



# TOWN OF JEROME

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

## **Zoning Administrator Analysis Jerome Town Council Tuesday, June 10, 2025**

**Item :**

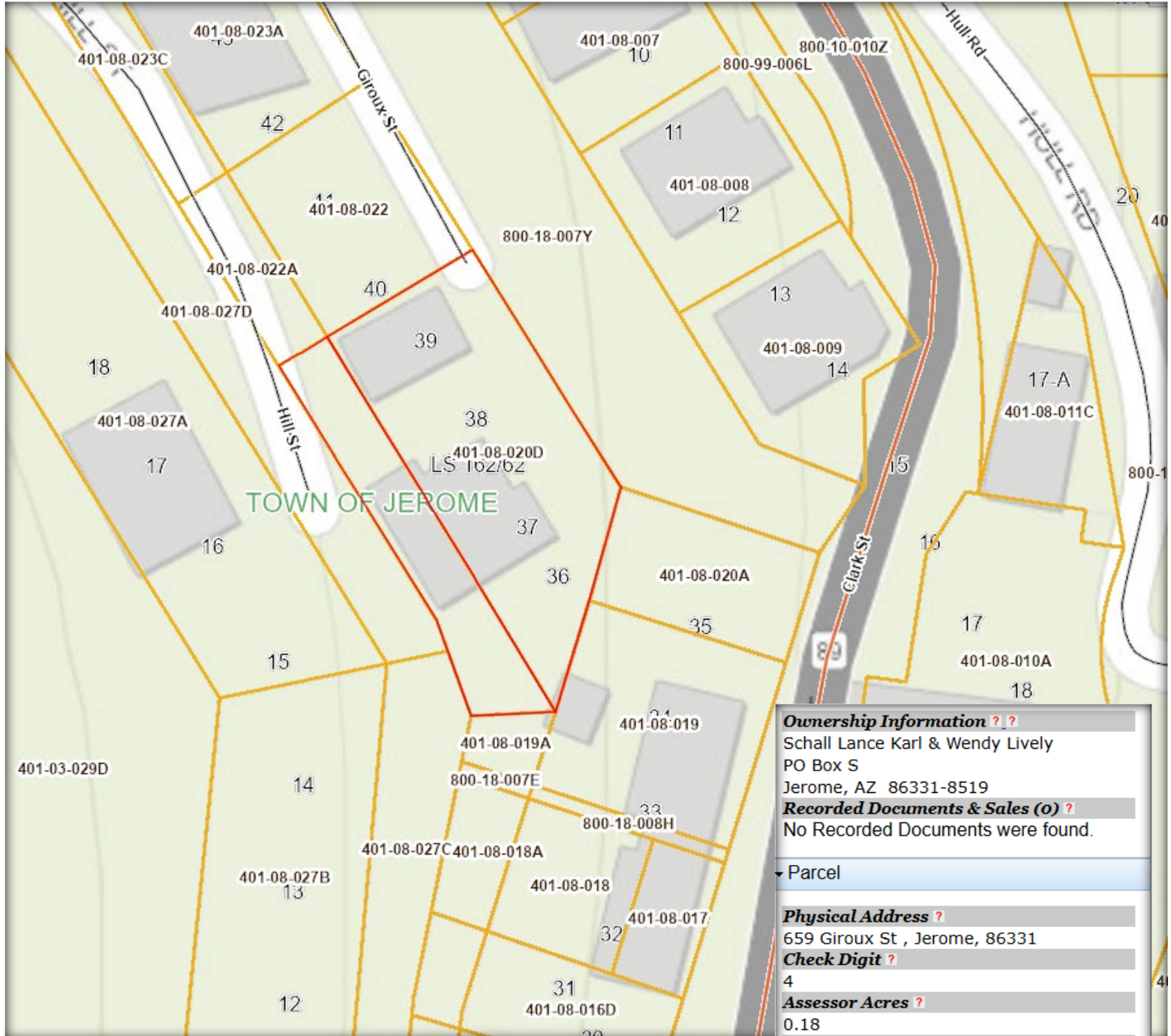
**Location:** 659 Giroux St  
**Applicant/Owner:** Lance Schall & Wendy Lively  
**Zone:** R1-5  
**APN:** 401-08-020D & 401-08-019A  
**Prepared by:** Will Blodgett, Zoning Administrator  
**Recommendation:** Approval

**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). Planning & Zoning Reviewed and approval the lot combination at the regular meeting of March, 2025.

**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) adds less than 0.01Acres in size to the primary parcel with additional 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 measurable impact on the use of the land or that of neighboring properties.

Minutes from the regular meeting of the Planning & Zoning Commission, as related to this project are provided at the end of this analysis.



**Ownership Information** ??

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

**Recorded Documents & Sales (o)** ?

No Recorded Documents were found.

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**Parcel**

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**Physical Address** ?

