



# TOWN OF JEROME

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

## Zoning Administrator Analysis Jerome Town Council Tuesday, May 12, 2026

**Item :** Lot Split  
**Location:** 876 Gulch Road  
**Applicant/Owner:** Stearman Craig A & Ivy K Living Trust  
**Zone:** AR  
**APN:** 401-09-010F  
**Prepared by:** Will Blodgett, Zoning Administrator  
**Recommendation:** Recommend discussion / Approval

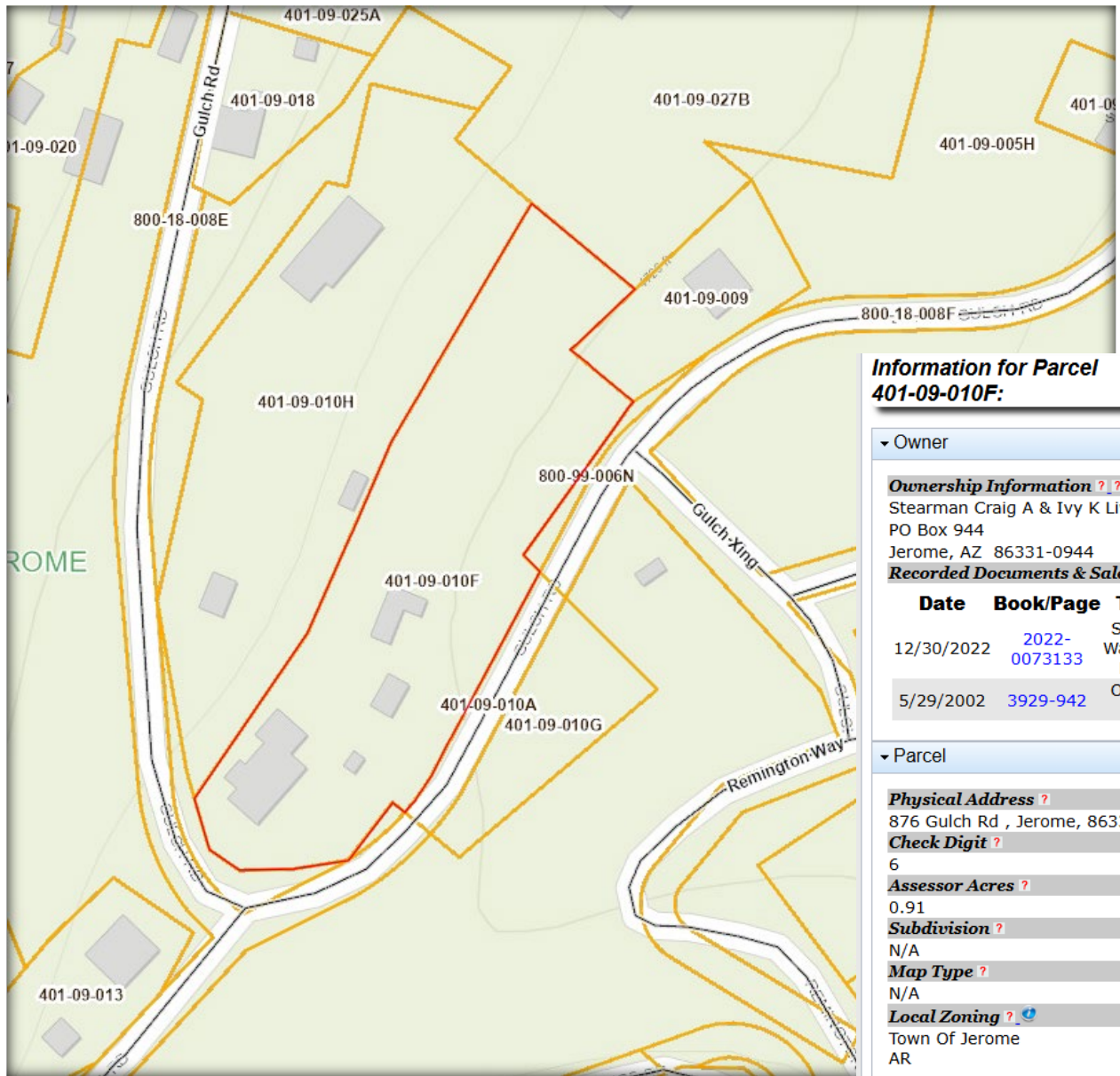
**Background and Summary:** The applicant/Owner of parcel 401-09-010F (876 Gulch Road) is seeking approval to divide the lot into two legal lots. On April 21, 2026 the Planning & Zoning Commission approved the lot split, verifying that all requirements of Town Codes and Ordinances are met. The Final approval now goes to the Jerome Town Council.

