



TOWN OF JEROME

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

Zoning Administrator Analysis Jerome Town Council Tuesday, March 10th, 2026

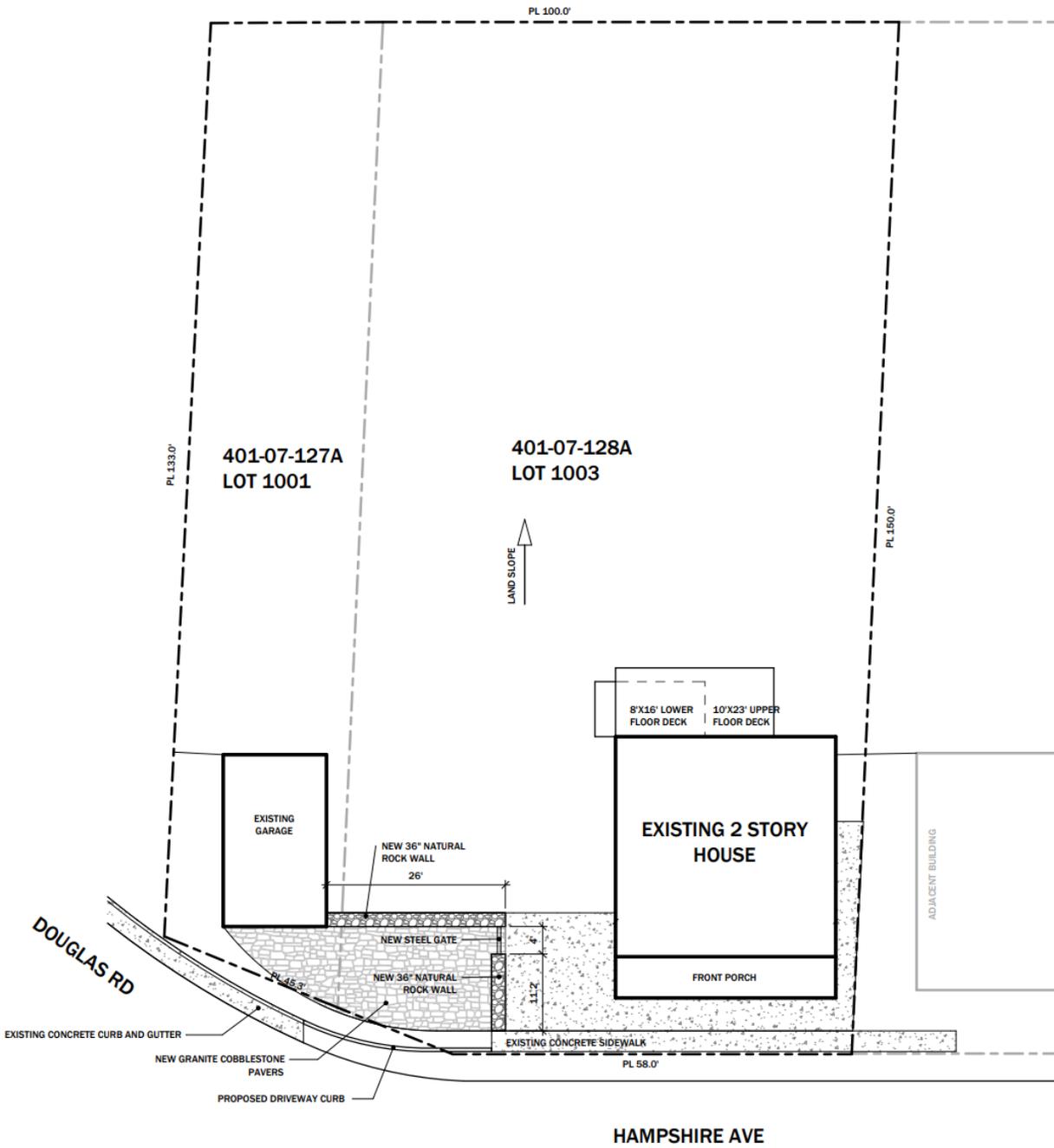
Item :
Location: 804 Hampshire Blvd.
Applicant/Owner: Thomas Lopez
Zone: R1-5
APN: 401-07-127A & 401-07-128A
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend Approval

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. On January 20th 2026, The Planning & Zoning Commission approved this lot-combination and recommends approval to the Council.

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.





JURISDICTION	YAVAPAI COUNTY
PARCEL NUMBER	401-07-128A
ZONING	R1-5
OWNER	LOPEZ THOMAS VICTOR
LOT AREA	0,24 ACRES



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

Information for Parcel 401-07-128A:

Owner

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

Recorded Documents & Sales (5) ?

