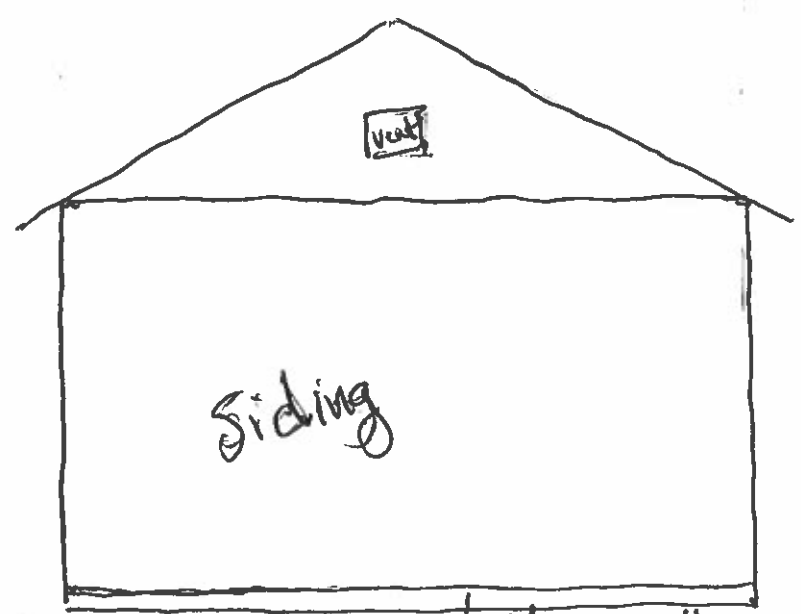
North Elevation

Scale 1/4" = 1'

East Elevation



Scale 1/4" per foot



West Elevation

↓ New 6" Concrete slab
5/8" Rebar tied in 2' grid

NEW Structure
where old structure
was.
= Buildings with a 5' setback

GUTCH RD
89A

871 -
SET -
← 5' JAMES
STUDIO

711 Studio

garage -
5'

838
5'

820 Home
5'

930
Times Studio
5ft setback

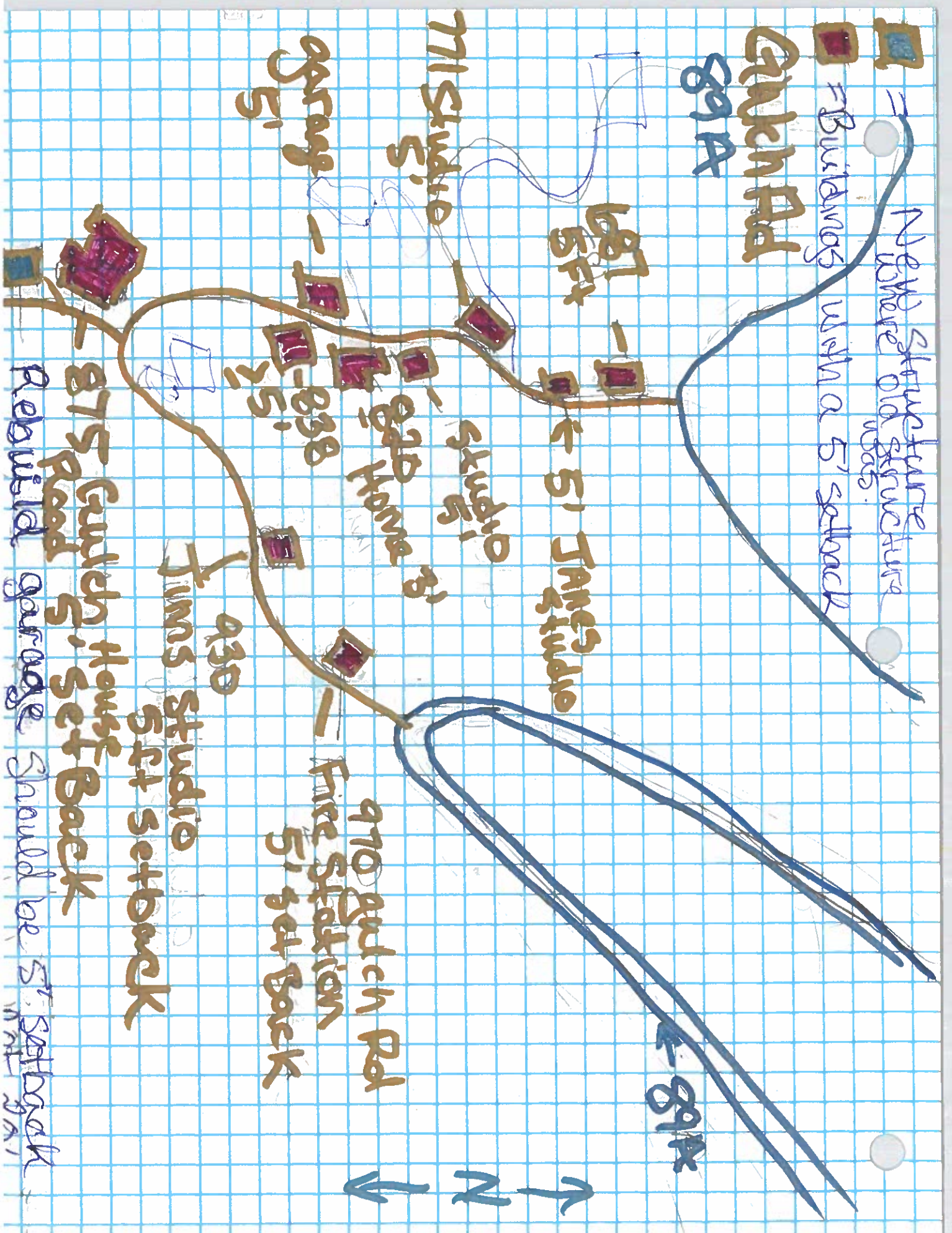
970 GUTCH RD
Fire Station
5' setback

875 GUTCH RD
HOUSE
5' SETBACK

Rebuild garage should be 5' setback

N ↓

← 89A





875 Gulch Road
5 ft. off prop line
15 ft. off Road

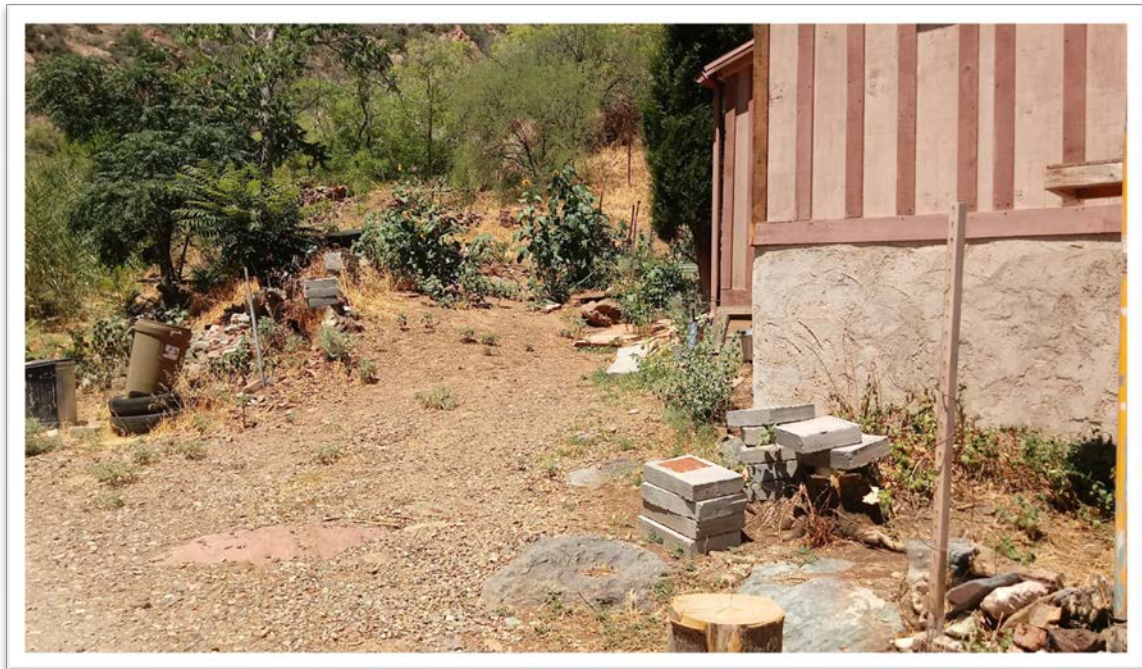
5 ft

Existing home

Allen Springs Road on the left. Garage location is just to the left of the house.