**Building/Property Background:** The House at 876 Gulch road is listed as being built in 1900. The 2007 inventory of historic properties includes this home (entry 221) which is included with this review. The 2007 inventory lists this property as being a contributor to Jerome's landmark status.

**Regulations & Development Standards:** The Town of Jerome's property standards for the AR zone (Section 503) that are applicable to a lot-division are as follows; 1) A minimum lot area of 10,000 Sq. Ft. 2) Minimum lot width of 100ft. 3) Minimum 850 sq. ft. for a primary structure. 4) No more than 40% of the lot may be covered by the primary structure and all accessory structures. 5) A front yard of no less than 20ft. 6) a Side-yard no less than 10ft, and where it abuts a street no less than 20ft.

**Considerations:** The current unmodified size of parcel 401-09-010F is 39,639 sq. ft. (0.91 Acres) which is well over the minimum area for the AR zone. From the recent survey conducted, the surveyor labels 4 parcels, A, B, C and D. Parcels C and D are the two parcels intended to result from the lot-division. Parcels A and B are not part of this project. Parcel C, in the new configuration is 14, 287 Sq. ft. and parcel D would measure out to 25,090 Sq. Ft. The primary structure on Parcel C is 1144 Sq. Ft. and while there are noted, a number of sheds and out-buildings Yavapai County does not have those accessory buildings dimensions recorded. That said, the total of the accessory buildings combined with the primary structure does not exceed 20% of the lot coverage. Parcel D does not have any structures noted, primary or otherwise.

The yards and setbacks in this area are long established and this would not have a notable impact on existing and neighboring properties. Any new construction on Parcel D would have no issues conforming to the current Planning & Zoning requirements.



**Information for Parcel 401-09-010F:**

Owner

**Ownership Information** ? ?

Stearman Craig A & Ivy K Living Trust  
 PO Box 944  
 Jerome, AZ 86331-0944

**Recorded Documents & Sales (2)** ?

Date	Book/Page	Type	Cost
12/30/2022	2022-0073133	Special Warranty Deed	\$0
5/29/2002	3929-942	Other - Sale	\$0

