



SANTA CRUZ COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

TO Planning and Zoning Commission
FROM Frank Dillon, Director
DATE October 22, 2020 meeting
SUBJECT CUP-20-2-04 (Ojeda Campos)

APPLICATION REQUEST

The applicant, Jesus F Ojeda Campos is requesting a Conditional Use Permit to construct a guesthouse on an R-2 (Residential) zoned property located at 721 Calle Lukas in Rio Rico, Arizona.

LEGAL DESCRIPTION Sub Rio Rico Ranchettes Unit No.9 Lot 107 of Blk 154
PARCEL NUMBER 116-10-155
OWNERSHIP Jesus Fernando Ojeda Campos
LOCATION 721 Calle Lukas, Rio Rico AZ, 85648
PARCEL SIZE 3.47 acres (151,153 sq. ft.)
EXISTING ZONING R-2 (Residential)
EXISTING LAND USE Single-Family Residential
COMP PLAN Low Density Residential

SURROUNDING PROPERTIES

Direction	Zoning	Use of property
North	R-2 (Residential)	Vacant/Residential
South	R-2 (Residential)	Vacant/Residential
East	R-2 (Residential)	Vacant/Residential
West	R-2 (Residential)	Vacant/Residential

INFRASTRUCTURE AND PUBLIC FACILITIES SERVING THE SITE

Water	Liberty Utilities
Wastewater	Septic Tank
Electric	UniSource
Gas	UniSource
Fire Protection	Tubac Fire District

ACCESS TO SITE

This site is located in the Rio Rico Ranchettes Unit No.9 Subdivision accessed along public roads situated in Rio Rico from Interstate 19. Take exit 22 toward Peck Canton Rd, turn left onto Peck Canton Rd, turn right onto West Frontage Road, turn left onto Peck Canyon Rd, turn left onto Calle Cherokee, and right to Calle Lukas to the subject property.



Access Map

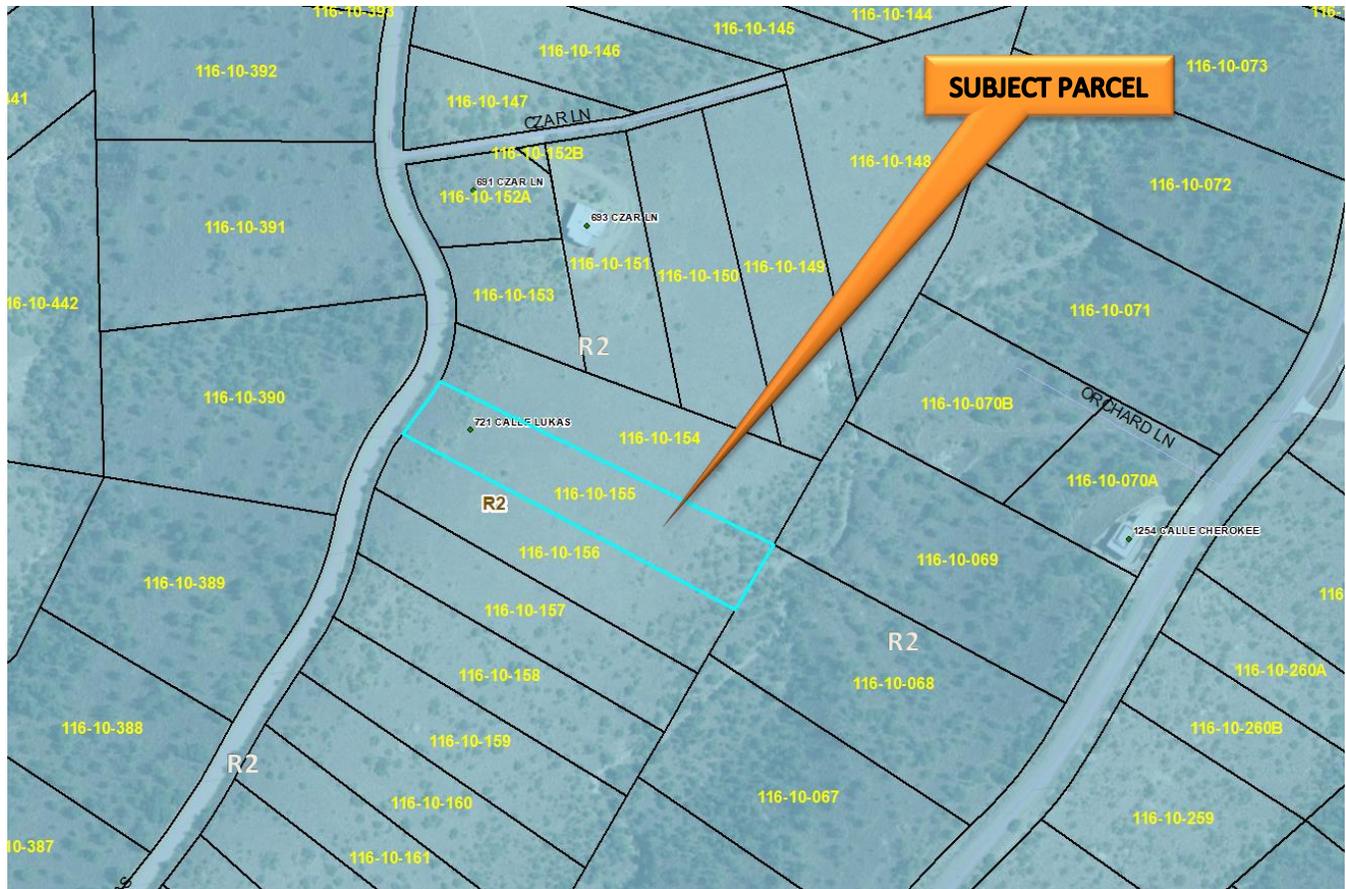
Source: Google Earth Pro

BACKGROUND

The subject property is currently in the development process in the Rio Rico Ranchettes Unit No.9 Subdivision where many of the surrounding lots are currently undeveloped. The subject property is zoned R-2 and the applicant is currently building the primary residence which will be occupied by himself and his family. The owner intend build a detached guest house (822 square feet) for his mother in-law. On 4/29/2020, the owner applied for the building permit for the primary residence and it was included the guest house. The permit was approved by the Building Department on 5/21/2020 including the guest house without having a Conditional Use Permit approved. On 6/29/2020, on the first inspection, the building inspector noticed the missing of the Conditional Use Permit approval for the guest house and referred the case to the Planning and Zoning Department. No inspections have been performed for the guest house as to date, only the primary residence is under construction right now.

The case was reviewed and the owner was informed that there was an error in the building permit process and that in order to continue with the construction of the guest house he needed to apply for a Conditional Use Permit.

On 7/3/2020, the applicant submitted the application for a Conditional Use Permit for a guest house.



