



# TOWN OF JEROME

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

## Zoning Administrator Analysis Planning & Zoning Commission Tuesday, September 19, 2023

**Item :**  
**Location:** 139 Juarez  
**Applicant/Owner:** Steven Cheifetz  
**Zone:** R1-5  
**APN:** 401-07-186  
**Prepared by:** Will Blodgett, Zoning Administrator  
**Recommendation:** Discussion/possible action

**Background and Summary:** The Applicant (Steven Cheifetz) is proposing to replace the remaining section of wooden retaining wall that is failing. The westernmost portion of the old retaining wall which had already failed, has been successfully replaced with a poured concrete wall, and this next step is proposing to continue the replacement along the front of the home. Simultaneously the applicant wishes to widen the stairs to help eliminate the stairs directing water toward his house, and to improve the ease of access for the occupants. In addition to these two changes, the Town crew is intending to replace and repair the storm drain system on Juarez street in front of the applicants house and help direct the runoff to this system.

**Building Background:** The 2007 Historic Property survey records this home as built in 1995, and as such is a noncontributor to the National Register of Historic Places.

**Purpose:** The purpose of the site plan review is to provide for the public health, safety and general welfare, and to protect the environment and the historical character of the Town of Jerome. The plan review will include an examination of all proposed site work, and excavation and grading regulations, with special regulation of work sites with extreme slope or unstable soils. Essential to this purpose is the review of possible impacts on surrounding properties.

**Property Standards:** The Town of Jerome Zoning Ordinance in section 303.1.B.a says that "*Additions and alterations to Residential, Commercial or Industrial structures...*" will require review by the planning and zoning commission.

**Response:** The total wall length proposed by the applicant is 24', in three sections. The main, or middle segment is 16' in length with two 4' segments coming off of the main at roughly 45 degree angles. For issuance of a Building Permit the proposed designs will have to meet compliance with all applicable building codes

**Applicants Letter:**

Steve Cheifetz  
3442 North 53<sup>rd</sup> Street  
Phoenix, Arizona 85018  
Phone (602) 980-8181  
E Mail [swcheifetz@gmail.com](mailto:swcheifetz@gmail.com)

**139 Juarez Wall/Stair Replacement Narrative**

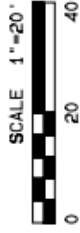
This project seeks to replace a failing wood retaining wall and wood stairs in front of the home at 139 Juarez with a new concrete retaining wall and wider wood stairs, all as depicted in the attached drawing. This new portion of the retaining wall will connect to the concrete retaining wall approved by this Commission on April 18<sup>th</sup>, 2023, and run across the front of the home to the new wider wood stairs. The wall shall be 8 inches thick to match the wall recently constructed. I am also replacing the old wood stairs that wrap around the South side of the home, but since those stairs are simply replacing the existing wood stairs, I do not believe that portion of the project needs Commission approval.

The expanded staircase in front of the home is to be better built to avoid water running down the stairs during major rainstorms. I want to install a 2-foot concrete pad in front of the stairs that is elevated sufficiently to prevent run off from Juarez Street. On each side of the stairs will be a masonry wall that rises a few inches above grade. Once this project is complete we expect the town will be installing a new storm sewer on Juarez that drains into the large storm sewer pipe that already runs under Juarez Street just north of this property. I also expect to install landscaping in front of the completed wall that will further prevent run off from approaching the house.

