



TOWN OF JEROME

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

Zoning Administrator Analysis Planning & Zoning Tuesday, September 15th, 2026

Item :

Location: 804 Hampshire Blvd.
Applicant/Owner: Jerome Verde Development Co.
Zone: R1-5
APN: 401-03-001P
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend Approval

Background and Summary: The applicant, Jerome Verde Development Co. owner of parcel 401-03-001P is requesting to divide the lot into three (3) R1-5 Residential Lots.

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

Code Requirements & Development Standards: Section 303.1.B of the Town of Jerome Zoning Ordinance requires that lot splits undergo review by the Planning & Zoning Commission, and then final approval from the Jerome Town Council.

"The Town of Jerome Subdivision Ordinance defines a subdivision as: Improved or unimproved land or lands divided for the purpose of financing sale or lease, whether immediate or future, into four (4) or more lots, tracts or parcels of land, or if a new street is involved, any such property that is divided into two (2) lots, tracts or parcels of land, or any such property, the boundaries of which have been fixed by a record Plat which is divided into more than two (2) parts. This definition includes land splits."

Parcel 401-03-001P is dual-zoned, AR and R1-5. The Applicant is seeking the highest density possible for Single-Family development which for this property is R1-5.

The property development standards for R1-5 are: 5,000 Sq. ft. minimum Lot size, 50ft. minimum lot width and a 10ft front yard setback, side yard 5ft and a rear yard no less than 20ft in depth.

Considerations & Response: The land splits proposed by the applicant generate three (3) new parcels, while the subdivision code threshold is four (4) and no new street is proposed to be created, so the requirements for a Subdivision according to the TOJ Subdivision Ordinance are not applied in this case. The minimum lot size is 5,000 square feet. Two of the proposed lots have an area that is 0.07 Acres (3,049.2 Sq. Ft.) and the southern lot which is proposed to be 0.08 Acres (3,484.8 Sq. Ft.). These lots fail to meet the minimum lot size for a lot-split, and will require a Variance from the Board of Adjustment.

The Area of Parcel 401-03-001P that is to be divided out is exhibited in Orange on the Aerial below.



North Parcel

EXHIBIT
LOCATED IN SECTION 23, T.16N., R.2E.,
GILA & SALT RIVER MERIDIAN,
YAVAPAI COUNTY, ARIZONA

401-03-043C
JEROME VERDE
DEVELOPMENT CO.

401-03-001P
JEROME VERDE
DEVELOPMENT

SOUTHWEST CORNER
OF A PARCEL PER
BOOK 3117 OF
OFFICIAL RECORDS,
PAGES 215-217 AND
THE SOUTHWEST
CORNER OF A 36.77
ACRE PER A RESULTS
OF SURVEY PREPARED
BY JOE JONES AND
ASSOCIATES, SEALED BY
JOSEPH D. JONES, RLS 4491,
DN 01/07/92, JOB NO. 91-140

401-03-001N
TOWN OF JEROME

N77°45'28"E 181.35'(M)
NORTHERLY LINE DUNDEE
PLACE SUBDIVISION

LOT 12

LOT 11

B L O C K 1

S44°28'02"W 49.54'(M)
S44°13'29"W 49.41'(R2)

NORTH DRIVE



SEE PAGE 4 FOR LEGEND,
LINE AND CURVE DATA

TOWN OF JEROME		
 825 COVE PARKWAY, SUITE A COTTOWOOD, ARIZONA 86326 (928) 634-5889 www.sec-landmgt.com		
EXHIBIT SECTION 23 T.16N., R.2E.		
DATE 07/11/25	DRAWN B.L.S.	PAGE 3 OF 4
SCALE NONE	CHECKED M.J.F.	59-110102 Town/Jerome Cemetery Road Tubill.dwg

LEGAL DESCRIPTION

A parcel of land located in Section 23, Township 16 North, Range 2 East of the Gila and Salt River Meridian, Yavapai County, Arizona, more particularly described as follows:

