



TOWN OF JEROME

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

Zoning Administrator Analysis Planning & Zoning Tuesday, January 20th, 2026

Item :

Location: 804 Hampshire Blvd.

Applicant/Owner: Thomas Lopez

Zone: R1-5

APN: 401-07-127A & 401-07-128A

Prepared by: Will Blodgett, Zoning Administrator

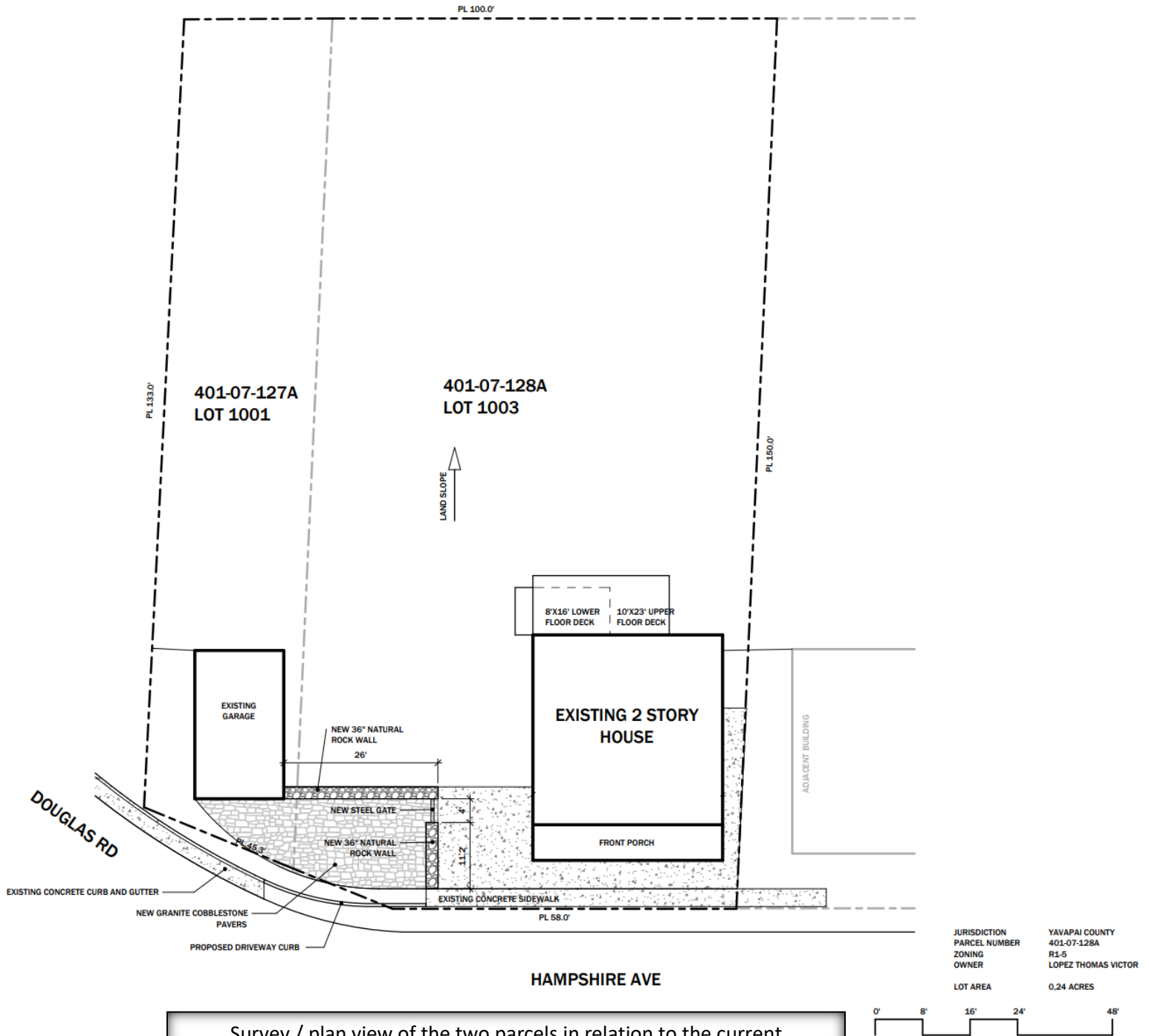
Recommendation: Recommend Approval

Background and Summary: The applicant (Thomas Lopez), owner of 804 Hampshire (401-07-128A) and the parcel adjacent to the southwest (401-07-127A) is requesting approval to combine the two parcels.