# RECORD of SURVEY

ASSESSOR'S PARCEL No. 401-07-186  
JEROME, AZ

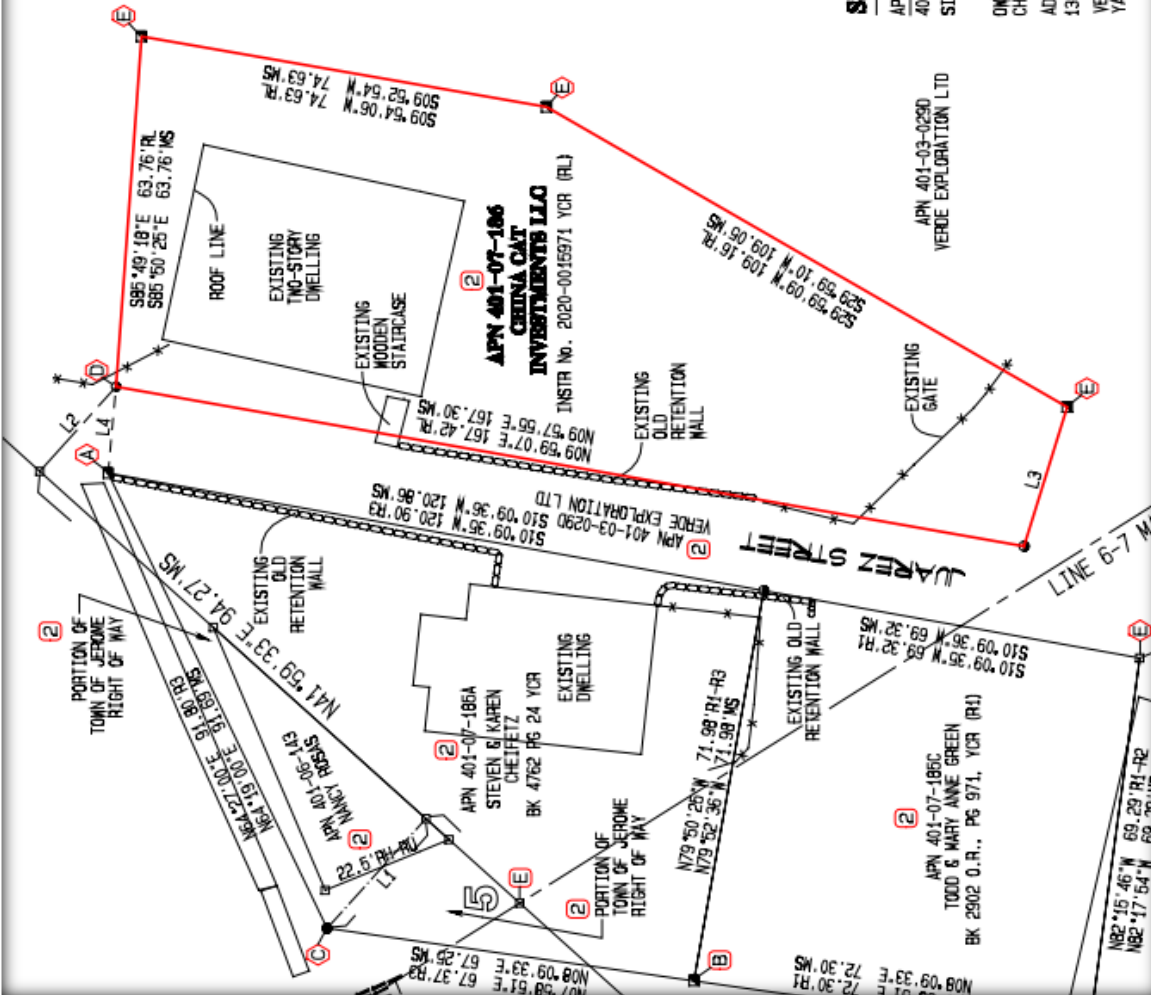
SITUATED IN A PORTION OF SECTION 23,  
TOWNSHIP 16 NORTH, RANGE 2 EAST  
GILA AND SALT RIVER MERIDIAN,  
YAVAPAI COUNTY, ARIZONA.