Zoning and Location Map

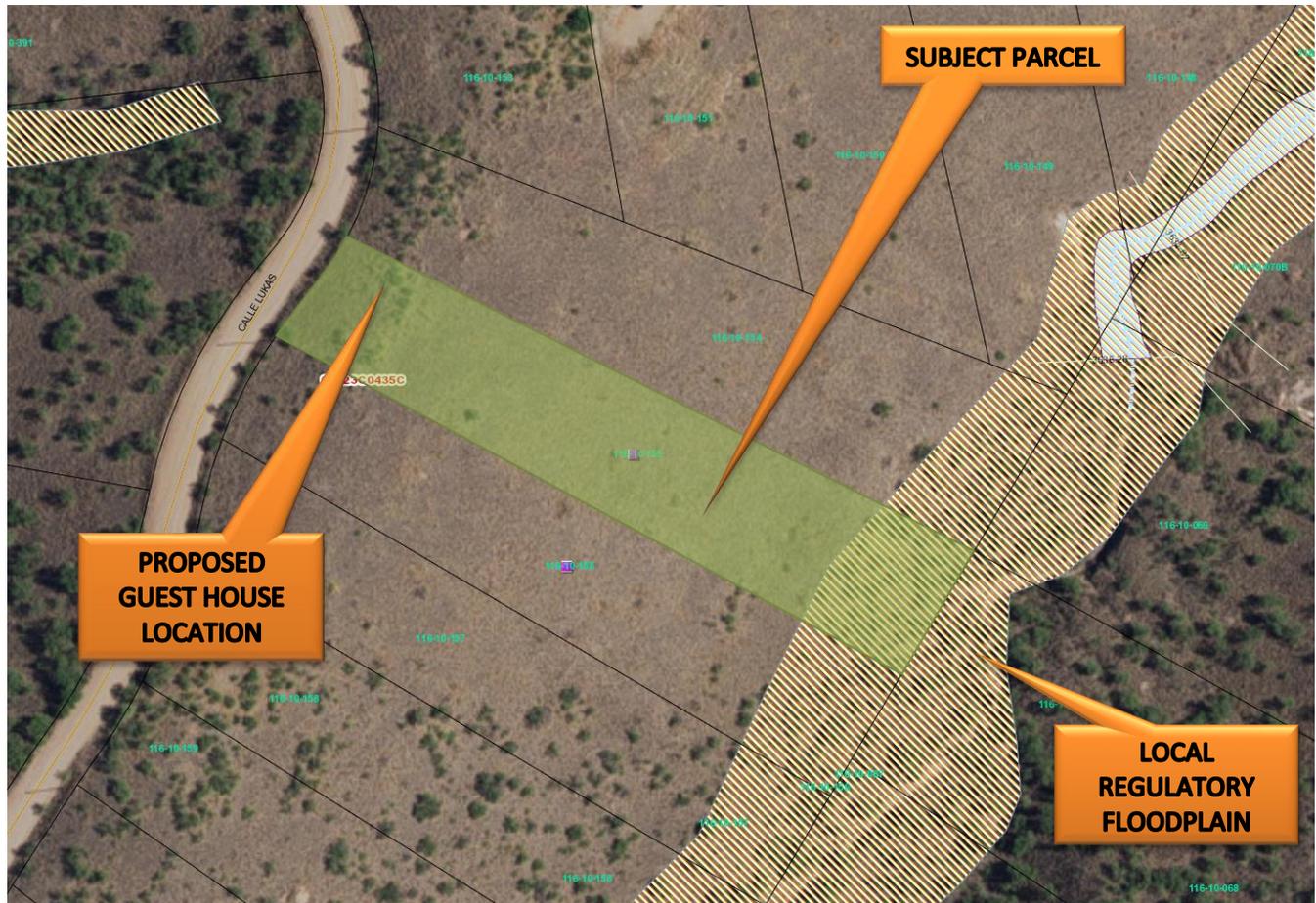
Source: Santa Cruz County GIS

Pursuant to Santa Cruz County Zoning and Development Code Article 9, Section 933.C, guesthouses are permitted in R-2 zones with a Conditional Use Permit:

C. Guesthouses and Cottages (non-rental, residential units only):

1. Minimum lot area: thirty six thousand (36,000) sq. ft.
2. Lot width: seventy five (75) feet.
3. Front yard: not permitted.
4. Side yard: fifteen (15) feet.
5. Rear yard: twenty five (25) feet.
6. Maximum building height: twenty (20) feet.

The lot meets the required criteria for the proposed guesthouse and is outside of the floodway but a Southeast portion of the lot is partially in the local regulated floodplain which does not affect the proposed area for the guesthouse.



DFIRM Map

Source: Santa Cruz County GIS

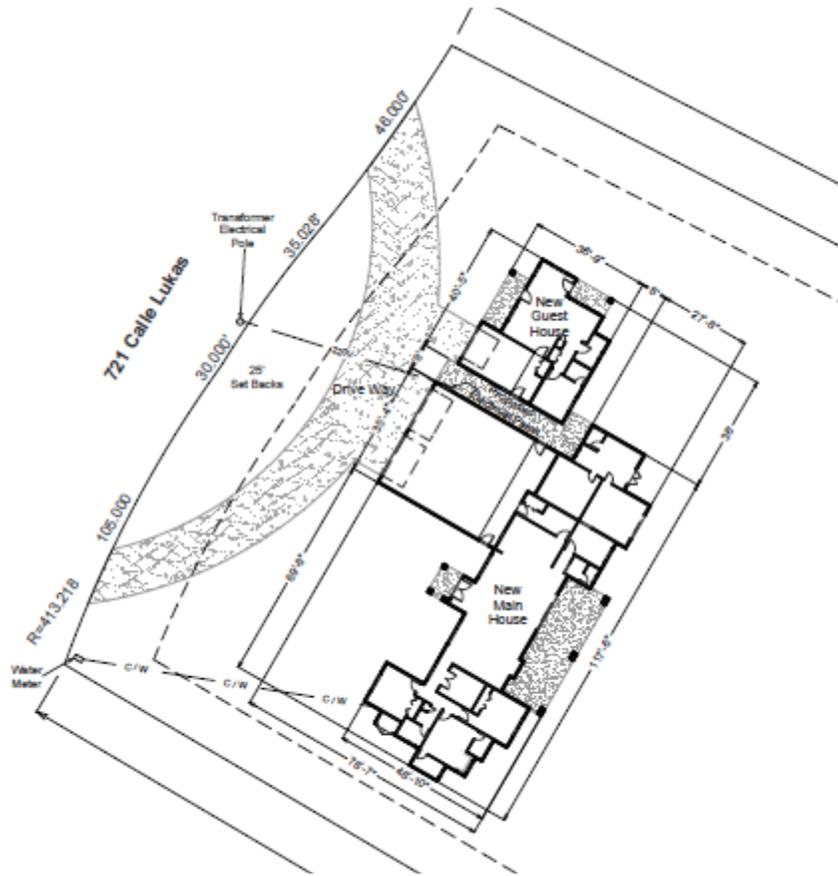
PUBLIC COMMENT

Since advertising this application for hearing, the Department has received one letter of support related to this project.

