



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

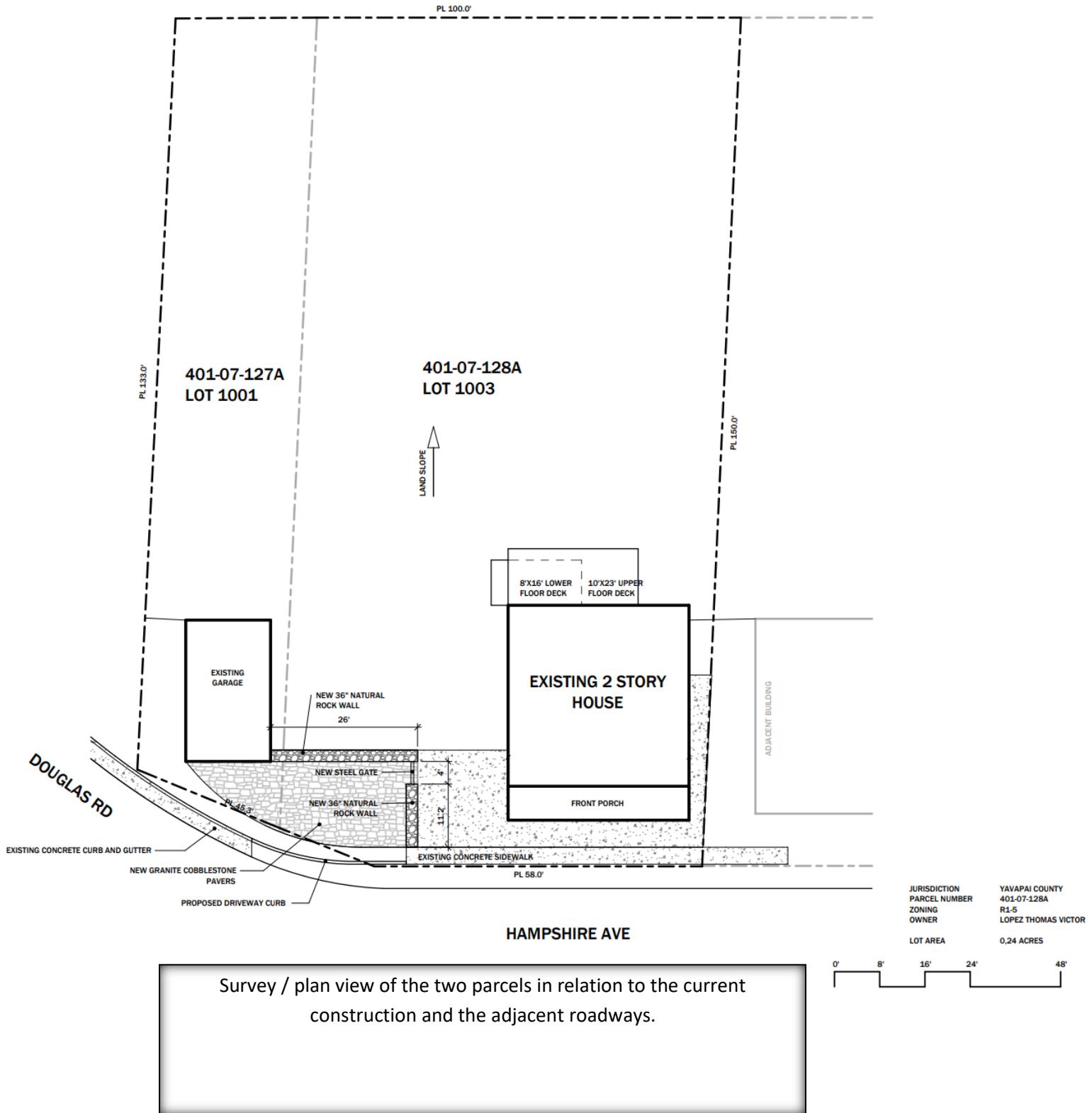
Recommendation: Recommend Approval

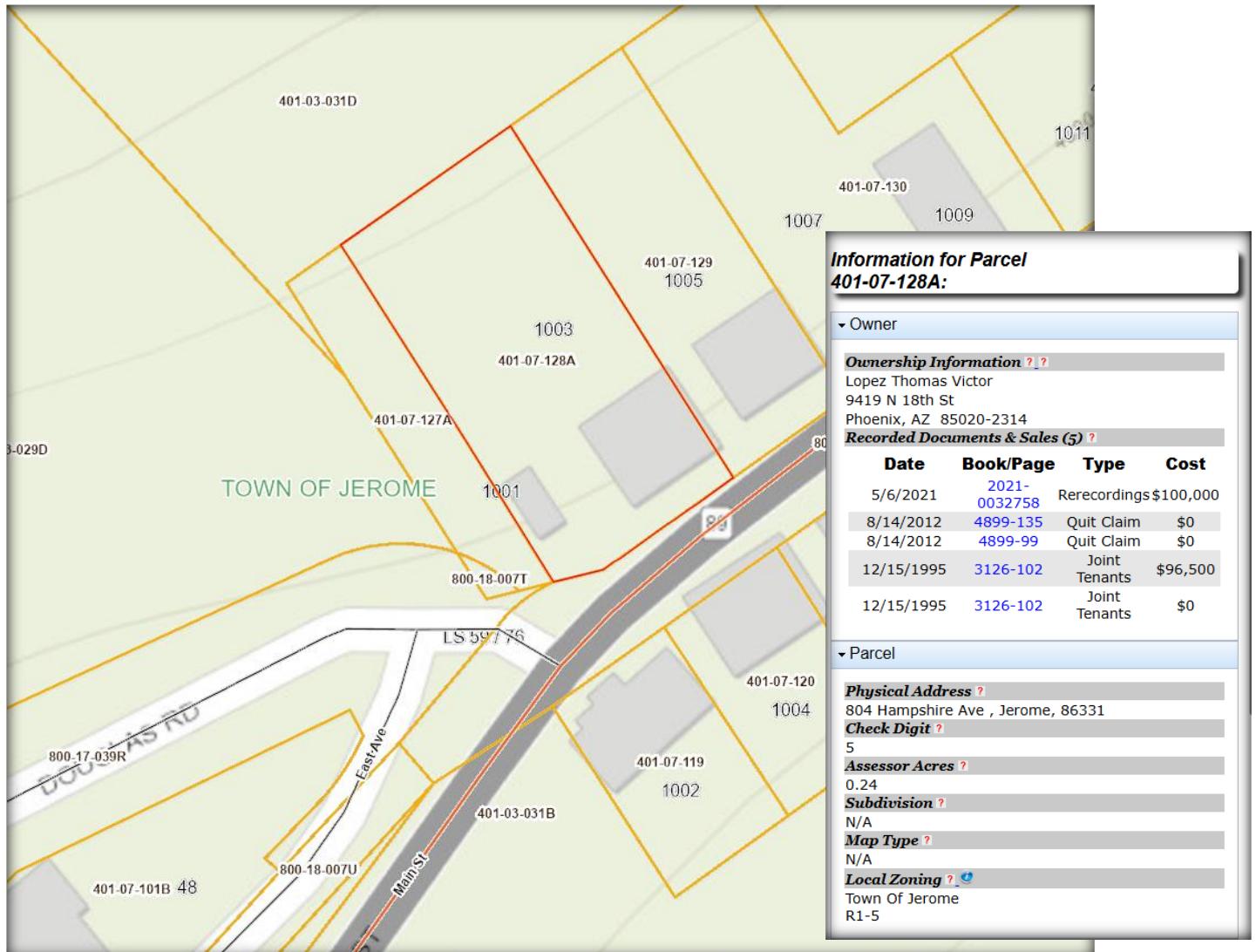
Background and Summary: The applicant (Thomas Lopez), owner of 804 Hampshire (401-07-128A) and the parcel adjacent to the southwest (401-07-127A) is requesting approval to combine the two parcels.

