



TOWN OF JEROME

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

Zoning Administrator Analysis Planning & Zoning Tuesday, March 18, 2025

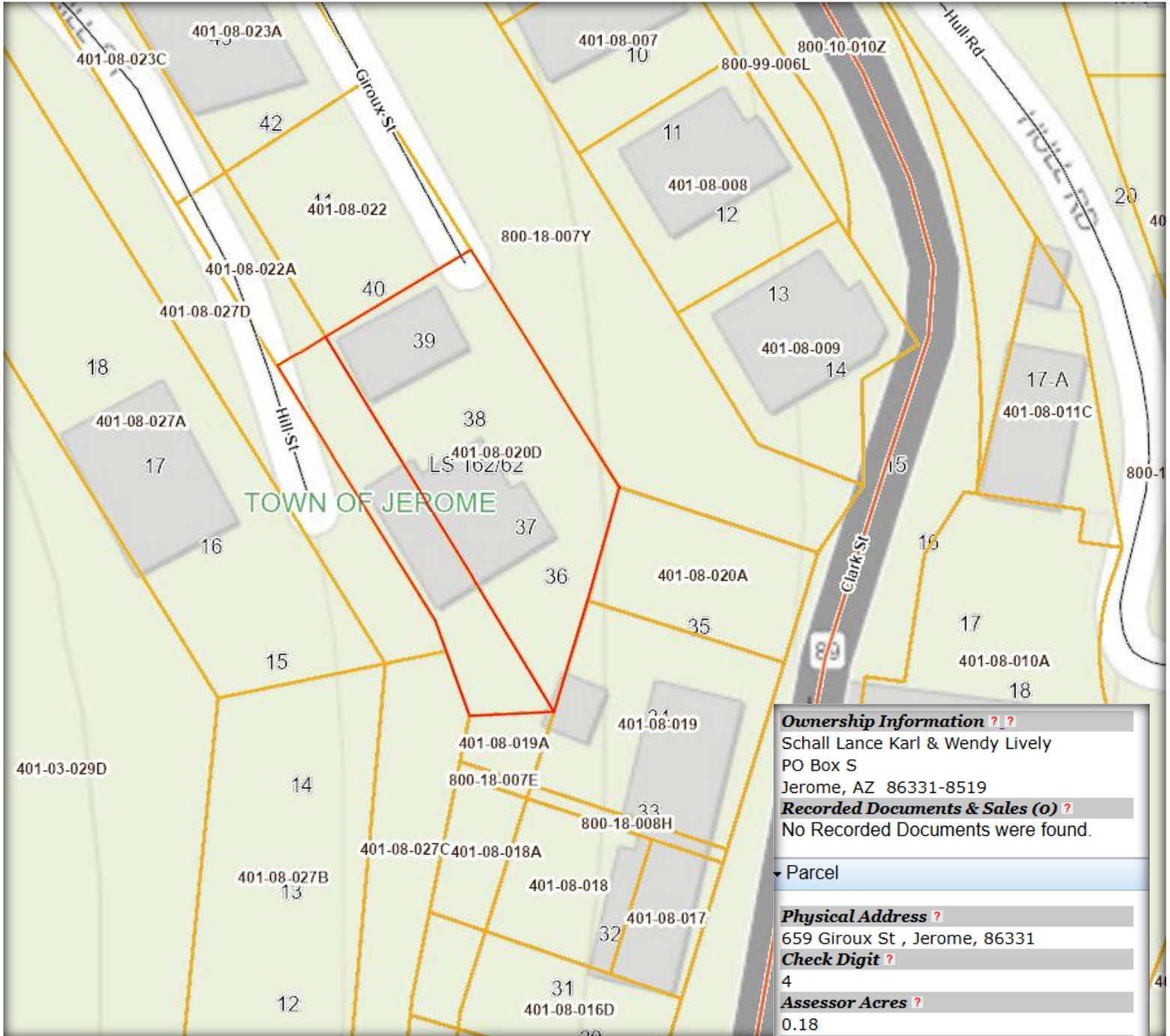
Item :

Location: 659 Giroux St
Applicant/Owner: Lance Schall & Wendy Lively
Zone: R1-5
APN: 401-08-020D & 401-08-019A
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend discussion / Approval

Background and Summary: The applicant/Owner of 659 Giroux street, recently acquired a parcel of land adjacent to his, from former Town residents who have since moved. The owners/applicants wish to combine this newly acquired parcel (401-08-019A) with their primary parcel, where their home is located (401-08-020D).

Building Background: The building background at 659 Giroux is not pertinent to this analysis or discussion.

Considerations: This is a minor lot combination, with no parcel configuration/geometry changes other than a combination. It was felt by myself, as well as the Town Engineer, that requiring a survey for this project is not required. The final parcel configuration will be updated by Yavapai County if approved. The new parcel (401-08-019A) is less than 0.01 Acres in size, with no existing improvements. The bulk of this parcel has an existing utility easement that continues onto adjacent properties. The addition of this parcel will not have a significant impact on the use of the land or that of neighboring properties.



Ownership Information ? ?