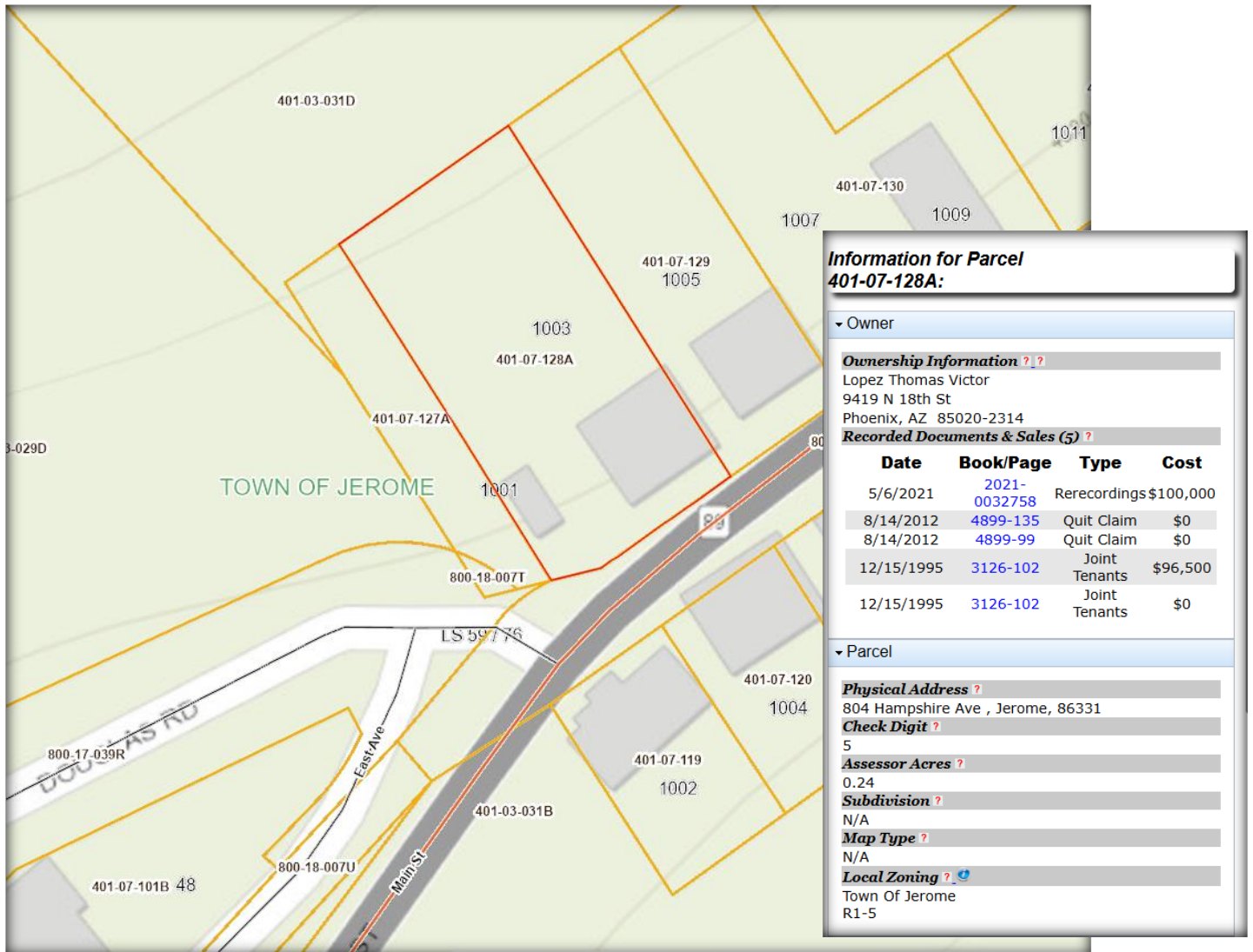
Building Background: The building background at 804 Hampshire is not relevant to this analysis as the buildings will not be impacted by this process.

Considerations: This is a minor lot combination, with no parcel configuration/geometry changes other than a combination. The parcels have been surveyed, prior to start of the current construction. The lot combination will not create an situation to either parcel that is counter to the intentions of the ordinance. 401-07-127A is a nonconforming parcel at this time, having an accessory building (Historic garage) which the Zoning Ordinance requires be subordinate to a primary structure. This new lot configuration will satisfy those requirements of the ZO by removing the nonconformity in the built environment as well as the undersized lot.