SUMMARY

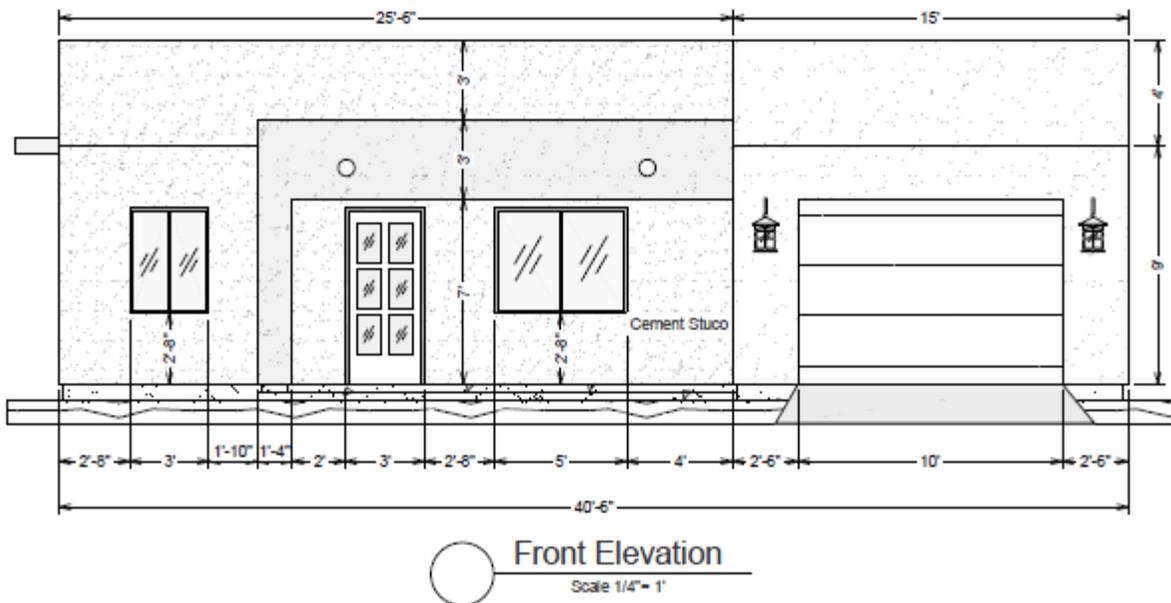
As described in the applicant’s application materials, the proposed guesthouse will be detached from the primary residence located to the North corner of the lot within the setback requirements, and accessed by the front yard. The guest house has been reviewed and approved by the Building Department prior the approval of the required Conditional Use Permit. It is included in the building permit no. 20-0267, for the primary residence.

The applicant intended to build it simultaneously with the residence and he stated that before submitting any application he asked the Building Department’s staff what permits were required for building a residence with a guest house, and was told that he just need to apply for a building permit. The primary is under construction while the guest house is on hold with no inspection passed.



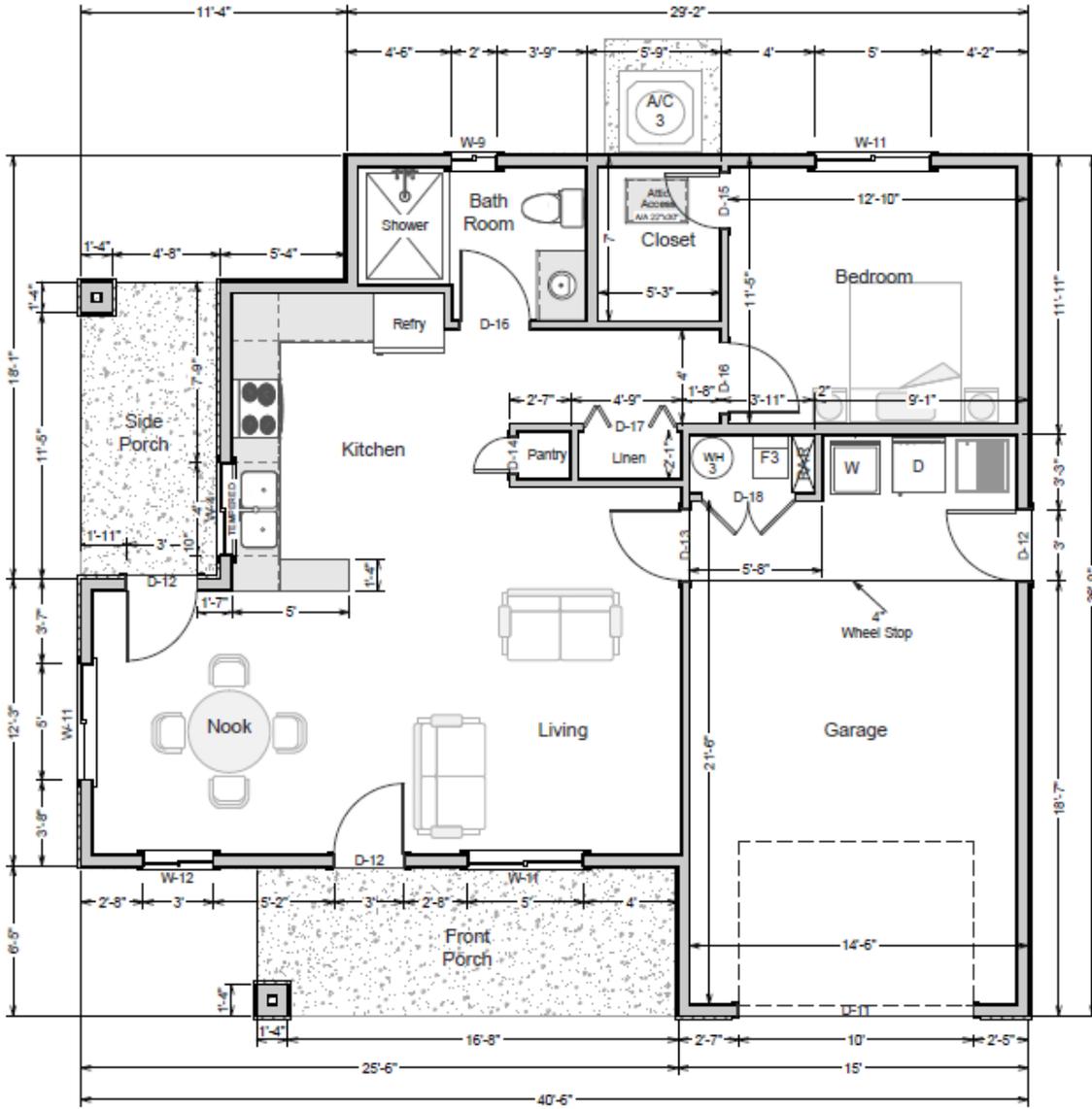
Site Plan

Source: Applicant



Front Elevation

Source: Applicant



Guest House Square Footage	
Living Area	822.23 sq ft
Front Porch	115.50 sq ft
Side Porch	75.62 sq ft
Garage Area	377.33 sq ft
Total Area Under Roof	1,390.68 sq ft

Floor Plan

Source: Applicant

Factors in Favor of Approving the Conditional Use request

1. A guest house does not conflict with the Comprehensive Plan Low Density Residential Category;
2. There is enough space on-site to support the proposed use;
3. The lot meets the criteria listed in the Conditional Use requirements;
4. Letter from support from neighbor;
5. No opposition to date.