Commencing at a 1/2" rebar with plastic cap stamped "JJ&A LS 4491" at the common corner of Lot 12, Block 1 and Lot 1, Block 3 of Dundee Place as recorded in Book 3 of Maps and Plats, Page 10, Yavapai County, and as shown on Results of Survey recorded Instrument 2018-0029087, Yavapai County, Arizona, from which a scribed "X" in concrete at Corner No. 1 of said Dundee Place as shown on said Results of Survey, lies North 77°44'17" East, used as the **Basis of Bearings** for this description, a distance of 815.56 feet;

Thence, South 77°45'28" West, along the northerly line of said Lot 12, Block 1, a distance of 54.76 feet, to the southeast corner of a parcel per Book 3117 of Official Records, Page 215, Yavapai County Arizona;

Thence, North 17°46'23" West, along the easterly line of said parcel, a distance of 117.51 feet to the **True Point of Beginning**;

Thence, continuing, North 17°46'23" West, along the easterly line of said parcel, a distance of 50.00 feet to a point;

Thence, North 75°23'33" East a distance of 72.69 feet to a point;

Thence, South 08°11'59" West a distance of 53.20 feet to a point of tangent curvature to the left;

Thence, southwesterly along said curve to the left, having a delta of 00°50'10", a radius of 65.40 feet, a length of 0.95 feet, a chord bearing of South 07°46'54" West, and a chord distance of 0.95 feet, to a point;

Thence, South 75°23'33" West a distance of 48.94 feet to the **True Point of Beginning** and containing **0.07 acre** more less and being subject to any easements or encumbrances of record.

The description hereon was prepared by SEC Inc. on July 11, 2025.

SEC Inc. and the registrant cited below will not be responsible for errors committed by others if this description is not reproduced in its entirety exactly as written above including this disclaimer. No liability is accepted for misuse or assumptions made by unauthorized users.

The description above is graphically depicted in the Exhibit attached hereto and made a part hereof without which this document is to be considered incomplete.

The author of this description is Mark J. Farr RLS 40829.

Middle Parcel

EXHIBIT

LOCATED IN SECTION 23, T.16N., R.2E.,
GILA & SALT RIVER MERIDIAN,
YAVAPAI COUNTY, ARIZONA

401-03-043C
JEROME VERDE
DEVELOPMENT CO.

SOUTHWEST CORNER
OF A PARCEL PER
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401-03-001N
TOWN OF JEROME

N77°45'28"E 181.35'(M)
NORTHERLY LINE DUNDEE
PLACE SUBDIVISION
LOT 12

LOT 11

BLOCK 1

NORTH DRIVE



SEE PAGE 4 FOR LEGEND,
LINE AND CURVE DATA

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 825 COWE PARKWAY, SUITE A COTTONWOOD, ARIZONA 86326 (928) 634-5889 www.sec-landmgt.com		
DATE 07/11/25	DRAWN B.L.S.	PAGE 3 OF 4
SCALE NONE	CHECKED M.J.F.	18-1101CE TownJerome Cemetery Road "Exhibit.dwg"

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Thence, South 77°45'28" West, along the northerly line of said Lot 12, Block 1, a distance of 54.76 feet, to the southeast corner of a parcel per Book 3117 of Official Records, Page 215, Yavapai County Arizona;

Thence, North 17°46'23" West, along the easterly line of said parcel, a distance of 55.01 feet to the **True Point of Beginning**;

Thence, continuing, North 17°46'23" West, along the easterly line of said parcel, a distance of 62.50 feet to a point;

Thence, North 75°23'33" East a distance of 48.94 feet to a point of non-tangent curvature to the left;

Thence, southeasterly along said curve to the right, having a delta of 57°25'26", a radius of 65.40 feet, a length of 65.54 feet, a chord bearing of South 21°20'54" East, and a chord distance of 62.83 feet, to a point;

Thence, South 75°23'33" West a distance of 52.87 feet to the **True Point of Beginning** and containing **0.07 acre** more less and being subject to any easements or encumbrances of record.