659 Giroux St , Jerome, 86331

**Check Digit** ?

4

**Assessor Acres** ?

0.18

**Subdivision** ?

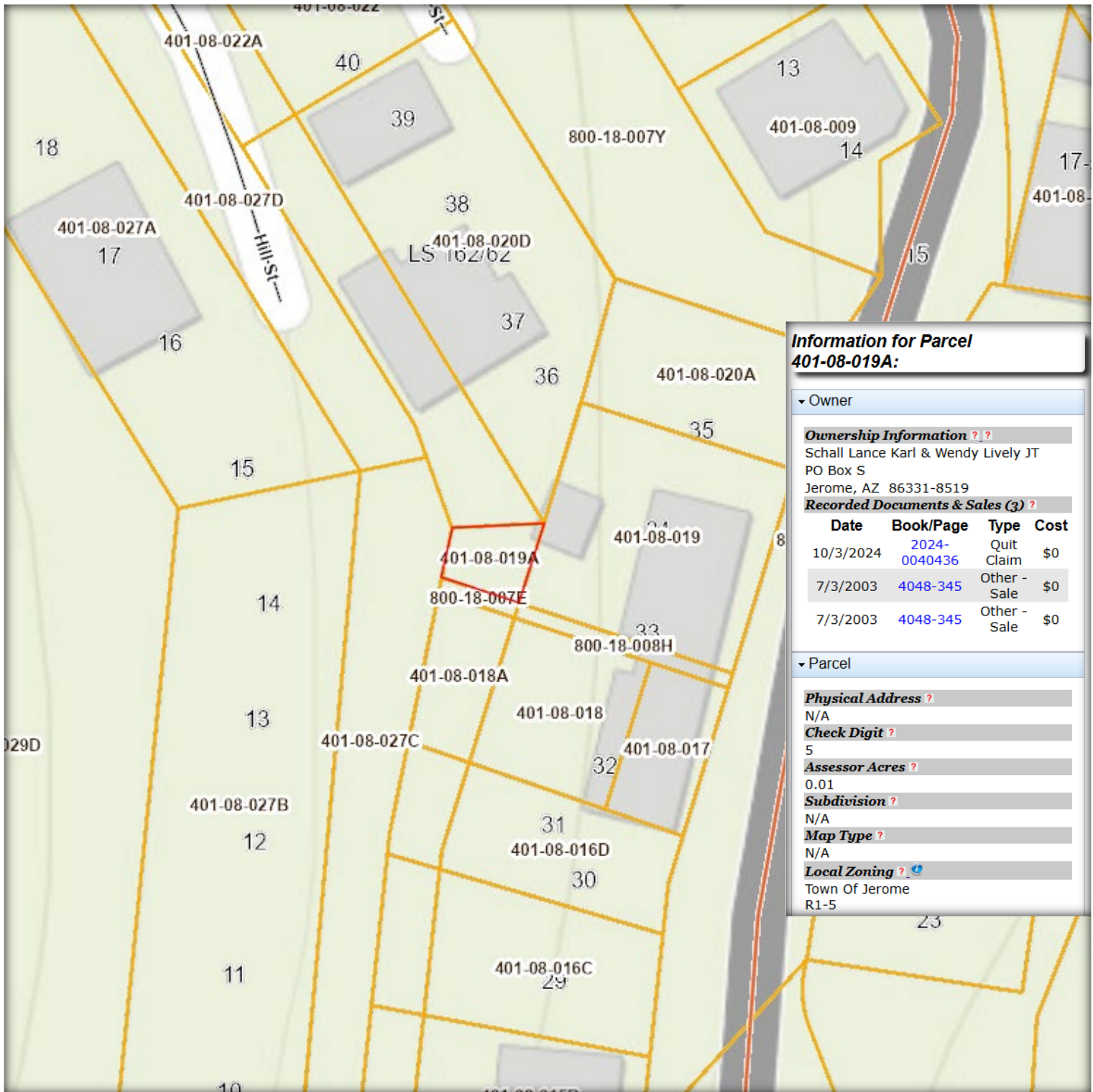
N/A

**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 S  
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

(Only Minutes for the project in this analysis are provided below.)

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**MINUTES**  
**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION**  
**OF THE TOWN OF JEROME**  
**JEROME CIVIC CENTER**  
**600 CLARK STREET, JEROME, ARIZONA**  
**TUESDAY, MARCH 18, 2025, AT 6:00 PM**

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**6:527 (56:59) B.** This analysis is for a proposed lot Combination to the primary lot at 659 Giroux St.

Mr. Schall introduced item B and recused himself from the dais, because he is the owner/applicant of the lot combination for consideration.

Ms. Ready took over the meeting acting as Vice Chair and introduced the item for consideration by the commission.

Mr. Blodgett introduced the item for consideration reading from his analysis the request to combine a small parcel with the rest of the property. He said this lot combination won't have any effect in terms of buildability of the lot. He said this had been submitted a few months ago but he was trying to determine if they needed a lot survey.

Ms. Peterson asked if there was a building on the property.

Mr. Schall answered there is no building.

Ms. Riley asked the applicant about the location of the lot. He answered she was correct about the location.

Ms. Ready said this looks fairly simple.

Ms. Peterson asked if there was anything the applicant wanted to add.

Mr. Schall said no, he just wanted to get everything cleaned up for the tax bill. He said maybe in the future they'd push their garden shed over about 5 feet onto that lot, but not now.

There was a brief discussion about prior lot consolidation.

Ms. Ready inquired about question, but there were none. She then made the motion to recommend the approval of the lot combination for 659 Giroux St.

Ms. Miller seconded.

Ms. Ready called the question and the recommendation for approval of the lot combination was approved.

**Motion to approve lot combination for 659 Giroux St.**

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
MILLER		X	X			
PETERSON			X			
READY	X		X			
RILEY			X			
SCHALL						X

Mr. Schall returned to the dais and Ms. Ready acknowledged that the vote included 1 abstention from Mr. Schall as the applicant.