Factors in Favor of Denying the Conditional Use request

1. None.

RECOMMENDATION

Staff recommends Conditional Approval of the request subject to the following Conditions:

1. The Applicant shall provide the County a signed Acceptance of Conditions and a Waiver of Claims form arising from ARS §12-1134 signed by the property owner of the subject property within thirty (30) days of approval of the Conditional Use request, otherwise the Conditional Use authorization may be deemed void upon 30-day notification to the Applicant;
2. It is the Applicant’s responsibility to obtain any additional permits, or meet any additional conditions, that may be applicable to the proposed use due to other federal, state, or local laws or regulations;
3. Changes to the approved Conditional Use shall be considered a new application and will require additional review and approval.

SUGGESTED MOTION

Madam Chair, I move to approve CUP-20-2-04, with the Conditions of Approval as recommended by staff with the Factors in Favor of approval constituting the Findings of Fact.

ATTACHMENTS

1. Complete Application Submittal
2. Letter of Intent
3. Site Plan
4. Floor Plan
5. Elevations
6. Property Profile
7. Building Permit No. 20-0267
8. Inspections for Building Permit No. 20-0267



Santa Cruz County
Community Development Department

CONDITIONAL USE PERMIT APPLICATION

2150 N. Congress Drive, Suite 215 ■ Nogales, AZ 85621 ■ 520-375-7930

CUP 20-2-04 (OJEDA CAMPOS)

Modification of CUP _____ (_____)

APN 116-10-155

Property Owner Name(s) (attach additional sheets as needed)

Jesus F. Ojeda Campos

Property Owner Address(s) (attach sheets as needed)

1232 Calle Cherokee

City Rio Rico, AZ 85648

Phone 520-980-2049

Email A. Celida Sandoval@gmail.com

Site Address

721 Calle Lukas

City Rio Rico Zip 85648

Parcel Size (to nearest tenth of an acre) 4 acres Zoning Single Family R-2

Site Infrastructure and Utilities

Water Liberty Water Wastewater _____

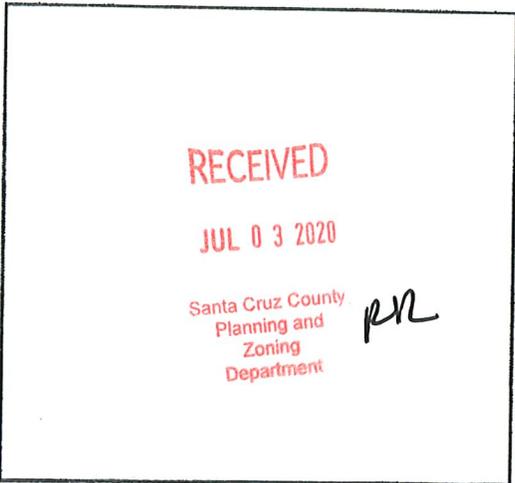
Electricity Unisours Gas no

Fire District Tubac Fire School District _____

Existing Uses – the size and location and use of all existing structures, add sheets if needed.

Proposed Uses – what, where and why of the request.

Guest house



office use only date stamp here

BY SIGNATURE BELOW I HEREBY CONSENT TO STAFF SITE VISITS AT ANY TIME AND PERMIT PHOTOGRAPHS TO BE TAKEN OF THE SITE IN PREPARATION OF THE STAFF REPORT FOR THE PLANNING COMMISSION AND/OR THE BOARD OF SUPERVISORS MEETING, AND TO POST THE PROPERTY PURSUANT TO A.R.S. §§11-805, 11-813, 11-816, 11-829 AND/OR 11-831.

FURTHER, BY SIGNATURE BELOW I HEREBY CERTIFY AND DECLARE THAT TO THE BEST OF MY KNOWLEDGE THE INFORMATION PROVIDED ON AND ATTACHED TO THIS APPLICATION IS TRUE AND CORRECT.

Applicant signature Date

OR
 I, Jesus Ojeda Campos am the property owner of property in this application and I authorize my representative, indicated by name and address below, to apply for and be responsible for the processing of this application on my behalf.

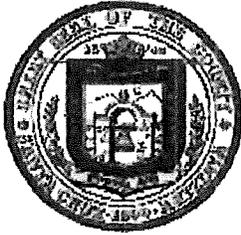
Applicant signature Date 6/29/2020

Representative
Elizabeth Ramirez Elizabeth Ramirez
Representative Printed Name Representative's Signature

Address 721 Calle Lukas City Rio Rico Zip 85648

Representative's Phone 520-313-4785 Email lisaramirez1@gmail.com

FOR OFFICE USE ONLY Applicable Zoning Code Section(s) _____ _____ _____ _____
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**Santa Cruz County
Community Development Department**

Planning & Zoning and Building Department

2150 N. Congress Dr. Ste 215 • Nogales, AZ 85621 • 520-375-7930

Applicant's Certification and Acknowledgement

TAX PARCEL NUMBER 116-10-155

By signing below, I hereby certify and acknowledge that:

I am the Owner, or authorized agent of the Owner, of the property being developed.

My submitted application is complete and accurate to the best of my knowledge. Submission of false information may constitute fraud, and may be punishable by fine, imprisonment or both. A.R.S. §13-2310

I understand that an incomplete or inaccurate permit application or site plan, or failure to respond to requested corrections, may result in delays, additional permit and plan review fees, return of the submittal, or denial of the application.

I request all meetings, reviews or inspections that are necessary to process my application, and if my permit is approved and issued, I request all inspections necessary to monitor progress, and document completion at all stages of the work related to my permit.

My application is subject to an administrative completeness review of fifteen (15) business days, during or after which time I will receive written or electronic notice that my application is complete, or, in the case of an incomplete application, a list of deficiencies that I need to correct. My application will not be transmitted for substantive review until all deficiencies have been corrected and my revised full application has been submitted to the County.