Existing access to garage pad





garage

Old picture of 875 Gulch



I was the main housing for the UVCC miners and to do with how high up the status he had. There are the houses to denote the

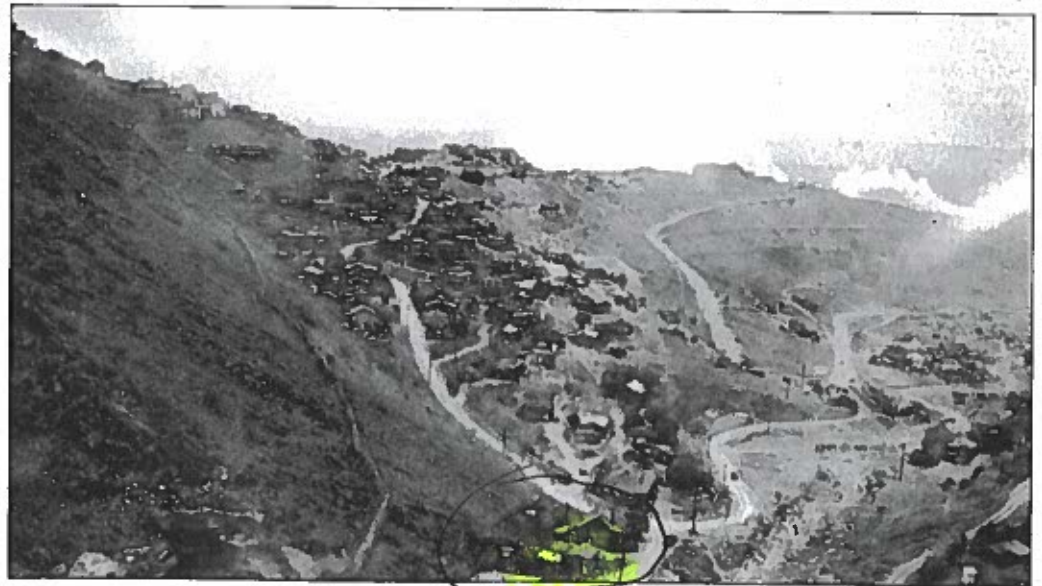
GULCH, 1912. The Gulch was a thriving area of town in 1912, with two general stores, a dance hall, an elementary school, and a smelter. Jerome was covered with pine, oak, and manzanita trees in the late 1880s. After the trees were gone (see photograph below), Jerome had a tremendous erosion problem and was seeded with ailanthus (or paradise) trees on Cleopatra Hill in 1964.



garage →



housing below Jerome's smelting, though many of



GULCH, 1941. This relatively late photograph of the Gulch shows the complete absence of trees in Jerome at the time. The trees had all been either harvested for building, burned, or prevented from growing by the reportedly high sulfur content in the soil deposited from the mines. In 1917, a reported 60 homes were destroyed by fire in the Gulch.

garage & house

page out of images of America
Jerome

by Midge Steuber and the JHS

687 Gutch Rd

NEXT 3 MILES

HIPPIES
USE
BACKDOOR

NOTICE



DEAD
END



Bottomplate treated 2x4

Framing:

2x4x8 walls

Double 2x8 Ridge Rafter

2x6 Roof Rafters

1/2" 4x8 OSB

2x6 Facia

Siding Corrugated Metal

Roof corrugated metal

color to match the house

3/8 or 1/2" x 4x8 Roughsawn Siding -
to match look and color of house

Paint to match house

Alternative

corners

1x3 same as
house

Doug
Fir

687. Gulch Rd

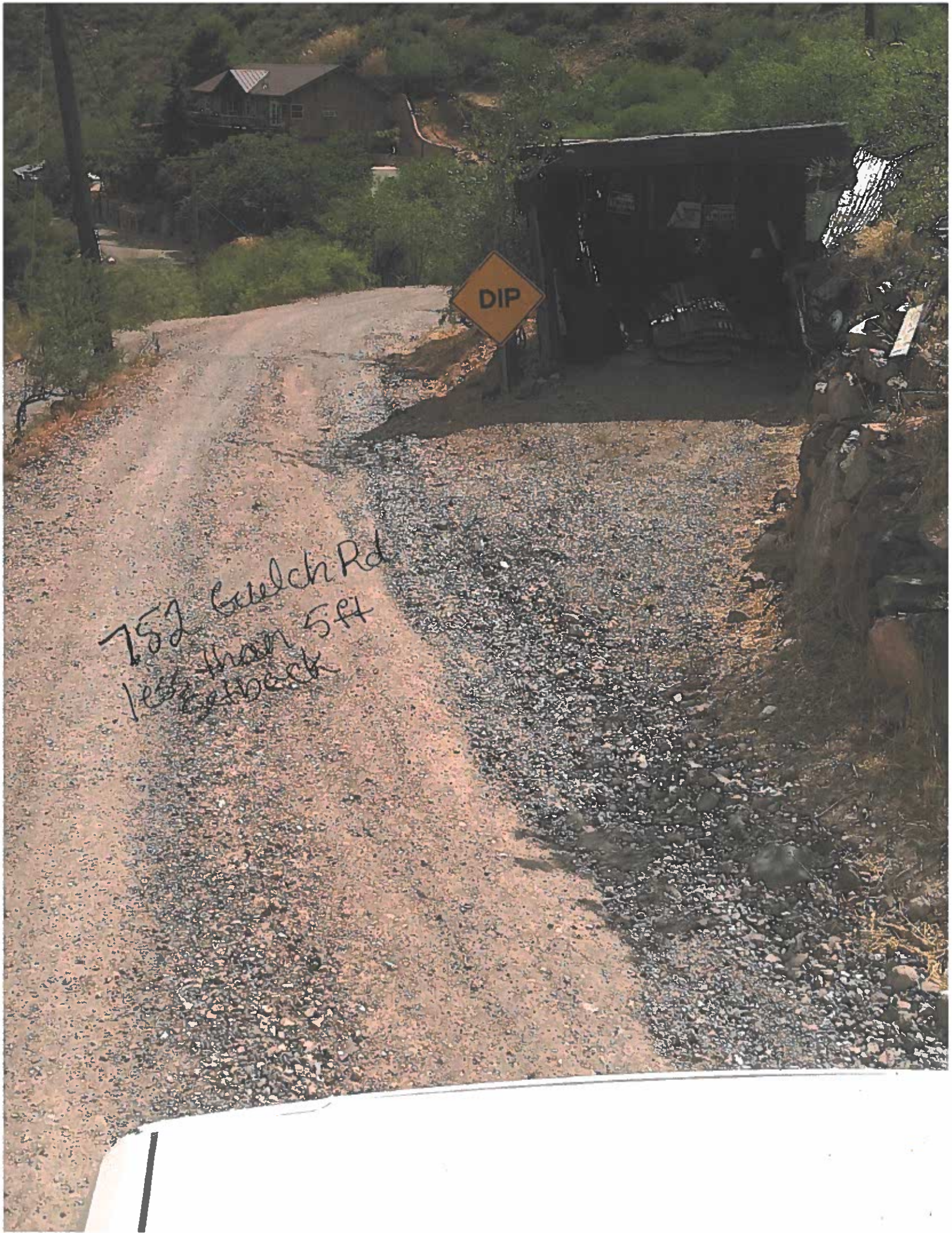




Below Jones House
church & off Roadway
50

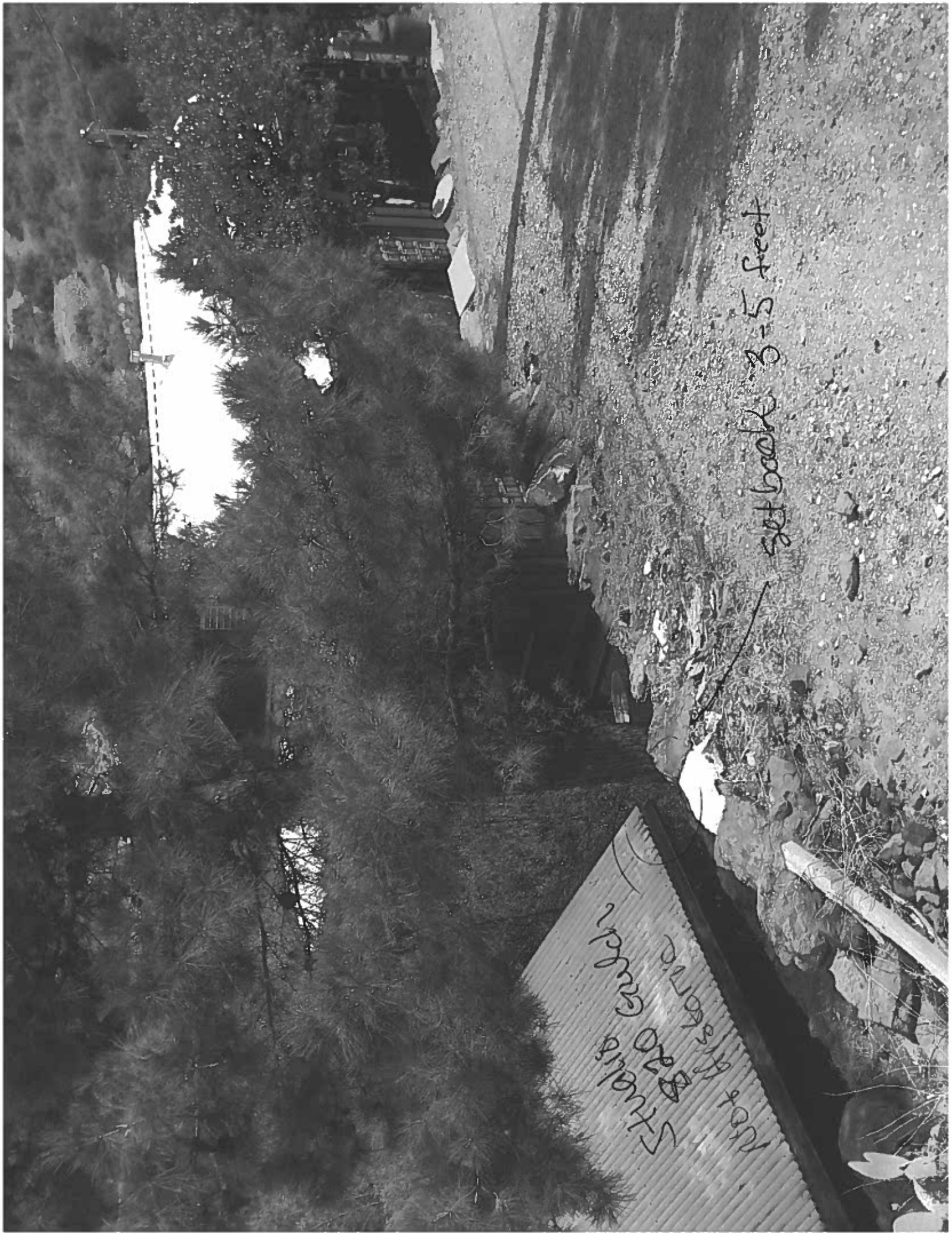
757 Gulch Rd
less than 5 ft
back

DIP





Approx. 5 foot
Studio



Not a State
820
Gulch

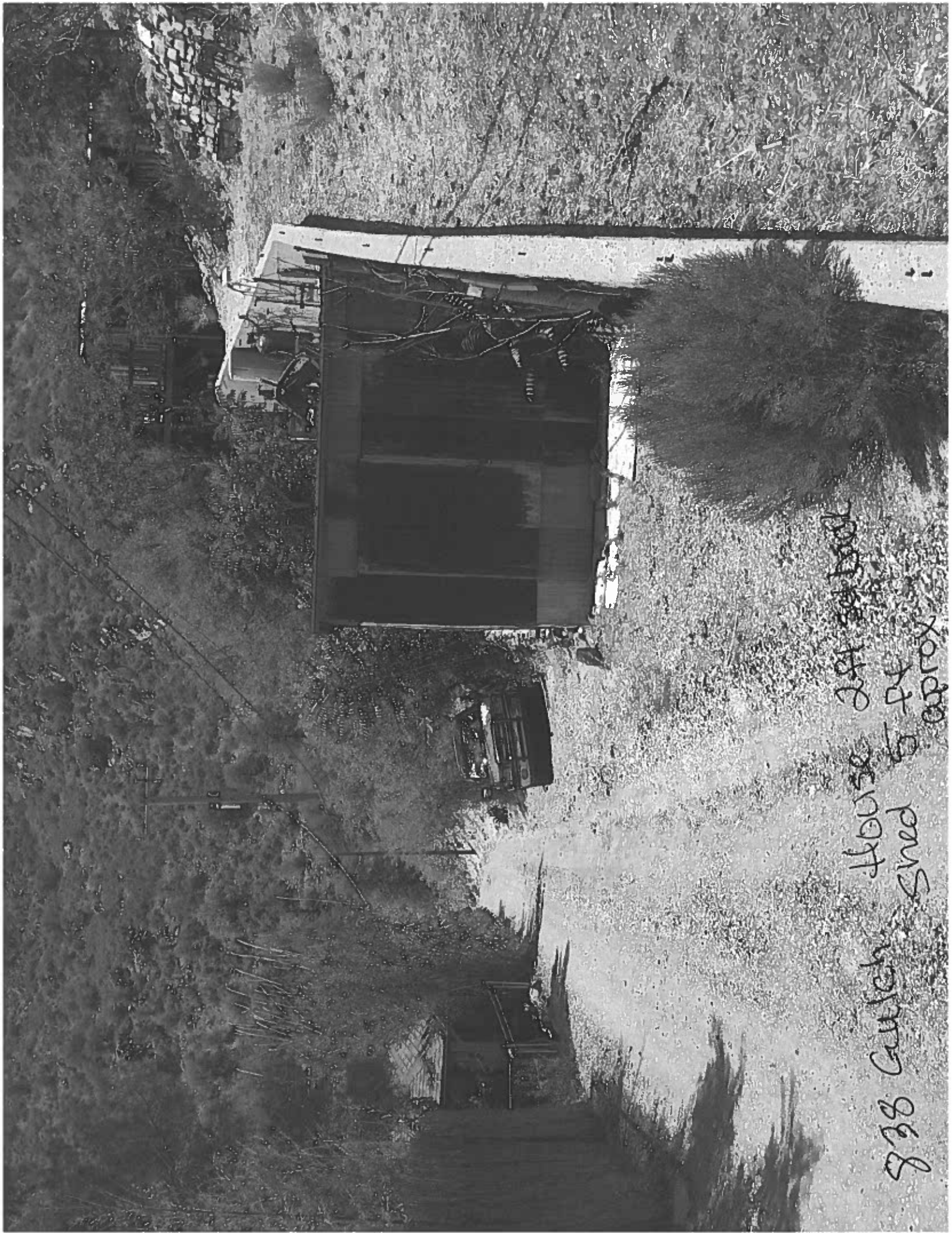
set back 3-5 feet

820 Gwich Rd

Galuda Road

← 1000' Long Highway St set back





838 Gulch House 2ft shed
Shed 5 ft approx

838
South
Red



188 186





Fire Station
5 ft sidewalk

**NO
THRU
TRAFFIC**
Residents
Only

Your GPS is WRONG!

**SPEED
LIMIT
5**

Gulch Fire
Station



RECORD OF SURVEY

OF A PORTION OF LONE STAR, M.S. 1374 & No. THREE, M.S. 1285

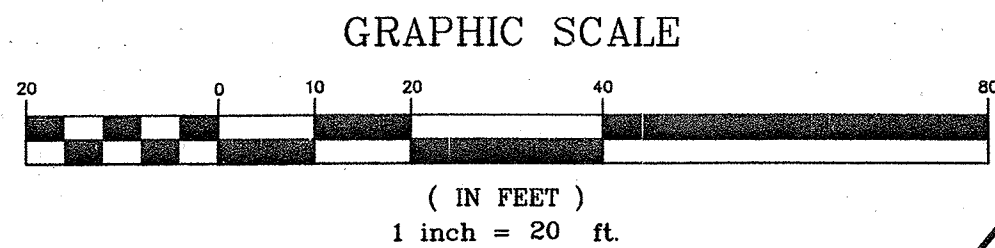
NORTHWEST 1/4, SECTION 26, T16N, R2E, G&SRB&M, YAVAPAI COUNTY, ARIZONA

****Notes****

1. Slanted dimensions indicate record data.
2. This Map does not purport to verify ownership or identify Easements or other Encumbrances affecting any of the property shown.
3. Owner Grantee of Record per document recorded in Book 3477, of Official Records, Page 255 on 4/6/2008: Christina R. Barber and Cynthia R. Barber.
4. Assessor's Parcel Number per Yavapai County on 4/6/2008 is: 401-09-013.
5. A title report was not provided and plotting of easements was not a part of this survey. A competent title company representative or land attorney should be consulted.