Parcel

**Physical Address** ?

876 Gulch Rd , Jerome, 86331

**Check Digit** ?

6

**Assessor Acres** ?

0.91

**Subdivision** ?

N/A

**Map Type** ?

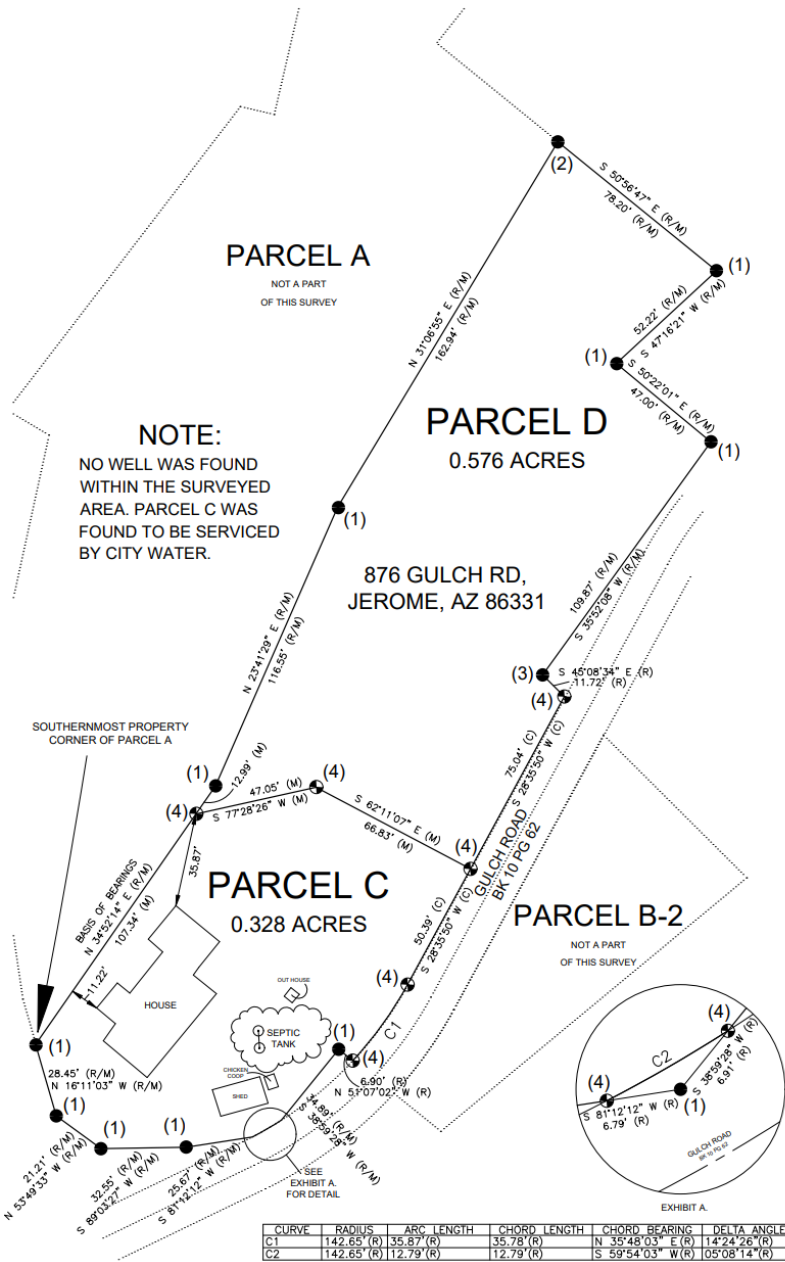
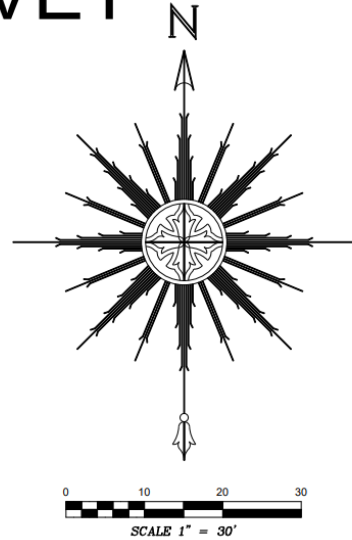
N/A

**Local Zoning** ?

Town Of Jerome  
 AR

# RECORD OF SURVEY

OF 401-09-010F  
 A PORTION OF S26 T16N R2E  
 RECORDED IN BOOK 67 PAGE 27  
 YAVAPAI COUNTY, ARIZONA



SOUTHERNMOST PROPERTY CORNER OF PARCEL A

BASES OF BEARINGS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	142.65 (R)	35.87 (R)	35.78 (R)	N 35°48'03" E (R)	114°24'26" (R)
C2	142.65 (R)	12.79 (R)	12.79 (R)	S 59°54'03" W (R)	105°08'14" (R)

## MONUMENTATION

- FOUND MONUMENT AS NOTED
  - SET MONUMENT AS NOTED
  - CALCULATED POINT ONLY
- (R) RECORDED  
 (M) MEASURED  
 (C) CALCULATED
- (1) FOUND 1/2" REBAR CAPPED 19853
  - (2) FOUND 1/2" REBAR CAPPED 33873
  - (3) FOUND 2" OPEN PIPE
  - (4) SET 1/2" REBAR CAPPED 67585

## DOCUMENTS USED

- BK 67 PG 27
- 2002 SURVEY OF 010F
- BK 10 PG 62
- 1989 SURVEY OF GULCH RD.
- INS # 2022-0073133
- 2022 DEED - PARCEL I

ALL EASEMENTS OF RECORD MAY NOT BE SHOWN ON THIS MAP.

## RESULTS OF SURVEY

A PORTION OF LONE STAR, MS 1374,  
 & NELLIE BLYE, MS 3203  
 IN THE NW 1/4 OF SEC 26, T16N, R2E,  
 G&SRB&M, YAVAPAI COUNTY, ARIZONA