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Middle Parcel

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Thence, South 77°45'28" West, along the northerly line of said Lot 12, Block 1, a distance of 13.16 feet to the **True Point of Beginning**;

Thence, continuing, South 77°45'28" West, along the northerly line of said Lot 12, Block 1, a distance of 41.60 feet, to the southeast corner of a parcel per Book 3117 of Official Records, Page 215, Yavapai County Arizona;

Thence, North 17°46'23" West, along the easterly line of said parcel, a distance of 55.01 feet to a point;

Thence, North 75°23'33" East a distance of 52.87 feet to a point of non-tangent curvature to the right;

Thence, southeasterly along said curve to the right, having a delta of 03°27'040", a radius of 65.40 feet, a length of 3.94 feet, a chord bearing of South 51°47'09" East, and a chord distance of 3.94 feet, to a point of curvature to the right;

Thence, southeasterly along said curve to the right, having a delta of 40°29'27", a radius of 52.84 feet, a length of 37.13 feet, a chord bearing of South 33°15'58" East, and a chord distance of 36.36 feet, to a point;

Thence, South 34°51'16" West a distance of 29.31 feet to the **True Point of Beginning** and containing **0.08 acre** more less and being subject to any easements or encumbrances of record.

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SOUTHWEST CORNER OF A PARCEL PER BOOK 3117 OF OFFICIAL RECORDS, PAGES 215-217 AND THE SOUTHWEST CORNER OF A 36.77 ACRE PER A RESULTS OF SURVEY PREPARED BY JOE JONES AND ASSOCIATES, SEALED BY JOSEPH D. JONES, RLS 4491, ON 01/07/92, JOB NO. 91-140

401-03-001N
TOWN OF JEROME

N77°45'28"E 181.35'(M)

NORTHERLY LINE DUNDEE PLACE SUBDIVISION

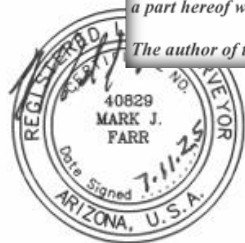
LOT 12

LOT 11

BLOCK 1

S44°28'02"W 49.54'(M)
S44°13'28"W 49.41'(R2)

