



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, September 24, 2024

Item :
Location: 111 Main Street
Applicant/Owner: Eric Jurisin
Zone: C-1
APN: 401-06-156F
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend Approval

Background and Summary: The applicant, Eric Jurisin is seeking approval the add new signage to the front façade of 111 Main street in conjunction with the opening of a new restaurant in that location. The sign mounting locations are currently in place, and were previously used by the prior restaurant. These hanging signs will not change except in appearance. Addressing, business name and hours of operation are intended to applied to the main entry door below (see graphics on following pages).

Building Background: The building at 111 Main Street is not listed as historic, or contributing to the historic landmark status in the 2007 Historic property inventory. Yavapai County has some confusing information as to the original construction date of the building, however it is assuredly not 1901. These records need to be clarified for longevity's sake, but the building in question is currently not a historic building.

Purpose and Considerations: The Design Review Board shall review a submitted application for Design Approval of Signs and shall have the power to approve, conditionally approve, or disapprove all such requests, basing it's decisions on the following criteria; Materials- signs made of durable, weather resistant materials such as acrylic, resin, steel, aluminum, or composite materials are preferred. Lettering- Lettering and symbols on signs should be routed, applied or painted on the surface of the sign material. Colors- Colors of a sign shall be visually compatible to the colors of buildings, structures, and signs to which the sign is visually related. Exceptions- The design review board may waive the requirements of this section and section 507 in order to allow the preservation or restoration of signs or commercial graphics which are determined to be of historical significance or of particular interest.

Response: The removal of one sign surface and addition of one facing a new direction will not increase the signage area beyond the allowable maximum square footage.

Signage Regulations: Section 509.G establishes the requirements for signage in the C-1 Commercial district. Subsection 2 states; *"The area of any single wall, projecting, free-standing or canopy sign shall not exceed sixteen (16) square feet.* Subsection 4 also states: *"The bottom part of any projecting sign shall be no lower than eight (8) feet above the ground directly below it."* It goes on to add that; *"The maximum area of all permanent signs shall not exceed 32 square feet."* *Directional signs and address*

numbers are allowed in addition to normal sign allowances provided that they conform to all provisions of section 509.

Response: The mounting locations for the signage already exists in place, and was used prior to the Pandemic for “Grapes”. The proposed signage includes reusing these two existing signs (Each measuring 20” x 108”, or 1.6’ x 9’, or 14.4 sq. ft. each) as well as the name “Haunted Pizano” applied to the entrance along with the hours of operation. Note that the hours of operation and locational information as well as service information are not counted in the total square footage of the sign. Each hanging sign is under the required 16 sq. ft. maximum size and together total to 28.8 sq. ft. of hanging signage, well under the maximum signage area of 32sq. ft.



Proposed Signage locations. Note that the Yellow trim around the border of the signs will be changed to red, while the interior of the sign board will change to black with white lettering. The above image has a faint graphic on the four window locations, however the applicant has removed that as the total square footage of the signage would exceed the 32sq. ft. allowed.



Left and Below: Three views of the façade of 111 Main street as it currently exists. The hanging sign boards are still in place, and can be compared to the proposed graphics on the previous page. Note plans to change the trim and signboard colors to Red trim, Black field and white-lettering. Address signage would be applied on the glass above the main entrance, with business name and hours of operation located on the main door itself.





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

File #: _____

Town Use

General Land Use Application – Check all that apply

- Site Plan Review \$300 Design Review \$25 to \$500 Conditional Use Permit (CUP) \$500
 Demolition \$50/\$200 Signage/Awning \$50 Paint/Roofing \$25
 Time Extension \$25 to \$200 Other: _____ Other: _____

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

Applicant: ERIC JURISIN	Owner: SAME
Applicant mailing address: PO Box 2 JEROME AZ	Property owner mailing address:
Applicant role/title: DWORR	
Applicant phone: 928 301 0168	Owner phone: 928-301-0168
Applicant email: Jeromepalacaguala	Owner email: SAME
Project address: 111 Main St	Parcel number:
Describe project: Sign Face Change	

- 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:  Date: 9-3-24

Property Owner Signature: _____ Date: _____

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: _____