Schall Lance Karl & Wendy Lively
 PO Box S
 Jerome, AZ 86331-8519

Recorded Documents & Sales (0) ?

No Recorded Documents were found.

Parcel

Physical Address ?

659 Giroux St , Jerome, 86331

Check Digit ?

4

Assessor Acres ?

0.18

Subdivision ?

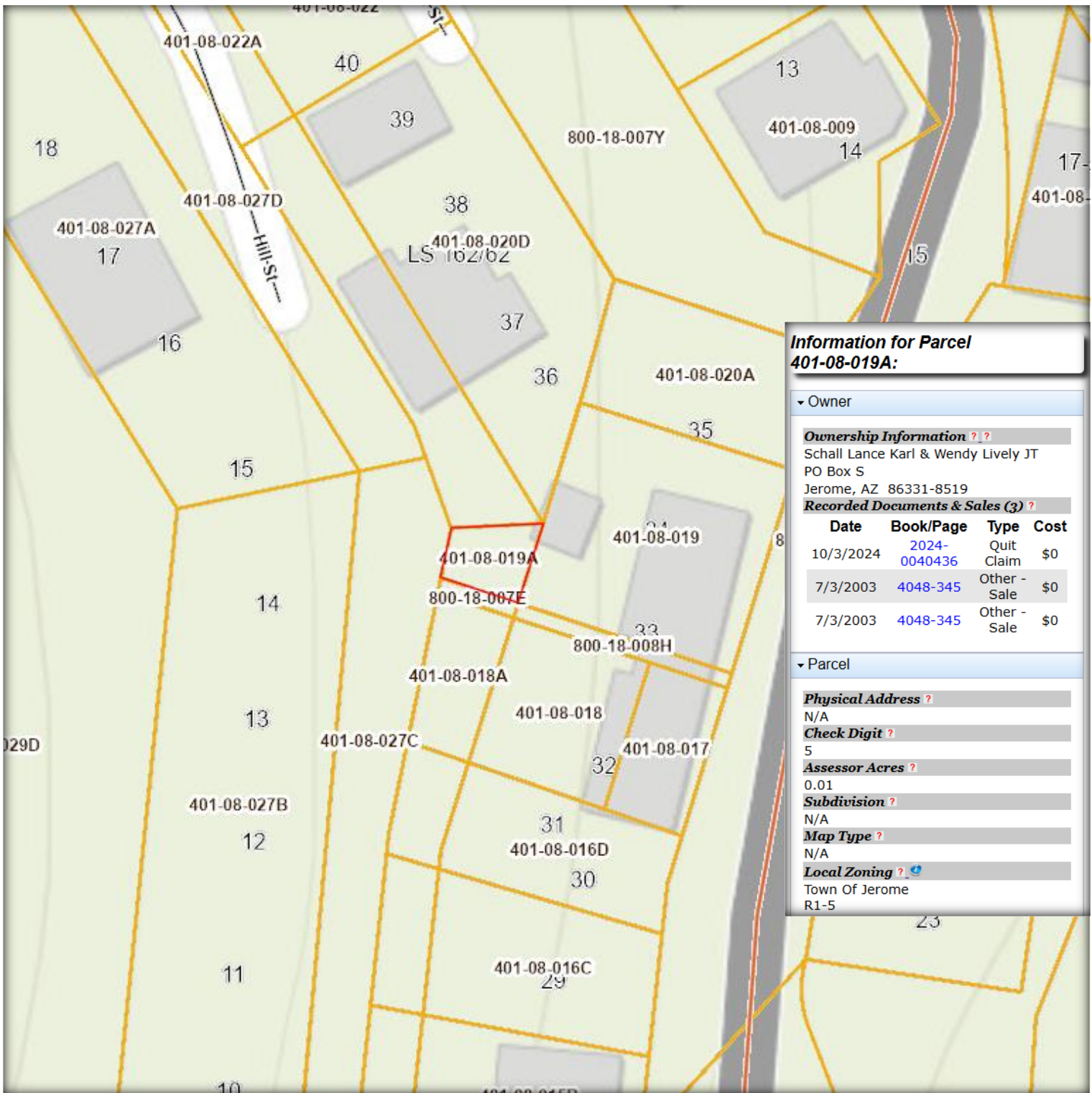
N/A

Map Type ?

N/A

Local Zoning ?

Town Of Jerome
 R1-5
 R1-5



Information for Parcel 401-08-019A:

▼ Owner

Ownership Information ? ?

Schall Lance Karl & Wendy Lively JT
 PO Box 5
 Jerome, AZ 86331-8519

Recorded Documents & Sales (3) ?

Date	Book/Page	Type	Cost
10/3/2024	2024-0040436	Quit Claim	\$0
7/3/2003	4048-345	Other - Sale	\$0
7/3/2003	4048-345	Other - Sale	\$0

▼ Parcel

Physical Address ?

N/A

Check Digit ?

5

Assessor Acres ?

0.01

Subdivision ?

N/A

Map Type ?

N/A

Local Zoning ?

Town Of Jerome
 R1-5





Application & Related Information