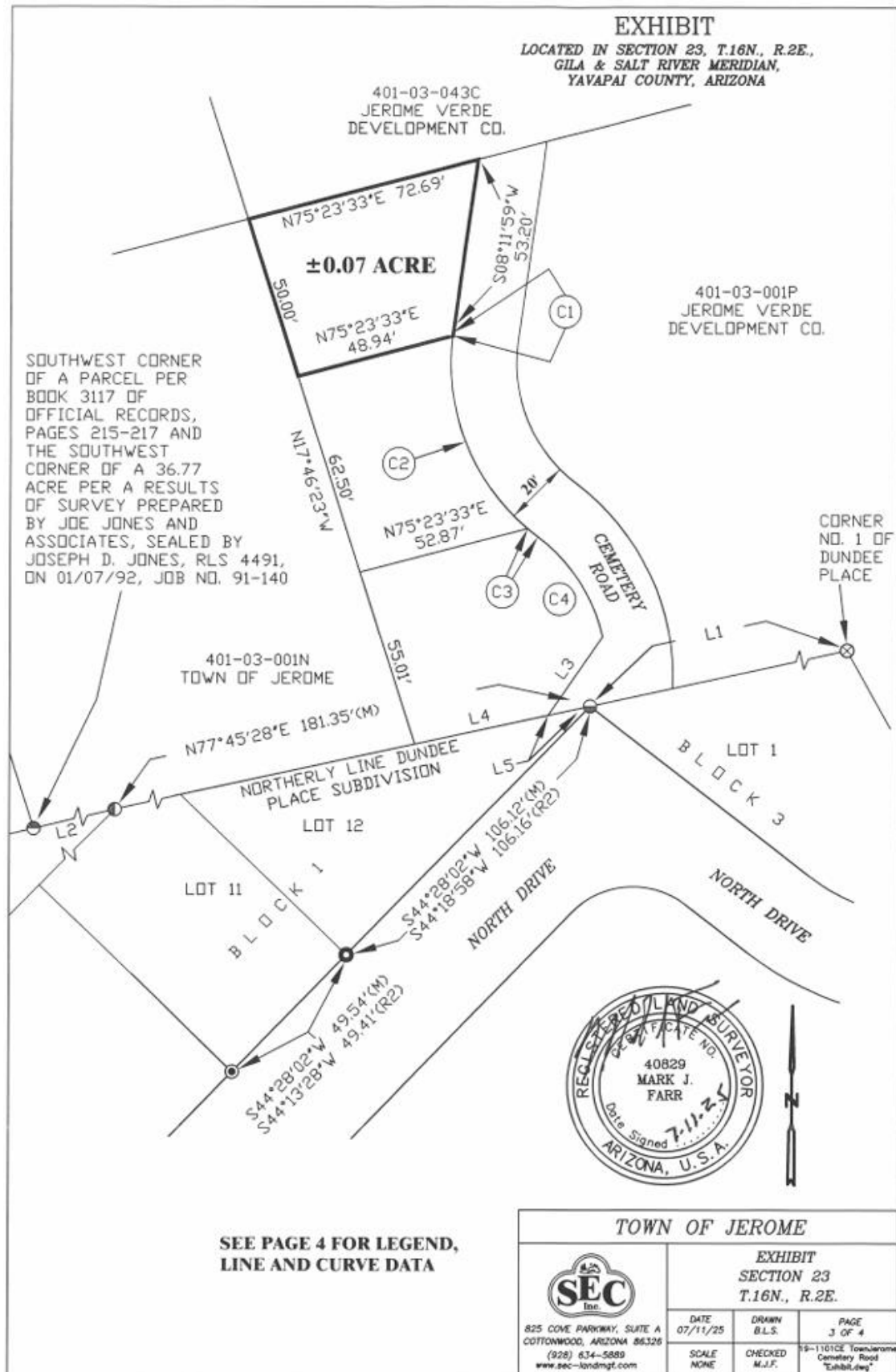
NORTH DRIVE



SEE PAGE 4 FOR LEGEND,
LINE AND CURVE DATA

TOWN OF JEROME			
 825 CONE PARKWAY, SUITE A COTTONWOOD, ARIZONA 86326 (928) 634-5889 www.sec-landmgt.com		EXHIBIT SECTION 23 T.16N., R.2E.	
		DATE 07/11/25	PAGE 3 OF 4
		SCALE NONE	CHECKED M.J.F.
		13-116101CE Town/Jerome Cemetery Road "ENRRL.dwg"	

Application & Related Information



EXHIBIT

LOCATED IN SECTION 23, T.16N., R.2E.,
GILA & SALT RIVER MERIDIAN,
YAVAPAI COUNTY, ARIZONA

LEGEND

- ⊕ INDICATES FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "JJ&A LS 4491"
- ⊗ INDICATES FOUND SCRIBED "X" IN CONCRETE
- ⊖ INDICATES FOUND 1/2" REBAR WITH OBLITERATED PLASTIC CAP
- INDICATES FOUND BENT 1/2" REBAR WITH BRASS TAG STAMPED "LS 29263"
- ⦿ INDICATES FOUND BENT 1/2" REBAR WITH PLASTIC CAP STAMPED "LS 29263"
- Ⓢ INDICATES FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "LS 33873"
- (M) INDICATES MEASURED DIMENSIONS
- (R1) INDICATES DIMENSIONS PER RESULTS OF SURVEY INSTRUMENT 2018-0029087
- (R2) INDICATES DIMENSIONS PER MINOR LAND DIVISION INSTRUMENT 2020-0036246

LINE DATA

L1
N77°44'17"E (BASIS OF
BEARINGS PER G.P.S.)
N77°45'00"E 815.56'(R1)
815.56'(M)

L2
N77°20'45"E 777.34'(M)

L3
S34°51'16"W 29.31'

L4
S77°45'28"W 41.60'

L5
S77°45'28"W 1316'

CURVE DATA

(C1)
Delta = 00°50'10"
Radius = 65.40'
Length = 0.95'
Chd. Brg. = S07°46'54"W
Chd. Dist. = 0.95'