If the county does not issue a written or electronic notice of administrative completeness within fifteen (15) business days, per A.R.S. §11-1605(F), my application will automatically be deemed administratively complete and transmitted for substantive review.

I understand that I have thirty (30) business days to respond to a Notice of Deficiencies during the administrative completeness phase. My failure to respond within this timeframe may result in my permit application being voided. I have the right to re-apply if my permit application is voided. A.R.S. §11-1605(F)

I understand and acknowledge that the total County review timeframe during the administrative completeness review phase is a total of forty-five (45) business days.

My application is subject to a substantive review period of forty-five (45) business days. I will receive written or electronic notice if my permit is approved or if corrections or additional information are needed. My permit will not be approved or issued until all additional information is provided, all requested corrections are completed and all permit fees have been paid.

I understand that I have sixty (60) business days to respond to a Request for Corrections or to a Request for Additional Information during the substantive review phase. My failure to respond within this timeframe may result in my permit application being denied. I have the right to re-apply if my permit application is denied. A.R.S. §11-1605(G)

I understand and acknowledge that the total County review timeframe during the substantive review phase is a total of one-hundred-five (105) business days.

I understand and acknowledge that my permit application, with a combined administrative completeness review and the substantive review, have a total potential overall County permit application processing time of one-hundred-fifty (150) business days. If my application cannot be approved within this timeframe, or within a written mutually agreed upon extension timeframe, my application may be voided or denied. A.R.S. §11-1605(I) & (J)

I acknowledge that my total response timeframe during the administrative completeness phase is a total of sixty (60) business days, and during the substantive review phase a total of one-hundred-twenty (120) business days. If I request the full extensions allowed for my response of an additional ninety (90) business days, my permit application may have a total potential overall applicant response time of two-hundred-seventy (270) business days. If I am unable to complete my application within this timeframe, my application may be voided or denied. A.R.S. §11-1605(G)

I understand that the substantive review time frames and overall time frames do not include the time required for an applicant to obtain other non-county licenses or to participate in meetings as required by law. A.R.S. §11-1605(C)(9)

I am aware that all required permits, including required permits from outside agencies MUST be obtained before the County will issue my requested permit. Failure to obtain required permits from outside agencies may result in fines or other penalties. I understand that it is my responsibility to plan for outside agency timeframes for necessary approvals or permits.

If my permit application is denied, I can appeal this decision, in writing, to the Santa Cruz County Zoning Inspector at the Santa Cruz County Community Development Department, 275 Rio Rico Drive, Rio Rico AZ 85648, 520-375-7930. An appeal must be received at the Santa Cruz County Community Development Department within thirty (30) business days from the issuance of the permit, or written or electronic notice of permit denial. I acknowledge that my appeal request must include a justification of my appeal. A.R.S. §11-1605(J)(2)

I may have other rights and obligations in the Regulatory Bill of Rights, as set forth by A.R.S. §11-1602-1610, including the right to request, in writing, a clarification of this statute, as applied by the County, to my permit application.

X _____
Signature Date 6/24/2020

Jesus Ojeda Campos _____
Print Name/Company Owner Agent (see below)

If Agent, Owner must complete the following, or submit a letter of authorization.

I, Jesus F. Ojeda Campos, Owner of the property for which this application is being submitted, APN 116-10-155, do herein authorize Elisabeth Ramirez to submit Zoning applications and Building Permits on my behalf.

Y _____
Owner Signature Date 6/24/2020

Jesus Ojeda Campos _____
Owner Printed Name

Roberto Liquidano

From: Elizabeth Ramirez <lisaqramirez1@gmail.com>
Sent: Tuesday, June 30, 2020 3:08 PM
To: Roberto Liquidano
Subject: 721 Calle Lukas Rio Rico, Az 85648

To whom it may concern:

Re: 721 Calle Lukas, Rio Rico, Az
Legal Lots 107/108 Blk 154 Rio Rico Ranchettes #9
Parcel # 116-10-155

The conditional use permit we are applying for is a Guest House.
The current use of the land is vacant with exceptional views and privacy.
The main property is to be occupied myself and my family.
The guest house will be occupied by my mother in law.

Thank you in advance for your assistance in this matter.
Any questions or concerns please feel free to contact Elizabeth Ramirez 520-313-4788 or Ada Sandoval spouse at 520-980-2049.

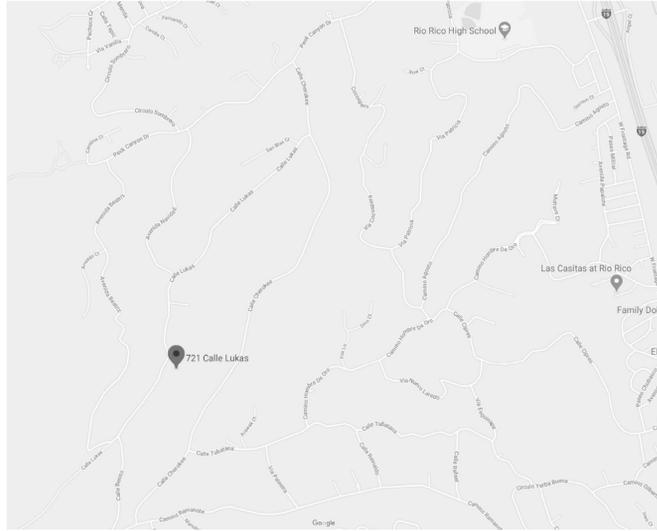
Sincerely

Jesus Ojeda Campos

cc Elizabeth Ramirez
520-313-4788

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Site Map



Legal Description

Lot: 107-108
Block: 154
Rio Rico Ranchettes Unit 9

Parcel Number

116-10-155

Address

721 Calle Lukas,
Rio Rico, AZ, 85648,
Santa Cruz County.

Owner

Jesus & Ada Ojeda

Notes

* No cuts or fill more than 3'.