P.O. BOX 1245  
 Cottonwood, Az. 86326  
 PH: 928-649-0949  
 Fax: 928-639-3801

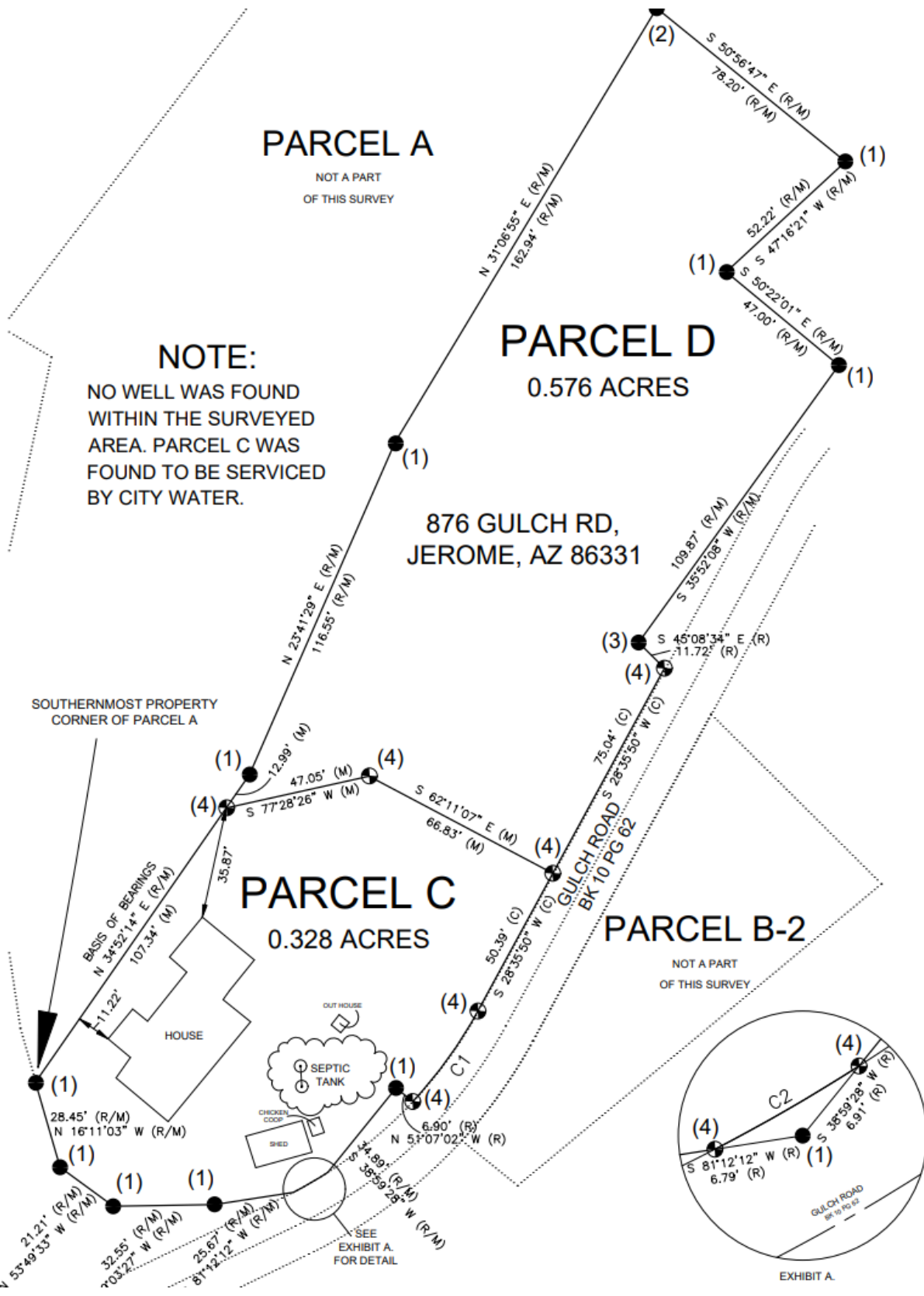
JOB NUMBER: 26-0203 APEX JOB: 26-048

CLIENT	SHEET	SECTION	TOWNSHIP	RANGE
STEARMAN	1 OF 1	26	16N	2E

Gila & Salt River Base & Meridian



I, ADAM M. HAYWOOD, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MARCH, 2026; THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY FORMS A MATHEMATICALLY CLOSED FIGURE; THAT ALL MONUMENTS SHOWN ACTUALLY EXIST AS OF THE DATE HEREOF; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



# Related Information



2007 Town of Jerome Arizona  
**HISTORIC PROPERTIES SUMMARY SURVEY**

PROPERTY IDENTIFICATION

For properties identified through survey: Site No. 221 Survey Area

Historic Name(s)  
 (Enter the name(s). If any, that best reflects the property's historic importance.)