***** LEGEND *****

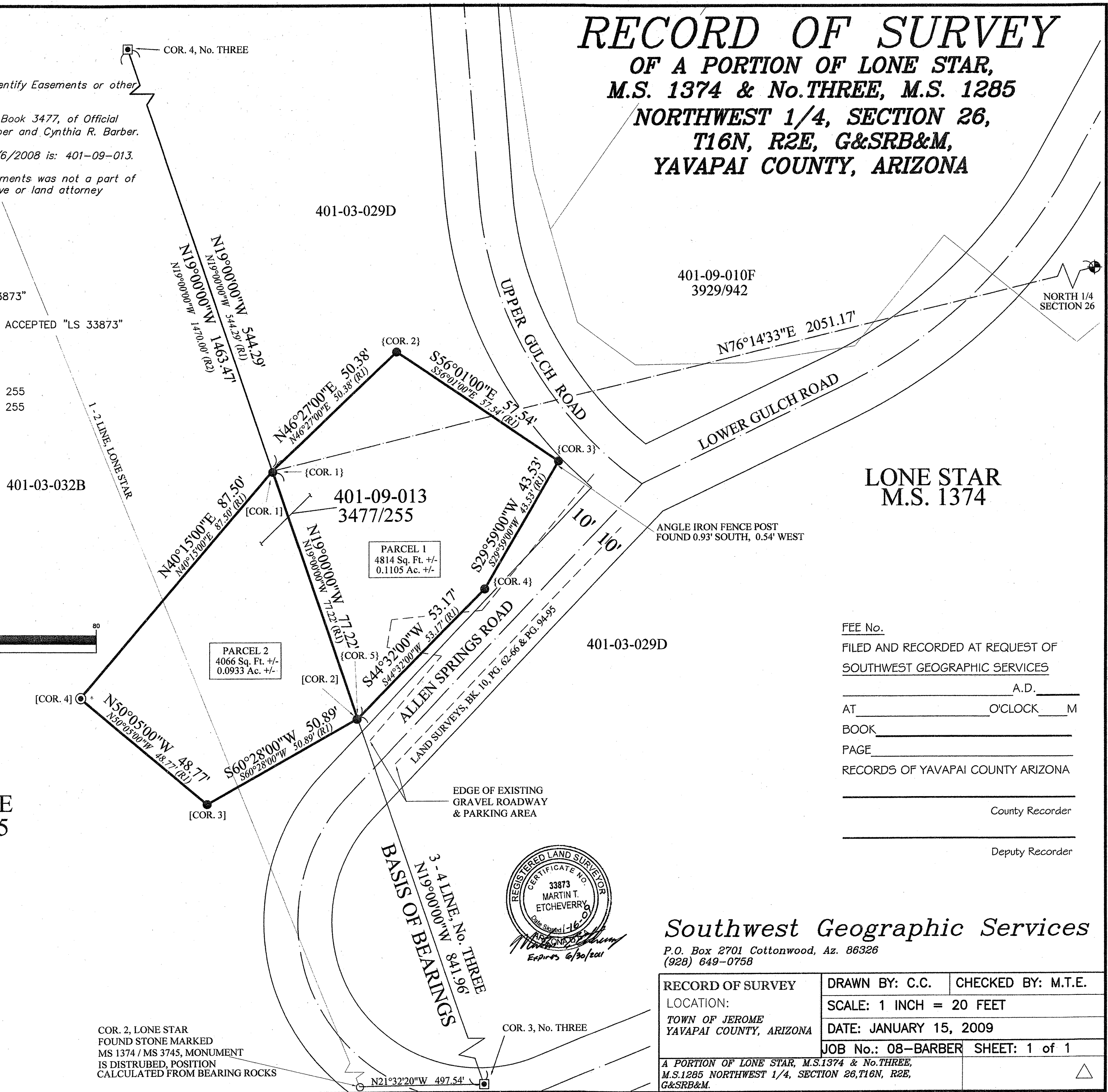
- ⊕ - FOUND GLO BRASS CAP
 - ⊠ - FOUND 2" IRON PIPE IN CONCRETE
 - ⊙ - FOUND 1" DRILL STEEL BAR NO IDENTIFICATION
 - - SET 1/2" REBAR W/PLASTIC CAP STAMPED "LS 33873"
 - - FOUND AS NOTED
 - * - AFFIXED ALUMINUM WASHER STAMPED FOUND AND ACCEPTED "LS 33873"
- R1 - BK. 3477 OFFICIAL RECORDS, PG. 255
R2 - RECORD DATA FROM No. THREE, M.S. 1285
M.S.- MINERAL SURVEY
XXX-YY-ZZZ - ASSESSOR'S PARCEL NUMBER
{COR X} - PARCEL 1 BK. 3477 OFFICIAL RECORDS, PG. 255
[COR X] - PARCEL 2 BK. 3477 OFFICIAL RECORDS, PG. 255



**No. THREE
M.S. 1285**

This Plat was prepared for the benefit of a specific user and for a specific purpose pursuant to an agreement with the Client and as such, may be misleading as to purpose by others. Therefore, use by others is prohibited without the express written consent of the undersigned and no liability will be accepted by the undersigned for its use by others. This document should only be reproduced in total to maintain the integrity of the intended purpose.

This Plat was prepared from the field notes of actual surveys made under my direct supervision during the month of April 2008 and is True and Correct to the best of my knowledge and belief.



PARCEL 2
4066 Sq. Ft. +/-
0.0933 Ac. +/-

PARCEL 1
4814 Sq. Ft. +/-
0.1105 Ac. +/-



COR. 2, LONE STAR
FOUND STONE MARKED
MS 1374 / MS 3745, MONUMENT
IS DISTRIBUED, POSITION
CALCULATED FROM BEARING ROCKS

ANGLE IRON FENCE POST
FOUND 0.93' SOUTH, 0.54' WEST

FEE No. _____
FILED AND RECORDED AT REQUEST OF
SOUTHWEST GEOGRAPHIC SERVICES
_____ A.D.
AT _____ O'CLOCK _____ M
BOOK _____
PAGE _____
RECORDS OF YAVAPAI COUNTY ARIZONA

County Recorder

Deputy Recorder

Southwest Geographic Services

P.O. Box 2701 Cottonwood, Az. 86326
(928) 649-0758

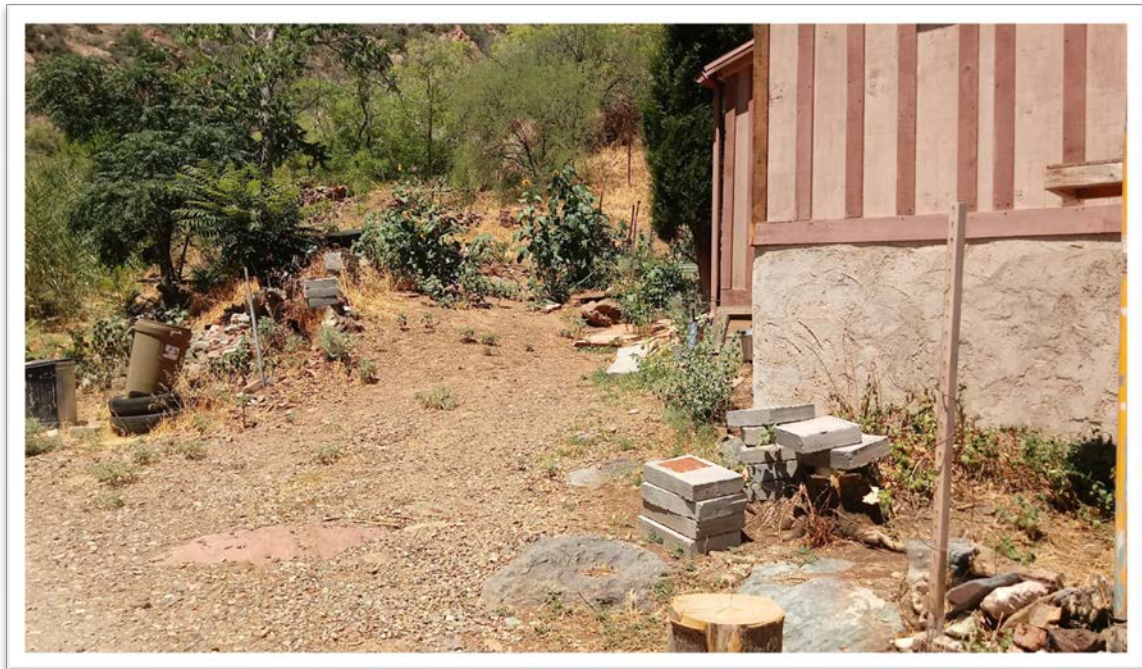
RECORD OF SURVEY	DRAWN BY: C.C.	CHECKED BY: M.T.E.
LOCATION: TOWN OF JEROME YAVAPAI COUNTY, ARIZONA	SCALE: 1 INCH = 20 FEET	DATE: JANUARY 15, 2009
JOB No.: 08-BARBER SHEET: 1 of 1		
A PORTION OF LONE STAR, M.S.1374 & No.THREE, M.S.1285 NORTHWEST 1/4, SECTION 26,T16N, R2E, G&SRB&M.		