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

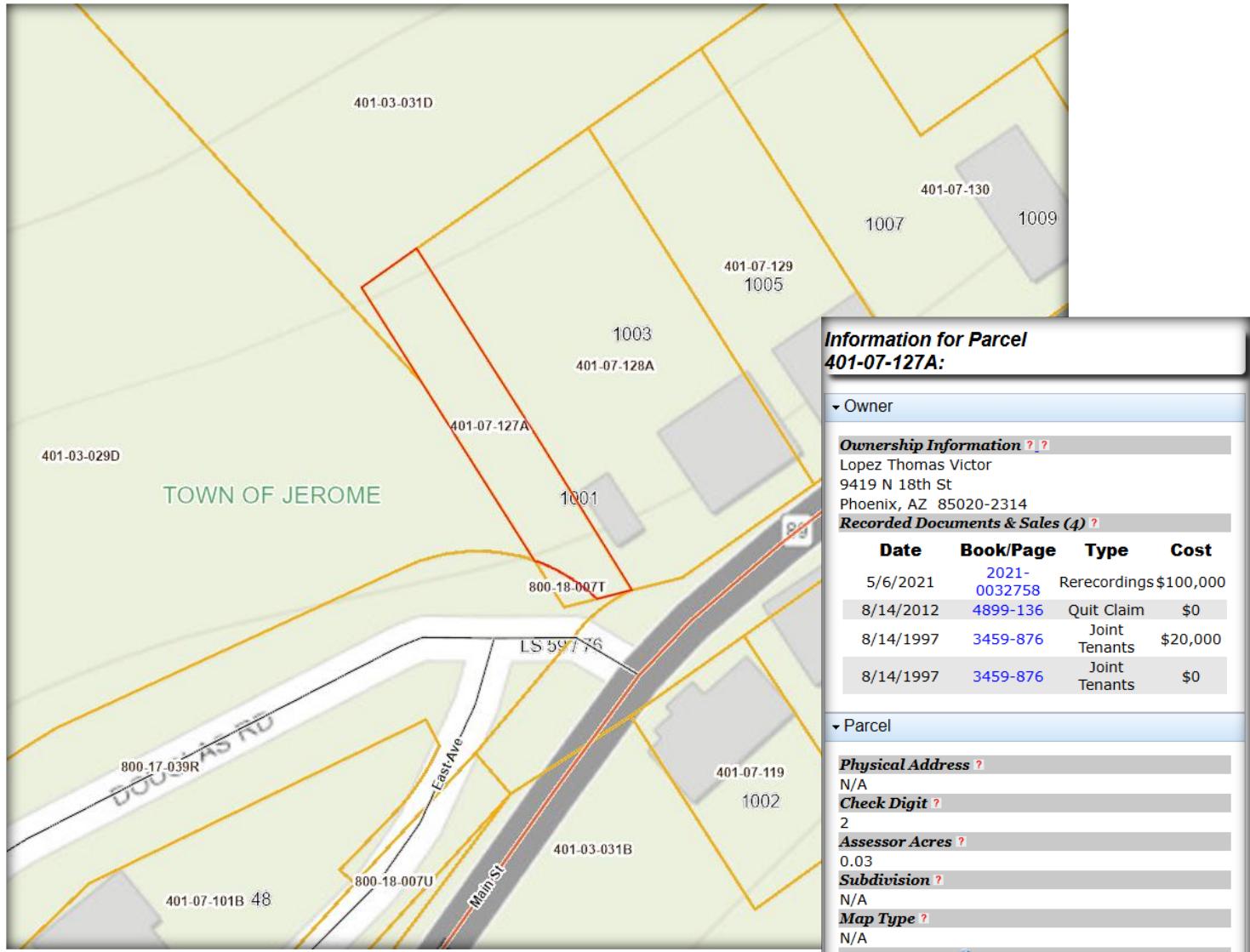
Considerations: This is a minor lot combination, with no parcel configuration/geometry changes other than a combination. The parcels have been surveyed, prior to start of the current construction. The lot combination will not create a situation to either parcel that is contrary to the intentions of the 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.







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.



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