Address Upper Gulch Road

City or Town Jerome  vicinity County Yavapai Tax Parcel No. 401-09-010F  
 Township 16 Range 2E Section 23 Quarters Acreage 0.91  
 Block Lot(s) Plat (Addition) Year of plat (addition)  
 UTM reference: Zone Easting Northing  
 USGS 7.5' quadrangle map:

ARCHITECT  not determined  known Source  
 BUILDER  not determined  known Source  
 CONSTRUCTION DATE 1900  known  estimated Source Co. Assessor

STRUCTURAL CONDITION

- Good (well maintained; no serious problems apparent)
- Fair (some problems apparent) Describe:
- Poor (major problems; imminent threat) Describe:
- Ruin/Uninhabitable

USES/FUNCTIONS

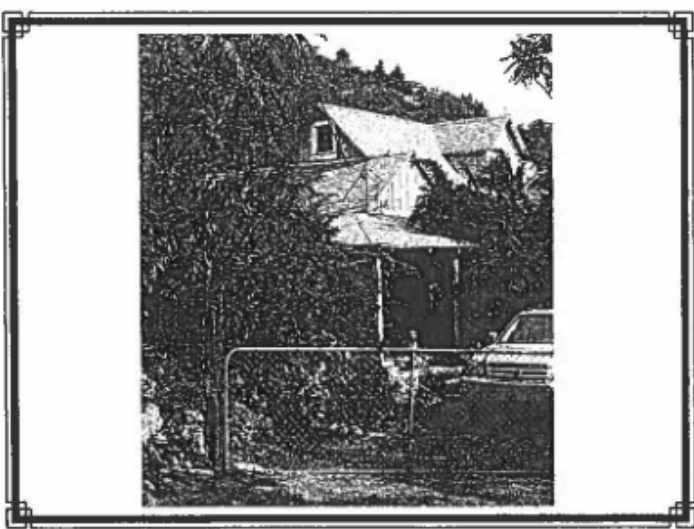
Describe how the property has been used over time, beginning with the original use.

Residential

Sources Co. Assessor, 81 historic Survey.

PHOTO INFORMATION

Date of photo 2007  
 View Direction (looking towards)  
 North  
 Negative No. 401-09-010H





2007 Town of Jerome Arizona

HISTORIC PROPERTIES SUMMARY SURVEY

A. HISTORIC EVENTS/TRENDS. Describe any historic events/trends associated with the property.

B. PERSONS. List and describe persons with an important association with the building.

C. ARCHITECTURE. Style Vernacular/ Folk Victorian [ ] no style

Stories 2 w/, attic [ ] Basement Roof form Cross Gable w/, Gable Dormer.

Describe other character-defining features of its massing, size, and scale This Dwelling is a 1144 S.F., 2-Story w/, attic, multi Cornered irregular plan. There is a one story hip roof front and south façade porch.

INTEGRITY

To be eligible for the National Register, a property must have integrity, i.e., it must be able to visually convey its importance. The outline below lists some important aspects of integrity. Fill in the blanks with as detailed a description of the property as possible.

LOCATION. [ ] Original Site [ ] Moved: date original site

DESIGN. Describe alterations from the original design, including dates.

MATERIALS. Describe the materials used in the following elements of the property.

Walls (structure) Wood Walls (sheathing) Batten Board
Windows Wood Describe window structure One and multiple panes o/, one dbl hung
Roof Asphalt Shingles Foundation Conc., Masonry, Wood

SETTING. Describe the natural and/or built environment around the property. This property has Upper Gulch Road on the East and West sides of the property.

How has the environment changed since the property was constructed?

WORKMANSHIP. Describe the distinctive elements, if any, of craftsmanship or method of construction.

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

[ ] Individually Listed; [ ] Contributor [ ] Noncontributor to Historic District
Date Listed [ ] Determined eligible by Keeper of National Register (date

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property [ ] is [ ] is not eligible individually.
Property [ ] is [ ] is not eligible as a contributor to a listed or potential historic district.
[ ] More information is needed to evaluate.
If not considered eligible, state reason:

FORM COMPLETED BY Gregory C. Hunt
Name and Affiliation: D.A.P.A. Studio
Mailing Address: P.O. Box 8 Cottonwood, AZ.

Date: Nov., Dec., 2007
Phone #: 928-646-9205