## SITE INFORMATION:

APN: 401-07-186  
ZONING: (PEER ASSESSOR) AR  
SITE AREA TOTAL: 0.21 AC

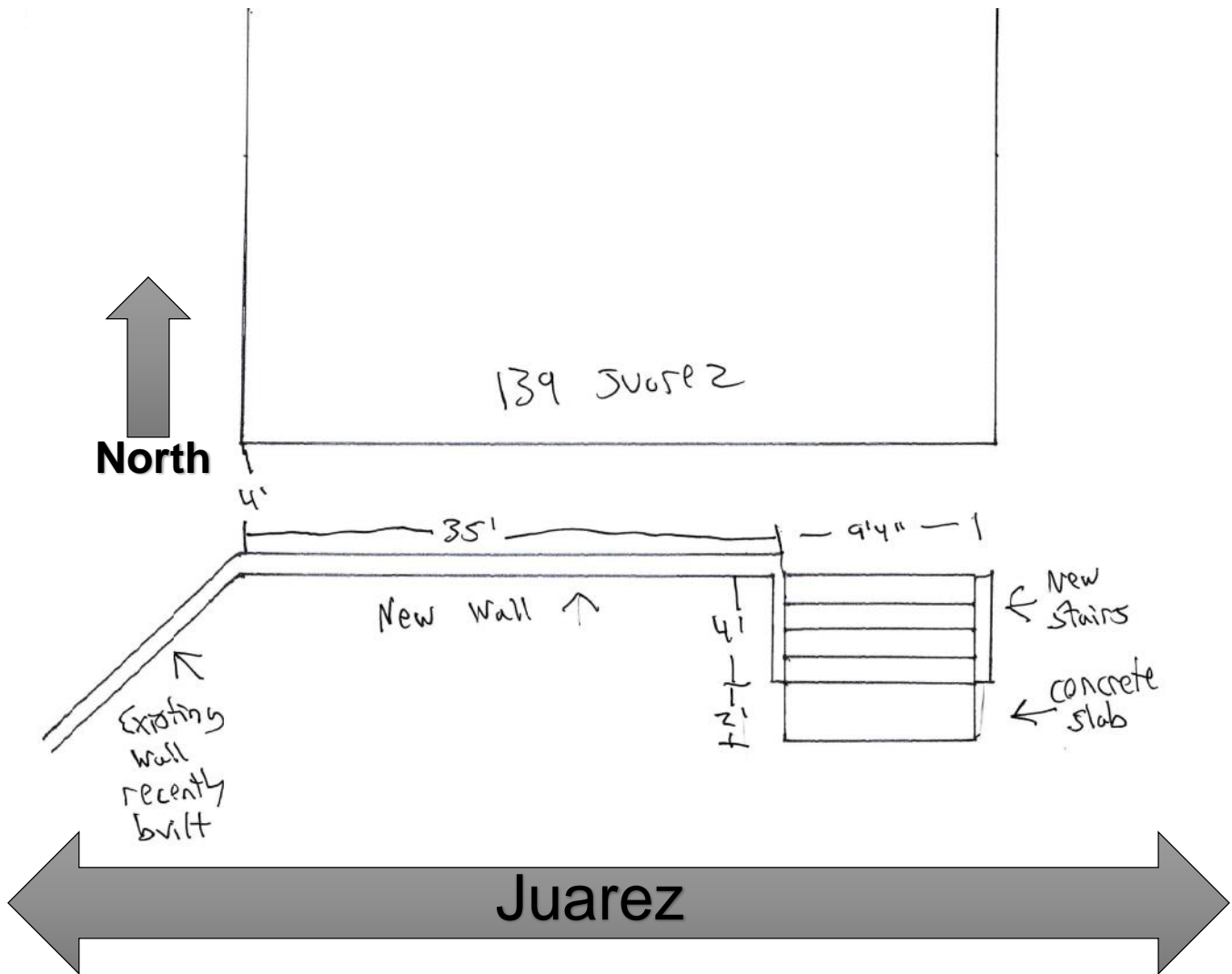
OWNER: CHINA CAT INVESTMENTS LLC  
ADDRESS: 139 JUAREZ STREET JEROME AZ 86331  
VESTING DEED: INSTRUMENT No. 2020-0016974,  
YAVAPAI COUNTY, AZ (RL).





Yavapai County GIS (with the subject parcel highlighted in red) with a significant error. Juarez road is placed west of its actual location, which should be between the subject parcel, and 401-07-185A / 401-07-185C on the left of the map. The survey map on the previous page notes the correct location of Juarez.

Source: Yavapai County GIS



**Above:** Sketch map explaining the location, and dimensions of the proposed project. The new section of wall will stay at 8" thick ( the same as the wall approved in April) and continue it for 35' along the front of the house, to the stairs.



**Top:** View of 139 Juarez (on right) from the south end of Juarez looking Northwest.  
Source: W. Blodgett



**Top:** View of the front of 139 Juarez from Juarez street facing Northeast. The new proposed section of Retaining wall will replace the wooden wall and railing that currently exists.

Source: W. Blodgett



**Left:** Detail view of the wooden stairs leading down to 139 Juarez from street level. Note the 2x4 boards on the left of the stairs that serve as the existing retaining wall. This wraps around the left and continues along the front of the home.

Source: W. Blodgett





View showing the direction of water flow / drainage that has been negatively impacting the residence. The drainage patten will be addressed by the Town crew.

Source: W. Blodgett



Top: The recently poured retaining wall section is visible in the lower left corner of the photo above. The new section will continue this to the stairs in the upper right of the photo.

Source: W. Blodgett

# Application & Related Information

File #: \_\_\_\_\_

Town Use



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

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

Applicant: <u>steve cheifetz</u>	Owner: <u>China Cat Investments LLC</u>
Applicant mailing address: <u>3442 N. 53rd St. Phoenix AZ 85018</u>	Property owner mailing address: <u>3442 N. 53rd St. Phoenix AZ 85018</u>
Applicant role/title: <u>Managing Member</u>	
Applicant phone: <u>602-980-8181</u>	Owner phone: <u>602-980-8181</u>
Applicant email: <u>swcheifetz@att.net</u>	Owner email: <u>swcheifetz@att.net</u>
Project address: <u>139 SW 1st Jerome</u>	Parcel number: <u>401-07-186</u>
Describe project: <u>see Attached Narrative</u>	

- 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: [Signature] Date: 9/11/2023  
 Property Owner Signature: [Signature] Date: 9/11/2023

**For Town Use Only**

Received from: \_\_\_\_\_ Date: \_\_\_\_\_

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

By: \_\_\_\_\_ For: \_\_\_\_\_

Tentative Meeting Date/s - DRB: \_\_\_\_\_ P&Z: \_\_\_\_\_