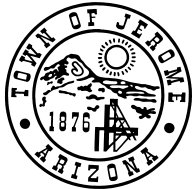
Existing home

Allen Springs Road on the left. Garage location is just to the left of the house.



Existing access to garage pad





TOWN OF JEROME

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

P&Z Resolution No. 2021-19

Approving Final Site Plan for a Deck Extension at 630 Main Street

WHEREAS the Town of Jerome has received an application from Adam Downey (applicant) and Thomas Bauers (owner) for construction of an approximately 220-square-foot rear deck at 630 Main Street (APN 401-07-151); and

WHEREAS the property is in the R1-5 zoning district; and

WHEREAS a notice was posted at the site on October 4, 2021, in accordance with Jerome Zoning Ordinance Section 303.1.E.; and

WHEREAS the Jerome Planning & Zoning Commission reviewed this application at their August 18, 2021 meeting and approved the application with certain conditions, including review and approval of the variance request by the Board of Adjustment; and

WHEREAS the Jerome Board of Adjustment reviewed this application at their September 20, 2021 meeting and approved the variance request; and

WHEREAS the Planning and Zoning Commission finds that the site plan does not adversely affect the public health, safety, and general welfare, and so protects the environment and the historical character of the Town of Jerome.

NOW, THEREFORE BE IT RESOLVED by the Planning and Zoning Commission of the Town of Jerome, Arizona, that the Final Site Plan submitted for construction of an approximately 220-square-foot rear deck at 630 Main Street is hereby approved, subject to the following conditions:

1. **Height** – The deck height shall not exceed twenty-seven (27) feet above the existing grade.
2. **Setbacks** – Minimum side setbacks of five (5) feet shall be provided.
3. **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.
4. **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.
5. **Building Permit Submittal and Code Requirements** – The applicants shall consult with the Building Official and submit detailed drawings for building permits that clearly demonstrate compliance with all Code requirements, such as coverage, height, parking, and setbacks (Section 505).
6. **Conditions on Plans** – The building permit plan submittal shall include a sheet with a list of the approved conditions.

P&Z Resolution No. 2021-19

7. **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 20th day of October 2021.

ATTEST:

APPROVED:

Rosa Cays, Deputy Town Clerk

Lance Schall, Chair



TOWN OF JEROME, ARIZONA
600 Clark Street, P.O. Box 335, Jerome, AZ 86331
(928) 634-7943

General Land Use Application - Check all that apply

- Site Plan Review \$100
Demolition \$50/\$200
Time Extension \$0
Design Review \$50/\$200
Signage/Awning \$25
Other: Variance \$200
Conditional Use Permit (CUP) \$100
Paint/Roofing \$0
Other:

Note: Refer to the corresponding Project Application Checklist/s for additional submittal requirements.

Table with applicant and owner information: Applicant: Adam Downey, Owner: Tom Bauers, Address: Jerome, AZ 86331, Project: Deck Extension and Rebuild

- I understand that review by the Jerome Design Review Board, Planning and Zoning Commission, and Town Council is discretionary.
I understand that the application fee is due at submission and review will not be scheduled until fee is paid to the Town.
I understand review criteria are used in evaluation by the Jerome Design Review Board and/or Planning and Zoning Commission.
I understand that this application will not be scheduled for consideration until all required materials have been submitted and the application is determined to be complete.

Applicant Signature: Adam Downey Date: 7/28/21
Property Owner Signature: Thomas R. Bauers Date: 8/10/21

For Town Use Only
Received from: Adam Downey Date: 8/3/2021
Received the sum of \$100.00 as: [X] Cash [] Credit Card
By: For: Site Plan / BOA
Tentative Meeting Date/s - DRB: P&Z:

Note: \$200 already paid - SK

Bauers Deck Project

Project Overview

The Bauers residence was built with a Ten Foot Setback from the property line on the East side of the property. The existing deck extends Five feet beyond the house. The new deck will extend off existing framing to a total width of Ten feet.

Length and height of the deck will not change only the width.

The new deck addition will total 220 square feet. We will replace all deck planking with 2x6 composite decking boards in a light green/gray color (Foggy Wharf, Trex Brand). All hand rails and pickets will be replaced with the same material as well.

Existing deck has 2x6 floor joists that span no more than Five Feet and are sixteen inch on center. New joists are to be sistered off existing joists extending no more than Ten Feet. Four new Pillar points will be added.

Total deck height will be 109 inches above the stone patio. The railing will be an additional 36 inches above the deck planking for a total height of 145 inches.

The project will take no longer than four weeks to be completed and will require four employees.

The new deck addition will not have lighting or electrical work; no utility lines will be moved.

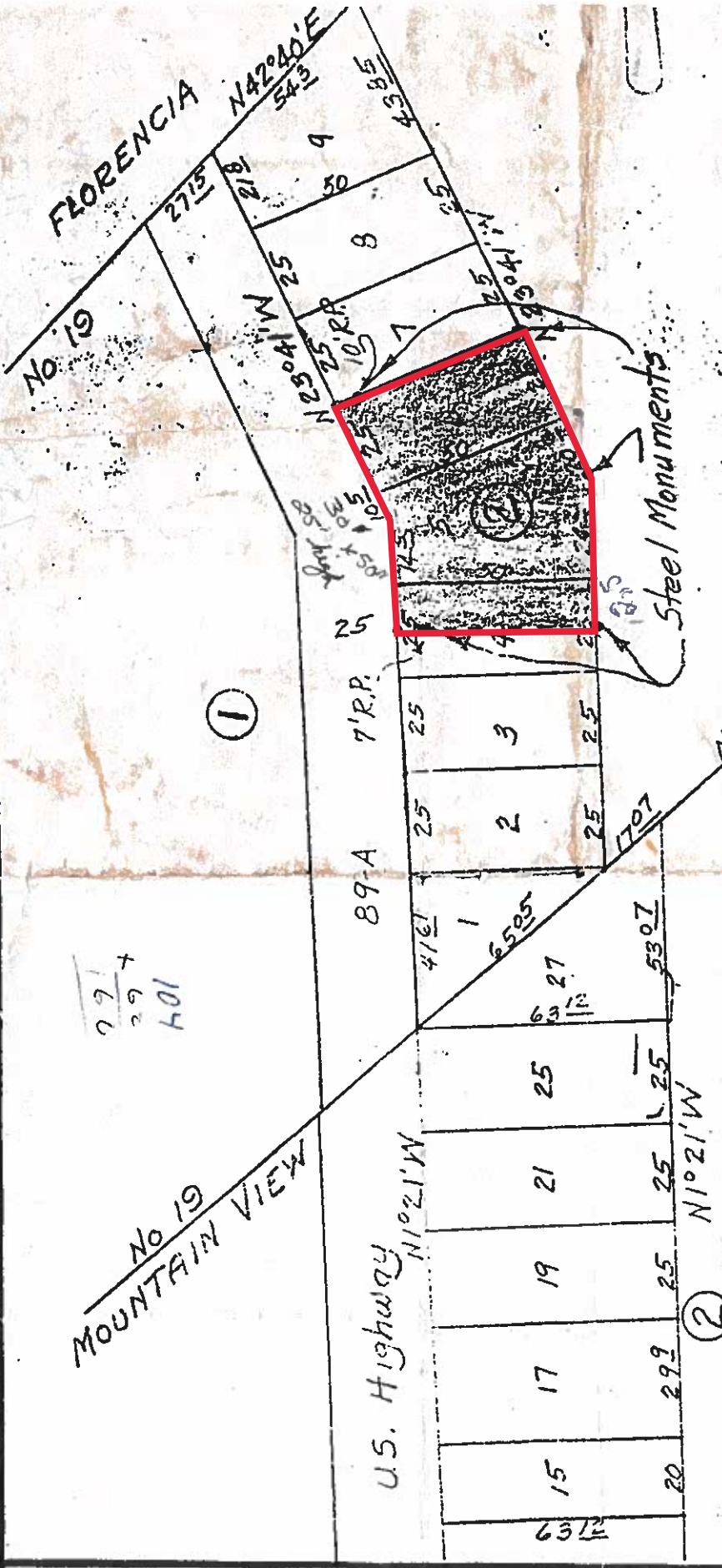
The new deck addition will not extend beyond existing stone patio.