(C2)
Delta = 57°25'26"
Radius = 65.40'
Length = 65.54'
Chd. Brg. = S21°20'54"E
Chd. Dist. = 62.83'

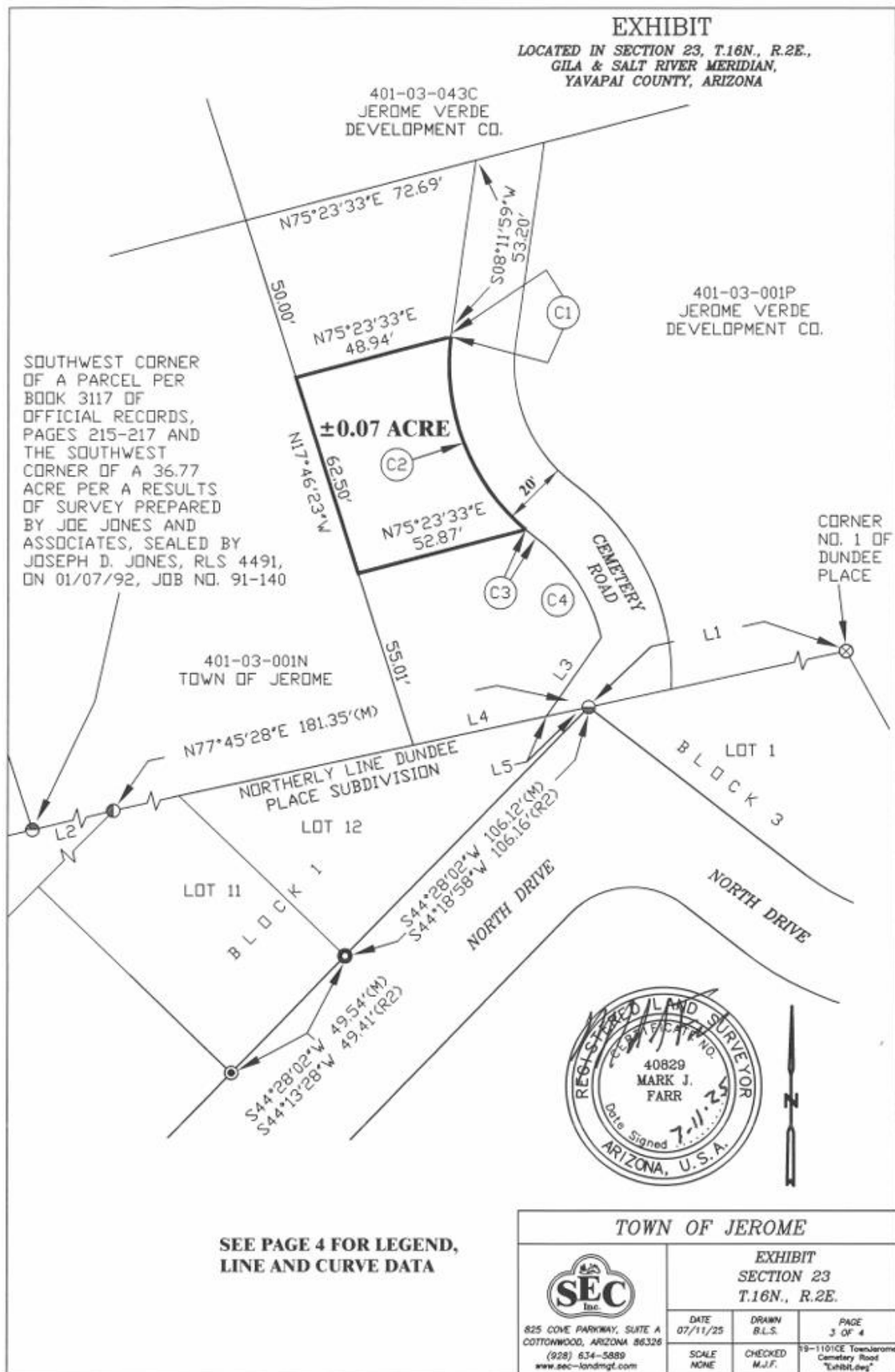
(C3)
Delta = 03°27'04"
Radius = 65.40'
Length = 3.94'
Chd. Brg. = S51°47'09"E
Chd. Dist. = 3.94'