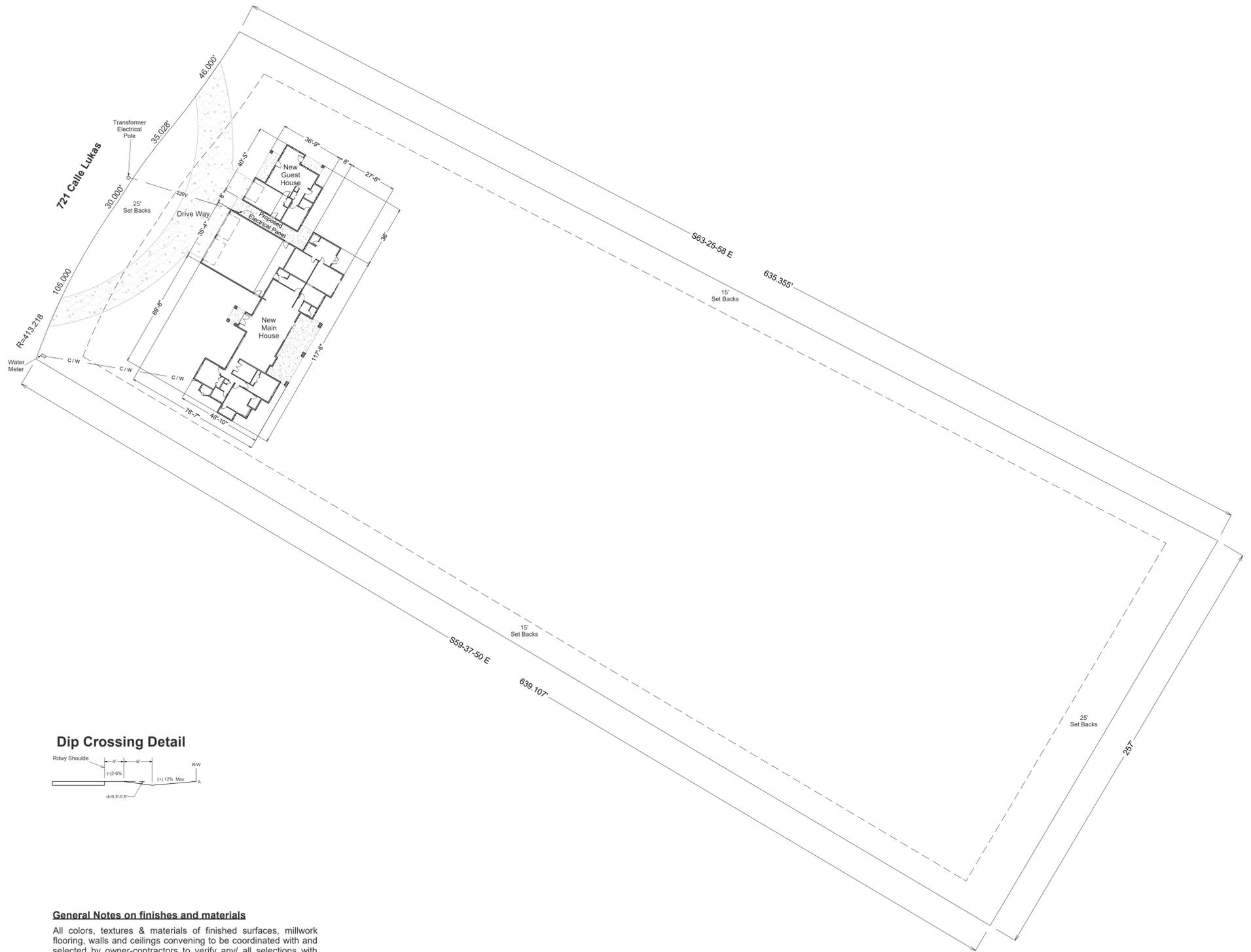
Residence Sq. Footage

Main House		Guest House	
Living Area	3274.11 sq ft	Living Area	822.23 sq ft
Front porch	70 sq ft	Front Porch	115.50 sq ft
Rear Porch	539.09 sq ft	Side Porch	75.62 sq ft
Garage Area	1,470 sq ft	Garage Area	377.33 sq ft
Total Area Under Roof	5,353.2 sf	Total Area Under Roof	1,390.68 sq ft

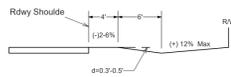
TOTAL Square Footage

Total Living Area	4,096.34 sq ft
Total Area (Living, Garages, Porch)	6,743.88 sq ft

All work shall comply with 2012 IRC.



Dip Crossing Detail

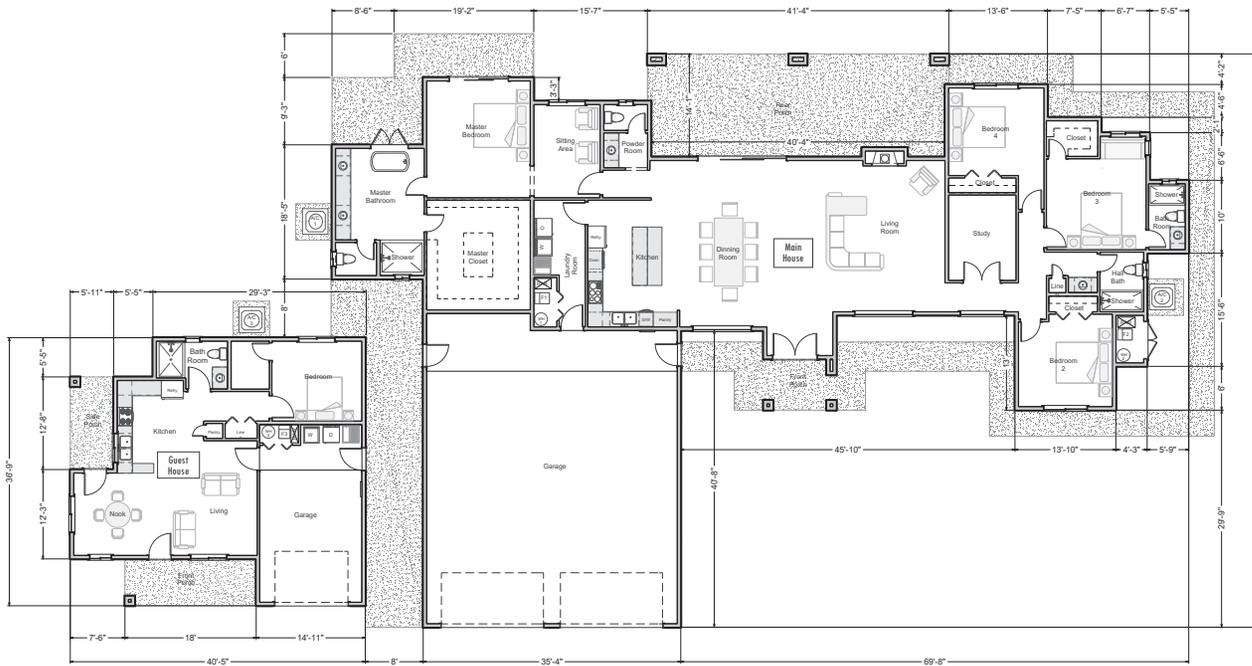


General Notes on finishes and materials

All colors, textures & materials of finished surfaces, millwork flooring, walls and ceilings convening to be coordinated with and selected by owner-contractors to verify any/ all selections with owner prior to procurements and installation.