Justification of Variance

Tom Bauers has leased the property adjacent to the proposed deck addition for many years.

There will be no dispute between property owners as Tom has written permission to extend his new deck to the property line.

Owners of adjacent property have given signed permission to build to the property line with no dispute.



971
297
601

①

②

75x50

John McDonald
Town Hall
634-7943



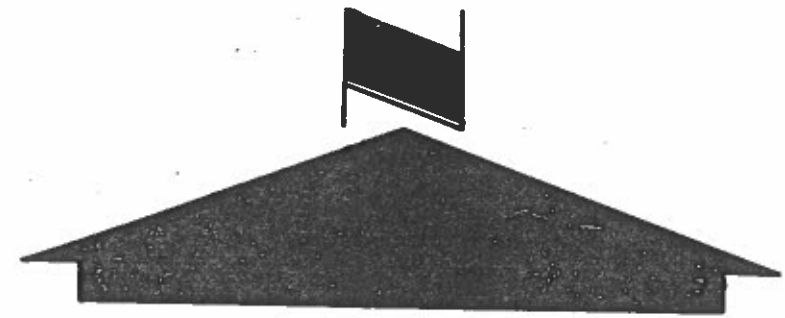
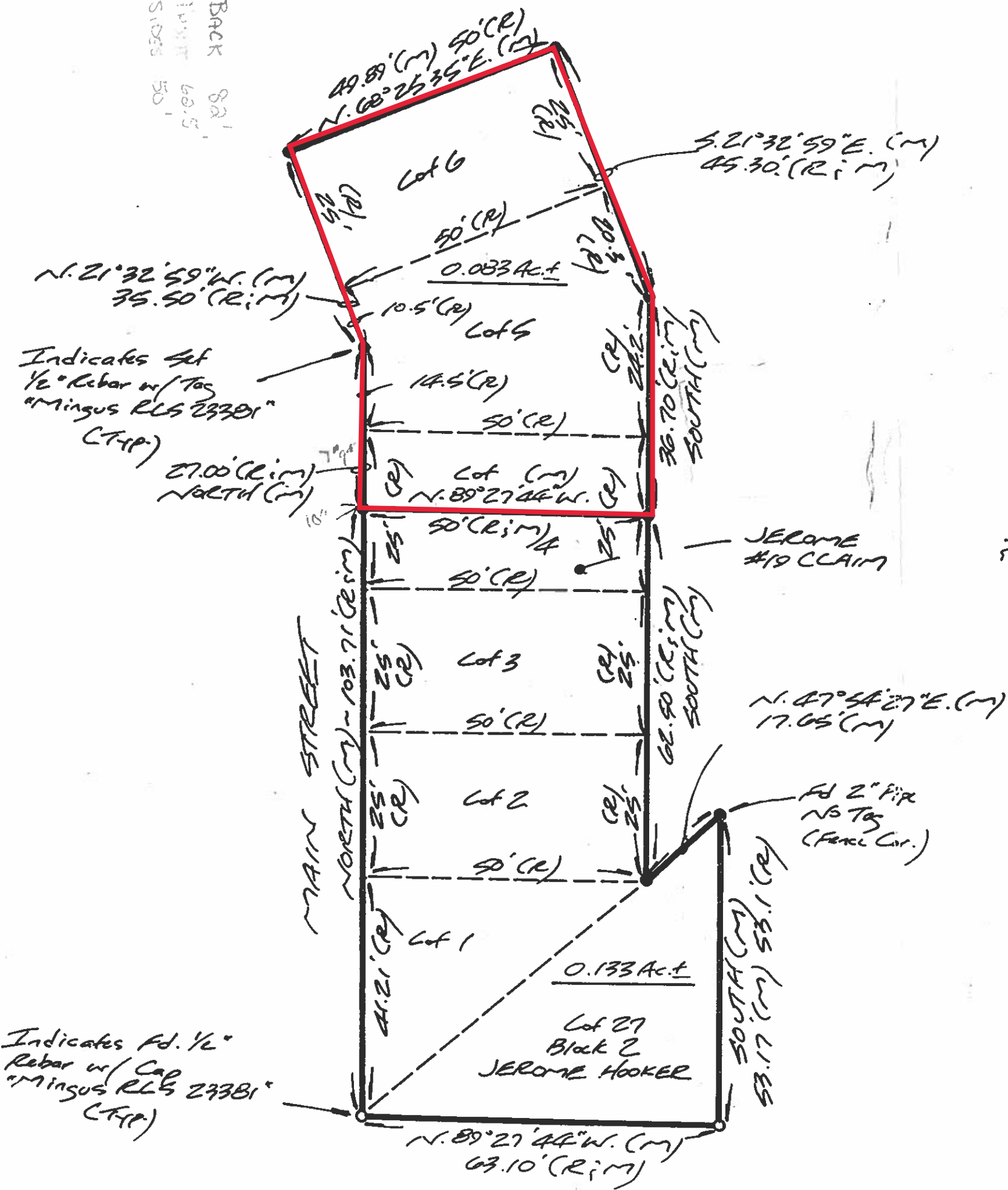
J.O. 4366

SKETCH OF LOTS IN BLOCK 2, MOUNTAIN VIEW LODE AND BLOCK 2 IN NO. 19 LODE CLAIMS, JEROME, ARIZONA. FROM RECORDS

Scale: 1" = 40'

BACK SIDE
 60.5'
 50'

Beginning 21 A CORNER
 10" from base
 7"9" to leading edge of color change



Scale 1"=20'

RESULTS OF SURVEY
 LOTS 1, 2, 3, 4, 5 & 6, JEROME #19 CLAIM
 & LOT 27, BLOCK 2, JEROME HOOKER
 TOWN OF JEROME,
 YAVAPAI COUNTY, ARIZONA



Prepared for: John Carcellas 10-13-95

Mingus Associates

CONSULTING ENGINEERS & LAND SURVEYORS, INC.