(C4)
Delta = 40°29'27"
Radius = 52.54'
Length = 37.13'
Chd. Brg. = S33°15'58"E
Chd. Dist. = 36.36'



TOWN OF JEROME

EXHIBIT SECTION 23 T.16N., R.2E.			
 825 COVE PARKWAY, SUITE A COTTONWOOD, ARIZONA 86326 (928) 634-5889 www.sec-landmgt.com	DATE 07/11/25	DRAWN B.L.S.	PAGE 4 OF 4
	SCALE NONE	CHECKED M.J.F.	18-110100 Yavapai County Cemetery Road "Exhibit.doc"



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YAVAPAI COUNTY, ARIZONA

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BEARINGS PER G.P.S.)

N77°45'00"E 815.56'(R1)
815.56'(M)

L2
N77°20'45"E 777.34'(M)

L3
S34°51'16"W 29.31'

L4
S77°45'28"W 41.60'

L5
S77°45'28"W 1316'

CURVE DATA

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(C2)
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Radius = 65.40'
Length = 65.54'
Chd. Brg. = S21°20'54"E
Chd. Dist. = 62.83'

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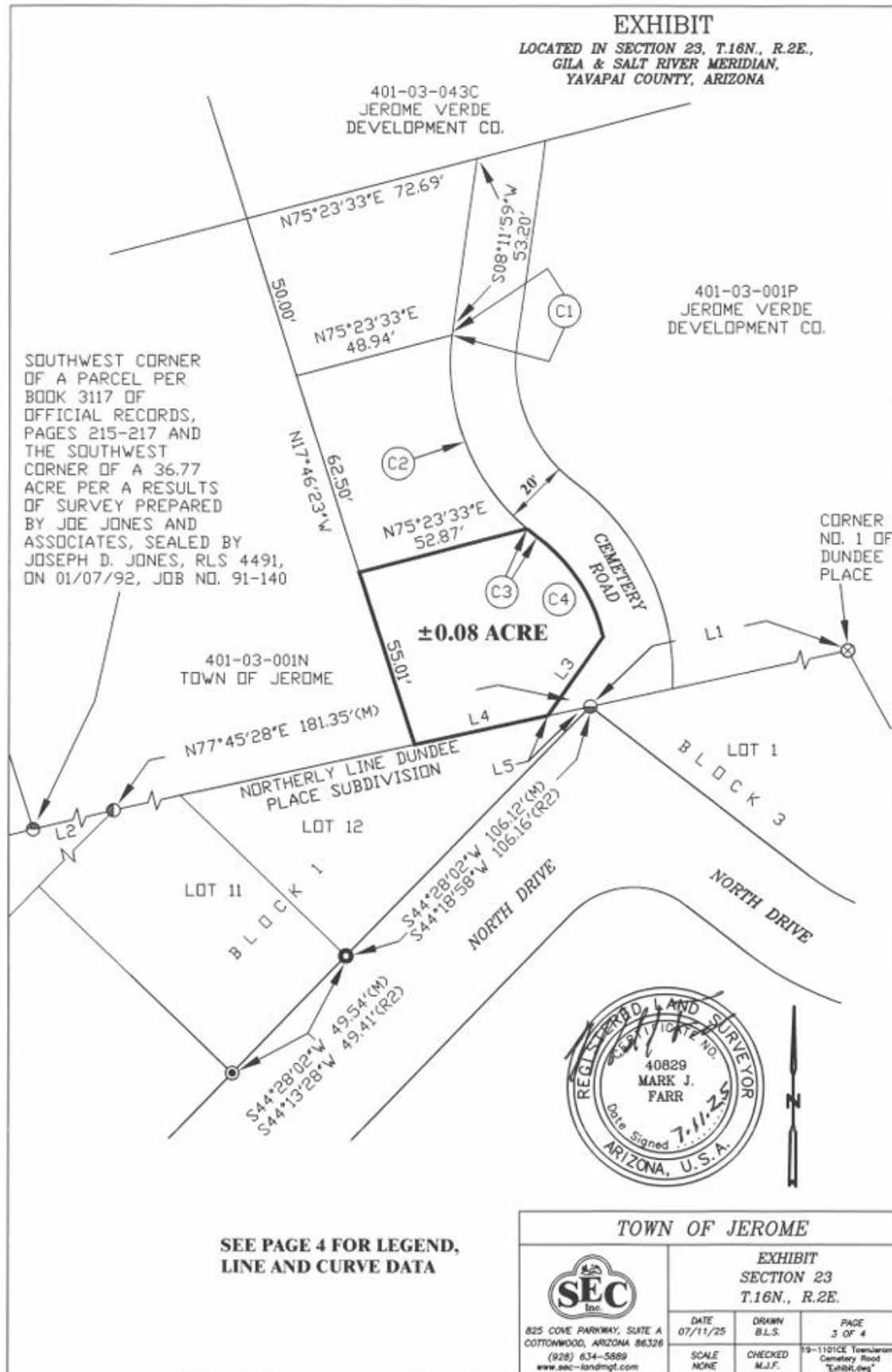
(C4)
Delta = 40°29'27"
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TOWN OF JEROME