Site Plan
Scale 1/32"=1'

	New Residence For:	Jesus & Ada Ojeda.	Drawing:	Jaime Jasso	Sheet	1
	Location:	721 Calle Lukas, Rio Rico, AZ, 85648.	Date:	06/20.	Of	1
	Owner:	Jesus & Ada Ojeda.	Scale:	1/32"=1'		

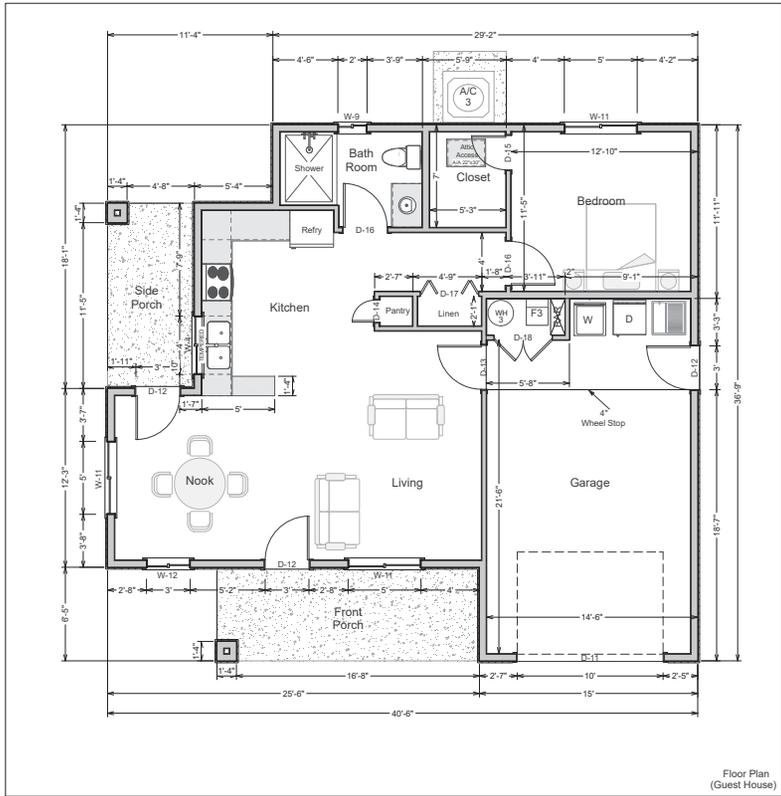


- 1.- Index
- 2.- Floor Plan (Main House)
- 3.- Foundation & Plumbing (Main House)
- 4.- Floor, Foundation & Plumbing (Guest House)
- 5.- Electrical & Mechanical (Main House)
- 6.- Roof & Framing (Main House)
- 7.- Electrical, Mechanical, Roof & Framing (Guest House)
- 8.- Elevations (Main House)
- 9.- Elevation (Main & Guest House)

Main House	
Square Footage	
Living Area	3274.11 sq ft
Front porch	70 sq ft
Rear Porch	535.09 sq ft
Garage Area	1,470 sq ft
Total Area Under Roof 5,353.2 sf	
Guest House	
Square Footage	
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TOTAL Square Footage	
Total Living Area.....	4,096.34 sq ft
Total Area (Living, Garages, Porch). 6,743.88 sq ft	

Index
Scale 1/8"=1'

	New Residence For:	Jesus & Ada Ojeda.	Drawing:	Jaime Jasso	Sheet Of 9
	Location:	721 Calle Lukas, Rio Rico, AZ, 85648.	Date:	03/20.	
	Owner:	Jesus & Ada Ojeda.	Scale:	1/8"=1'	



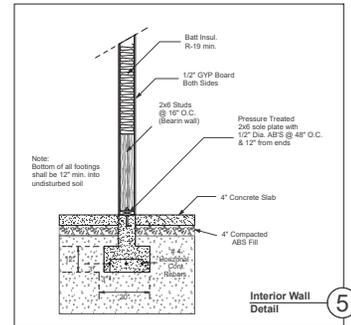
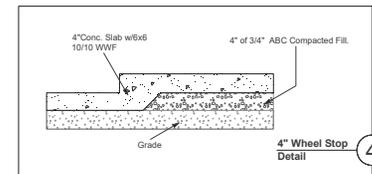
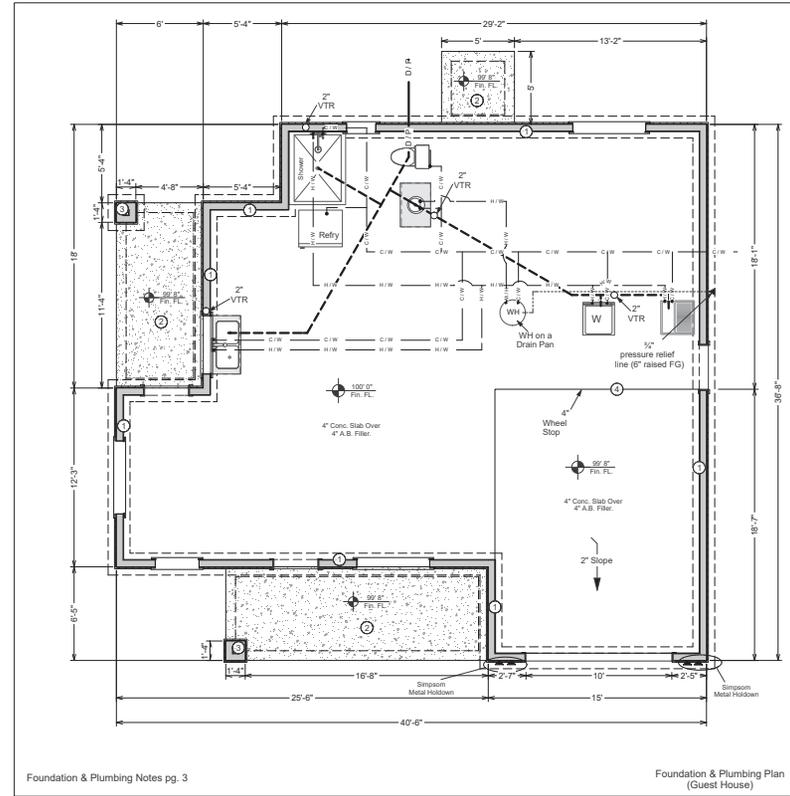
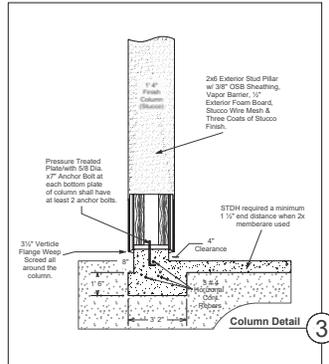
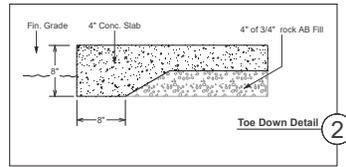
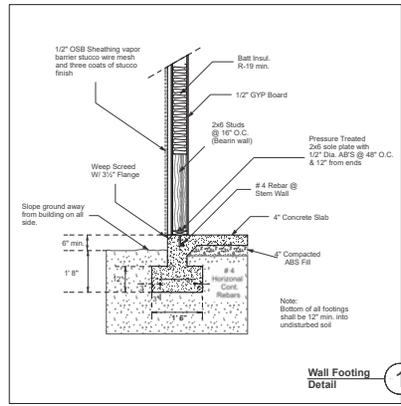
Windows Schedule					
Mark	WxH	U Value	Frame	Glazing	Remarks
W-1	8-0x5-0	0.35	Vinyl	Nat. Dual Panel	Fixed
W-2	6-0x5-0	0.35	Vinyl	Nat. Dual Panel	Fixed
W-3	4-0x5-0	0.35	Vinyl	Nat. Dual Panel	Sliding x.o.
W-4	4-0x5-0	0.35	Vinyl	Nat. Dual Panel	Sliding x.o.
W-5	2-0x5-0	0.35	Vinyl	Nat. Dual Panel	Fixed
W-6	6-0x1-6	0.35	Vinyl	Nat. Dual Panel	Fixed
W-7	6-0x5-0	0.35	Vinyl	Nat. Dual Panel	Sliding x.o.
W-8	5-0x5-0	0.35	Vinyl	Nat. Dual Panel	Sliding x.o.
W-9	2-0x2-0	0.35	Vinyl	Nat. Dual Panel	Sliding x.o.
W-10	12-0x8-0	0.35	Vinyl	Nat. Dual Panel	Patio Door
W-11	5-0x4-0	0.35	Vinyl	Nat. Dual Panel	Sliding x.o.
W-12	3-0x4-0	0.35	Vinyl	Nat. Dual Panel	Sliding x.o.
W-13	8-0x6-8	0.35	Vinyl	Nat. Dual Panel	Patio Door