P.O. BOX 1447
 COTTONWOOD, ARIZONA 86326
 (602) 634-3624

MCP

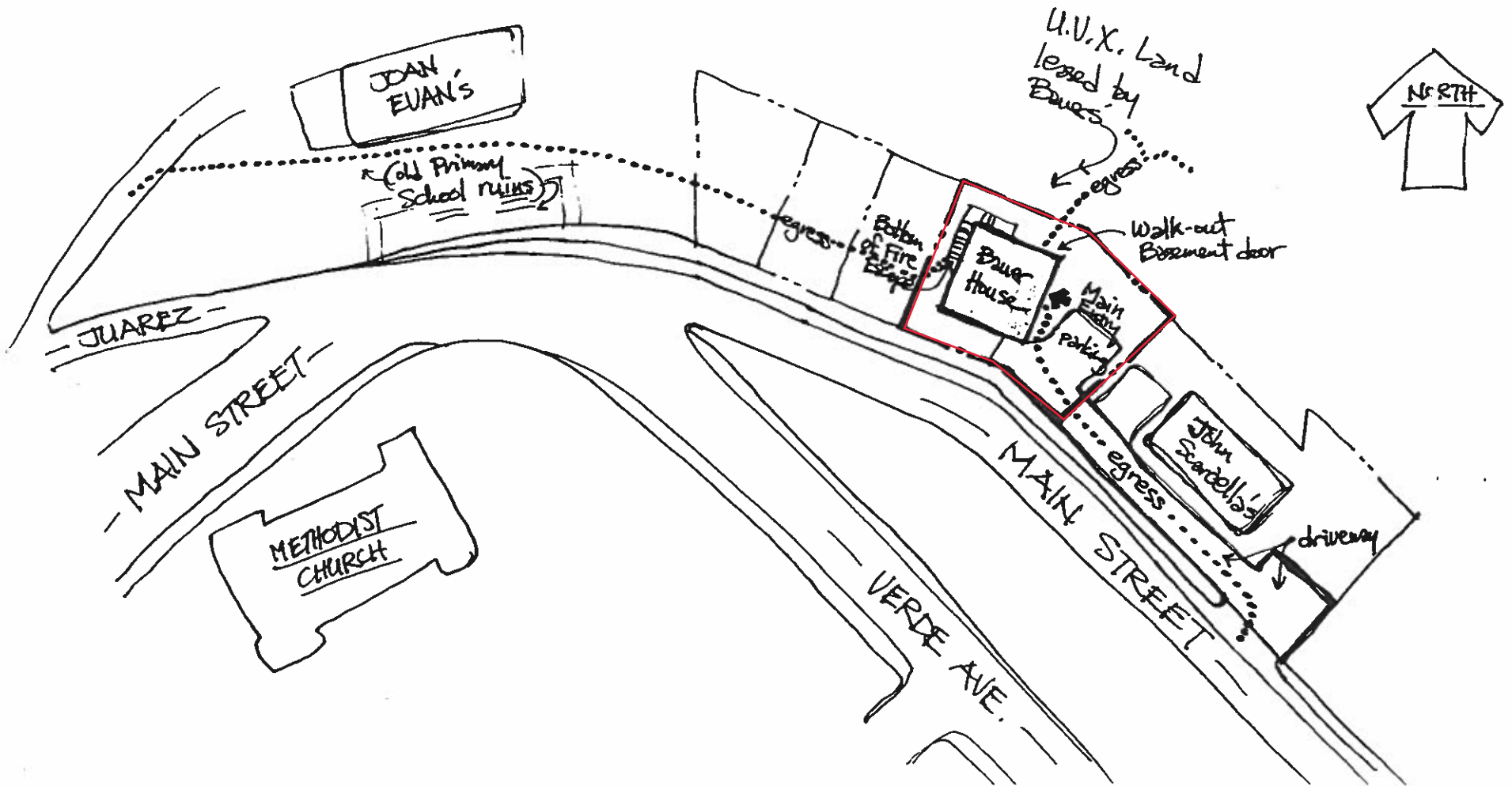
PROPOSED BAUER RESIDENCE

VICINITY MAP

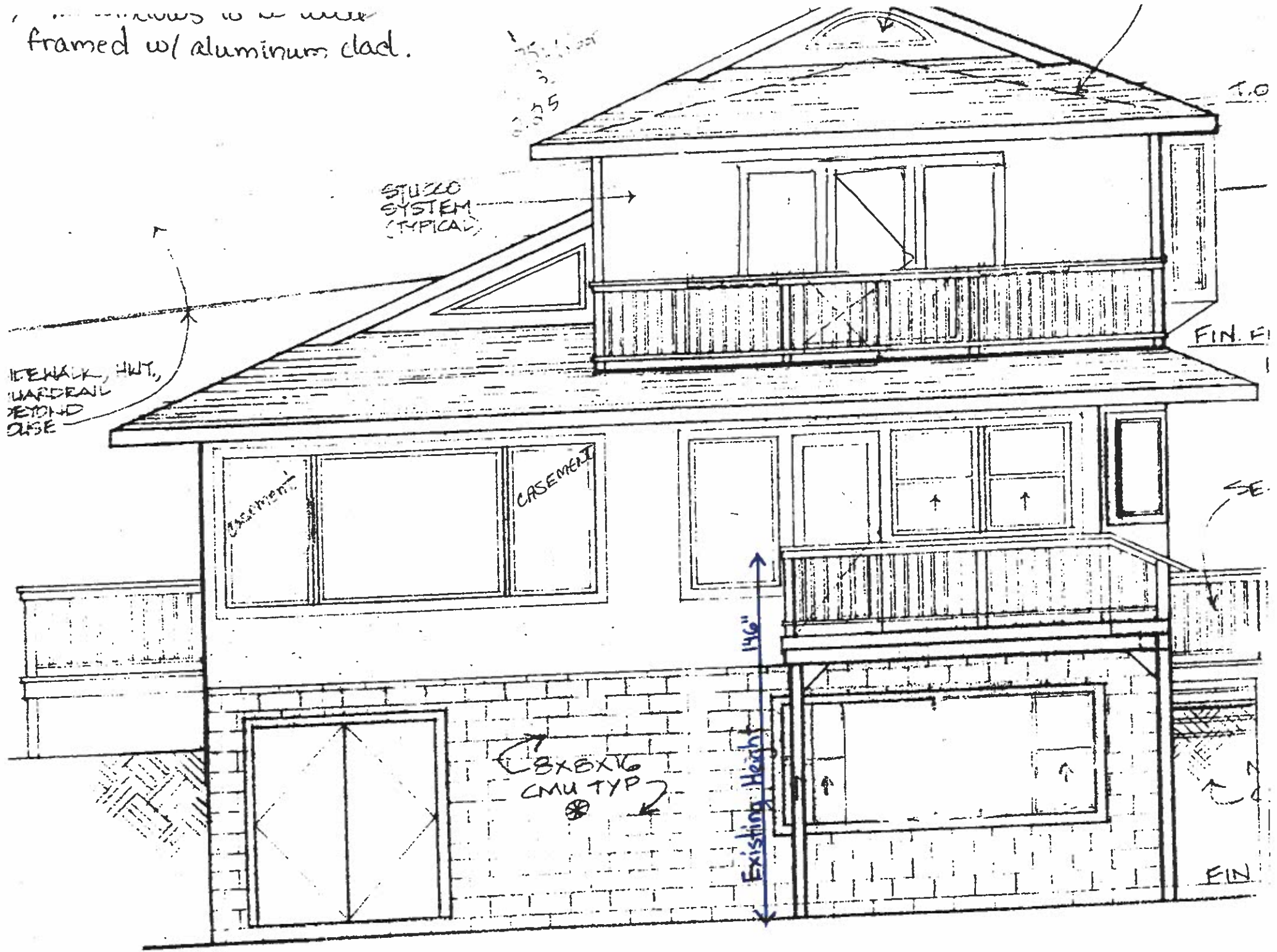
1" = 50'

10-30-96

w/ ROUTES OF EGRESS
BY FOOT IN CASE OF
EMERGENCY



Windows w/ wood framed w/ aluminum clad.



15.000
3.000
2.25

T.O

STUCCO SYSTEM (TYPICAL)

ICEWALK, HWY,
WARDRAIL
BEYOND
CASE

FIN. F

CASEMENT

CASEMENT

SE

Existing Height
146"

EXISTING
CMU TYP

FIN

CASEMENT

EXISTING WALL

Property Line

5' SET BK. TYP.

Existing

Deck to Property Line
1' 2 1/2" from New Property Line

6'-1"

16' 3 1/2"

6'

2'

Deck

Deck

Deck

Deck

Deck

Deck

Deck

Deck

Deck

Deck

Deck

Deck

Deck

Deck

Deck

Deck

Deck

Deck

Deck

Deck

Deck

Deck

32'

29' 3 1/2"

32'

29' 3 1/2"

32'

29' 3 1/2"

32'

29' 3 1/2"

32'

29' 3 1/2"

32'

29' 3 1/2"

32'

29' 3 1/2"

32'

29' 3 1/2"

32'

29' 3 1/2"

32'

29' 3 1/2"

32'

From House to edge of Property Line of Ratio making 13' 8" Another 51'

10' SET BK. TYP.