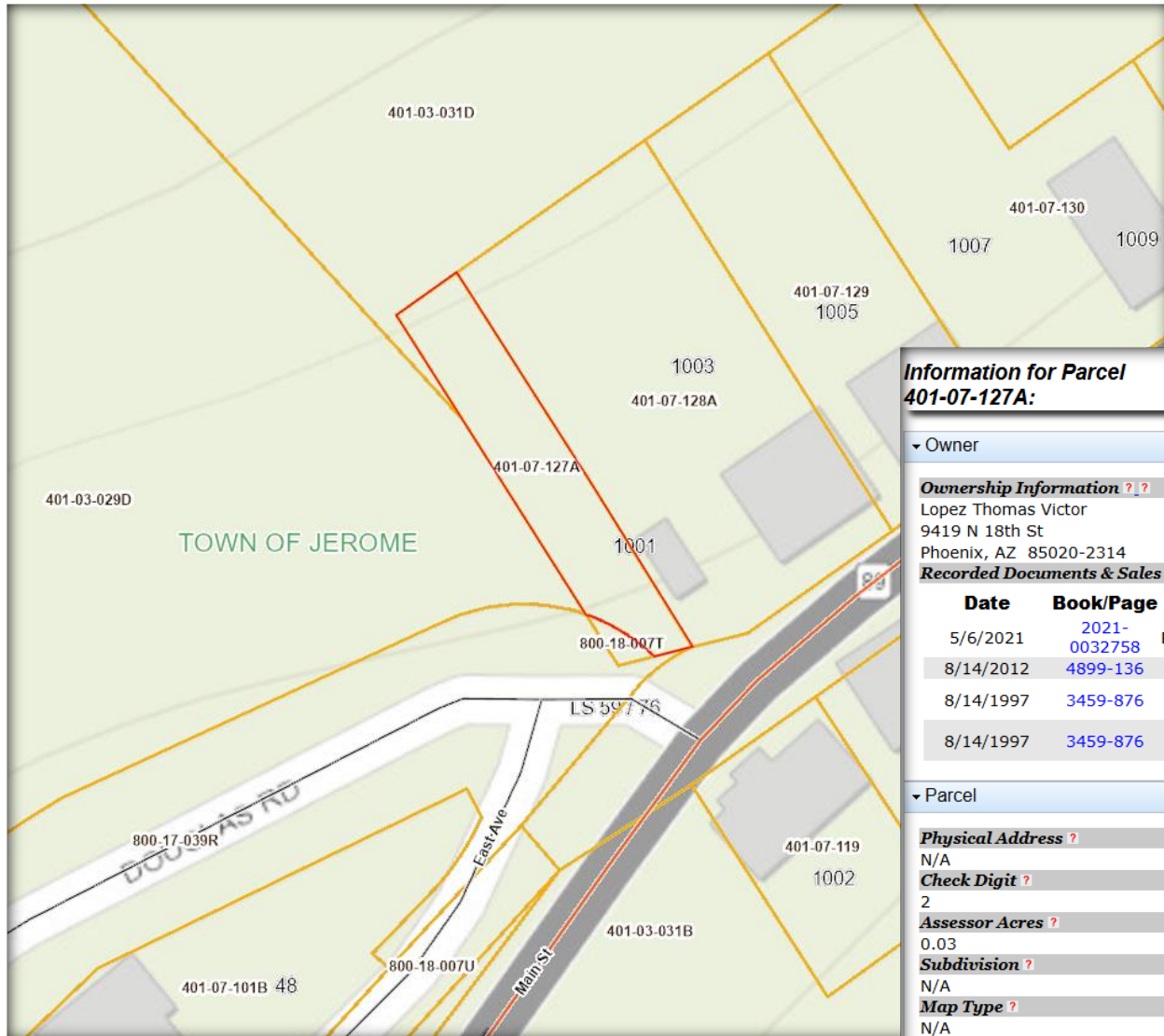




Survey / plan view of the two parcels in relation to the current construction and the adjacent roadways.



View of 804 Hampshire (401-07-128A), highlighted in red, from the Yavapai County GIS interactive site. Information from this source is subject to errors.



Information for Parcel 401-07-127A:

▼ Owner

Ownership Information ? ?

Lopez Thomas Victor
9419 N 18th St
Phoenix, AZ 85020-2314

Recorded Documents & Sales (4) ?

Date	Book/Page	Type	Cost
5/6/2021	2021-0032758	Rerecordings	\$100,000
8/14/2012	4899-136	Quit Claim	\$0
8/14/1997	3459-876	Joint Tenants	\$20,000
8/14/1997	3459-876	Joint Tenants	\$0

▼ Parcel

Physical Address ?

N/A

Check Digit ?

2

Assessor Acres ?

0.03

Subdivision ?

N/A

Map Type ?

N/A

Local Zoning ? ?

Town Of Jerome
R1-5

View of parcel 401-07-127A, highlighted in red, from the Yavapai County GIS interactive site. Information from this source is subject to errors. This is the parcel which is less than the ZO requires.

Application & Related Information