Date	Book/Page	Type	Cost
5/6/2021	2021-0032758	Rerecordings	\$100,000
8/14/2012	4899-135	Quit Claim	\$0
8/14/2012	4899-99	Quit Claim	\$0
12/15/1995	3126-102	Joint Tenants	\$96,500
12/15/1995	3126-102	Joint Tenants	\$0

Parcel

Physical Address ?
 804 Hampshire Ave , Jerome, 86331

Check Digit ?
 5

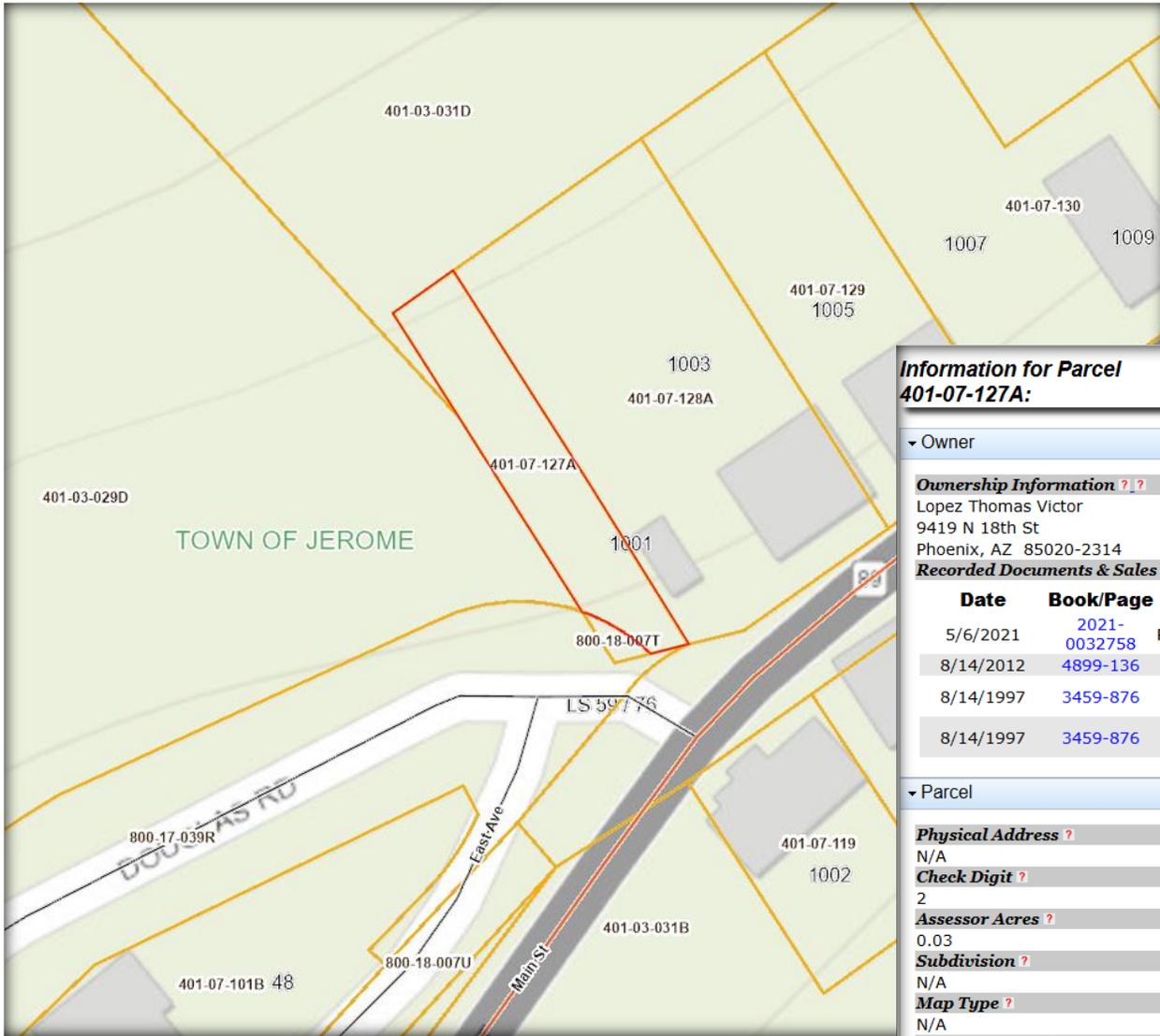
Assessor Acres ?
 0.24

Subdivision ?
 N/A

Map Type ?
 N/A

Local Zoning ? ?
 Town Of Jerome
 R1-5

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