PARKING

12'

14' 6"

20'

20'

50'

STREET

ALBA

SCARFELLA PARKING

Existing Deck Dimensions 22.3' x 5'

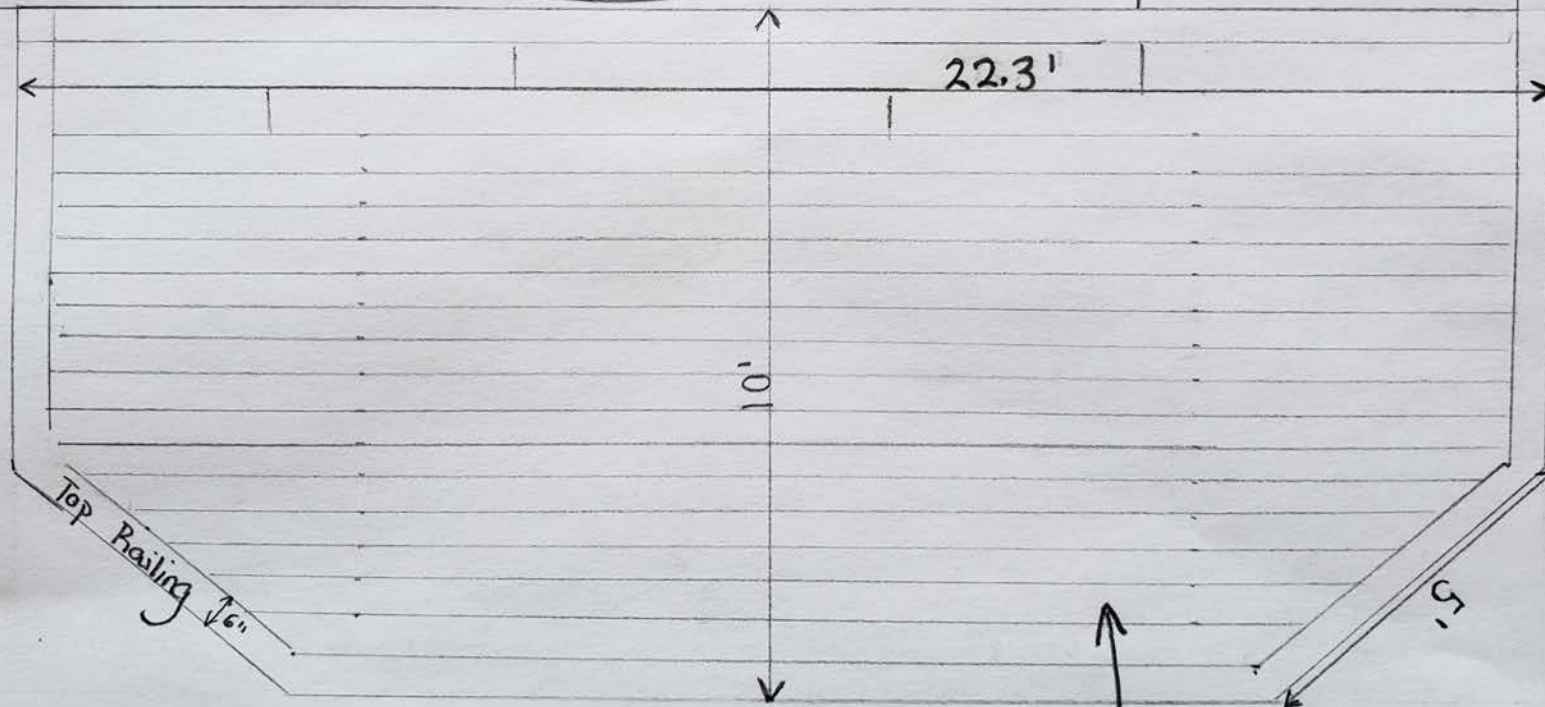
New Deck Dimensions 22.3' x 10'

6/9/21

Back Stairway

House

Top View



Scale $\frac{1\text{cm}}{\text{---}} = 1\text{ft}$

New Deck

Existing deck that extends 5' from house



Existing deck and patio - note that patio extends across rear property line.



Looking back toward house



String is the approximate location of the rear property line



VERDE EXPLORATION, LTD.

PO Box 384
Clarkdale, Arizona 86324

PHONE 928-634-5657
westcott@wildapache.net

June 12, 2021

To Whom It May Concern:

Thomas Bauers has approval from Verde Exploration, Ltd. to extend his deck close to the property line, following Town and County codes.

A handwritten signature in cursive script that reads "Roberta Westcott".

Roberta Westcott

Property Manager

Lease

Date 6-11-2021

LESSOR: VERDE EXPLORATION, LIMITED, A Delaware Corporation

LESSEE: THOMAS BAUERS PO BOX 752 JEROME 86331

Lessor hereby leases to Lessee, on the terms and conditions hereinafter provided, the surface rights, to a depth of ten feet, certain parcel of land situated in or near the town of JEROME, Yavapai County, Arizona, particularly described as follows:

APPROX. 3,000 SF adjacent to back side of lessee's parcel, 401-07-151. CLAIM #19, near FLORENCIA

as platted and shown on a map of said district on file in the office of Lessor at Jerome Arizona.

TO HAVE AND TO HOLD, the above described premises unto Lessor for the term commencing on 9-1-19 and ending on 8-31-21, unless sooner terminated, as hereinafter provided.

259. 8
270. 8-

I.

The rent for the leased premises is the sum of \$ 529.00, payable in 1 installments of \$ 529.00 in advance, at the office of the Lessor in Jerome, Arizona.

II.

LESSEE AGREES:

1. That he will promptly pay, before delinquent, all taxes, assessments and water, gas, electric and other charges assessed against said premises, or any improvements erected thereon during the term of this lease, or as long as he shall occupy said premises.

2. To comply with all laws, regulations and ordinances respecting the use and occupancy of said premises, and any rules and regulations from time to time prescribed by Lessor respecting such use or occupancy.
3. To insure and keep insured, any improvements upon said premises against loss by fire, such insurance to be payable to Lessor and Lessee as their interests may appear.
4. To keep the premises free from garbage, ashes or litter, and in a neat and sanitary condition during the term thereof.
5. That he will not sublet the leased premises in whole or in part, or assign this lease or any interest therein, without the written consent of Lessor.
6. That he will not erect any building or structure or change, alter, or remodel any building or structure on the leased premises during the term of this lease without the written consent of Lessor; and in the event such permission is obtained, any work done shall be done under the supervision of Lessor, and Lessee shall keep the premises free and clear of liens and encumbrances.
7. That he will, and does hereby, release Lessor from any and all liability for personal injuries or property loss sustained by him, his family, tenants or guests while on or about said premises, by reason of the condition of said premises or any operation or business carried on by Lessor, or any cause whatsoever.
8. THAT UPON THE EXPIRATION OF THIS LEASE, OR ITS CANCELLATION BY LESSOR, HE WILL REMOVE FROM THE PREMISES ANY BUILDINGS OR STRUCTURES PLACED BY HIM UPON SAID PREMISES; IT BEING UNDERSTOOD THAT THE FAILURE OF LESSEE TO EXERCISE SUCH RIGHT OF REMOVAL AND ACTUALLY REMOVE ANY STRUCTURES WITHIN THIRTY DAYS AFTER THE TERMINATION OF THIS LEASE OR LESSEE'S ABANDONMENT OF THE LEASED PROPERTY, SHALL VEST THE OWNERSHIP OF ANY SUCH STRUCTURES IN LESSOR, IN REMOVING ANY STRUCTURES BY HIM ERECTED AS HEREIN PROVIDED, LESSEE SHALL LEAVE THE BUILDING OF LESSOR IN REASONABLY GOOD AND TENANTABLE CONDITION, AND AT HIS OWN EXPENSE, PERFORM ALL WORK NECESSARY TO ACCOMPLISH THIS RESULT.

III

IT IS MUTUALLY UNDERSTOOD AND AGREED:

1. That the Lessor shall have access to the leased premises, and every part thereof, at all reasonable times for the purpose of examination thereof.

2. That as one of the conditions of this lease, Lessor reserves the right to cancel and terminate the same upon giving thirty days notice in writing to Lessee; which right shall be at the option of Lessor without the necessity of giving any cause for such cancellation. Notice of such cancellation may be given by posting same on the leased premises, or by mailing a copy thereof to Lessee at Jerome, Arizona.
3. That in the event of the neglect or failure of Lessee to pay when due any installment of rent, or to make any other payment, as herein provided or fully to perform any covenant herein contained by him to be performed, Lessor may at its option, in addition to any other remedy, forthwith terminate this lease and reenter and retake possession of the leased premises; it being further understood that Lessor shall have the right to pay any tax, assessment, insurance premium, or other charge against the leased premises, in which event Less shall promptly repay Lessor for such disbursement.

IV.

IT IS UNDERSTOOD AND AGREED that Lessee may erect on the leased premises, at his own expense, and subject to all of the condition hereof, the following described building or structure:

to be used solely for the purpose of yard & gardening

VERDE EXPLORATION, LIMITED

By Roberta Westcott
Lessor

Thomas A. Bauer
Lessee

VERDE EXPLORATION, Ltd.

PO Box 384

Clarkdale, AZ 86324

Phone: 928-634-5657

Fax: ~~928-649-5196~~

westcott@wildapache.net

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