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 825 COVE PARKWAY, SUITE A COTTONWOOD, ARIZONA 86326 (928) 634-5889 www.sec-landmgt.com	DATE 07/11/25	PAGE 4 OF 4
	SCALE NONE	CHECKED M.J.F.

SS-1101CE TownJerome
Cemetery Road
"LRRH.dwg"



EXHIBIT

LOCATED IN SECTION 23, T.16N., R.2E.,
GILA & SALT RIVER MERIDIAN,
YAVAPAI COUNTY, ARIZONA

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L4
S77°45'28"W 41.60'

L5
S77°45'28"W 1316'

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DATE 07/11/25	DRAWN B.L.S.	PAGE 4 OF 4
SCALE NONE	CHECKED M.J.F.	19-1101CE TownJerome Cemetery Road "Exhibit.dwg"

2.4 Upon written request by Verde and submission to the Town of stamped grading and drainage plans that comply with all applicable Town regulations, the Town shall, at its sole cost and expense, bury any sewer lines located within the Easements to be acquired under this Settlement Agreement that conflict with the grading and drainage plans to the depths required by applicable building codes, if such work is necessary. This obligation includes, without limitation, that if Verde's grading and drainage plans include the construction of a new roadway, the Town shall be solely responsible for all costs associated with burying the sewer lines to the required depths beneath the new roadway.

2.5 Verde may, at its discretion, seek variances from the Board of Adjustment to allow the creation of three distinct lots from Verde Parcel 401-03-001P, situated west of the existing Cemetery Road and with access to Cemetery Road, with the remainder of the parcel existing as a separate, standalone parcel. Should Verde elect to pursue such variances, the Town expressly agrees not to oppose Verde's variance applications and, to the extent legally permissible, Town through its planning staff agrees to affirmatively support Verde's position before the Board of Adjustment or any other necessary municipal or regulatory body by submitting letters of support, testimony, or other assistance, as may be requested by Verde and as permitted by law. In the sole event that the Board of Adjustment denies the requested variances, the Town shall, at its sole expense, relocate the portion of Cemetery Road immediately adjacent to the proposed parcels during the construction of the wastewater treatment plant. The relocation shall be executed in a location determined by the Town but subject to Verde's reasonable approval, which approval shall not be unreasonably withheld, conditioned, or delayed. The resulting realignment shall provide for the creation of three parcels, each measuring not less than 5,000 square feet, for a cumulative minimum total area of 15,000 square feet. The Town shall bear all costs associated with surveying, design,

Page 2 of 7

engineering, permitting, construction, and related activities necessary to complete the road relocation, if required.