Guest House
Square Footage

Living Area 822.23 sq ft
Front Porch 115.50 sq ft
Side Porch 75.62 sq ft
Garage Area 377.33 sq ft
Total Area Under Roof 1,390.68 sq ft

U Value 0.35/SHGC- 0.25
Egress Requirements
Minimum Net Clear opening 5.7 sq. ft.
Minimum Clear opening Height of 24".
Minimum Clear opening Width of 20".
Minimum Finish sill Height of 44".

Door Schedule					
Mark	WxH	Door Thick	Door Mat.	Glazing	Remarks
D-1	6-0x8-0	1 1/2"	Solid Core entry door w/Dual Pane	Wood	1 1/2" Double Door Steel Multipanel
D-2	3-0x8-0	1 1/2"	Insulated Metal 20 min. Fire Rated	Wood	1 1/2" Single/Single Swing (Self Clos)
D-3	1-6x8-0	1 3/8"	Hollow Wood Core	Wood	1 3/8" Single Swing
D-4	2-4x8-0	1 3/8"	Hollow Wood Core	Wood	1 3/8" Single Swing
D-5	2-8x8-0	1 3/8"	Hollow Wood Core	Wood	1 3/8" Single Swing
D-6	3-0x8-0	1 3/8"	Hollow Wood Core	Wood	1 3/8" Single Swing
D-7	5-0x8-0	1 3/8"	Hollow Wood Core	Wood	1 3/8" Double Door (2-8x8-0)
D-8	5-0x8-0	1 3/8"	Hollow Wood Core	Wood	1 3/8" Bl-Fold
D-9	5-0x5-4	1 1/2"	Solid Core w/Dual Pane	Wood	1 1/2" Double Door Steel Multipanel
D-10	14-0x6-0	1 1/2"	Insulated Metal	(2) 2x6 Jamb	2x6 Garage Door
D-11	10-0x7-0	1 1/2"	Insulated Metal	(2) 2x6 Jamb	2x6 Garage Door
D-12	3-0x6-8	1 1/2"	Solid Core entry door w/Dual Pane	Wood	1 1/2" Door Steel Multipanel
D-13	3-0x6-8	1 1/2"	Insulated Metal 20 min. Fire Rated	Wood	1 1/2" Single/Single Swing (Self Clos)
D-14	1-6x8-8	1 3/8"	Hollow Wood Core	Wood	1 3/8" Single Swing
D-15	2-4x6-8	1 3/8"	Hollow Wood Core	Wood	1 3/8" Single Swing
D-16	3-0x6-8	1 3/8"	Hollow Wood Core	Wood	1 3/8" Single Swing
D-17	5-0x6-8	1 3/8"	Hollow Wood Core	Wood	1 3/8" Bl-Fold
D-18	4-0x5-4	1 3/8"	Hollow Wood Core	Wood	1 3/8" Double Door (2-0x5-4)
D-19	6-0x6-8	1 1/2"	Solid Core entry door w/Dual Pane	Wood	1 1/2" Double Door Steel Multipanel

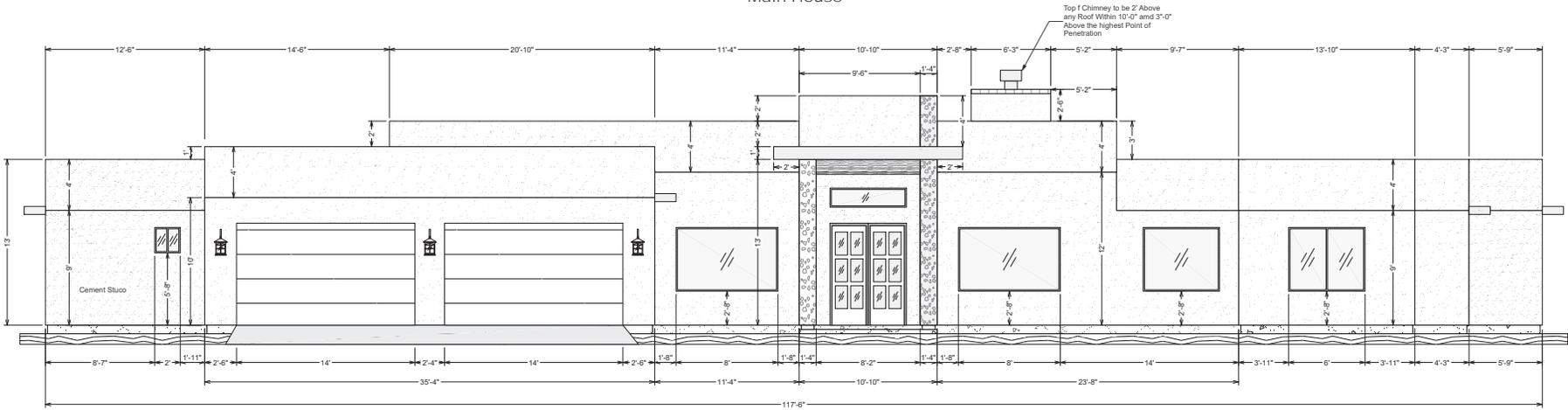


NOTE: Exterior bearing wall footings shall be 12" min. into undisturbed soil.

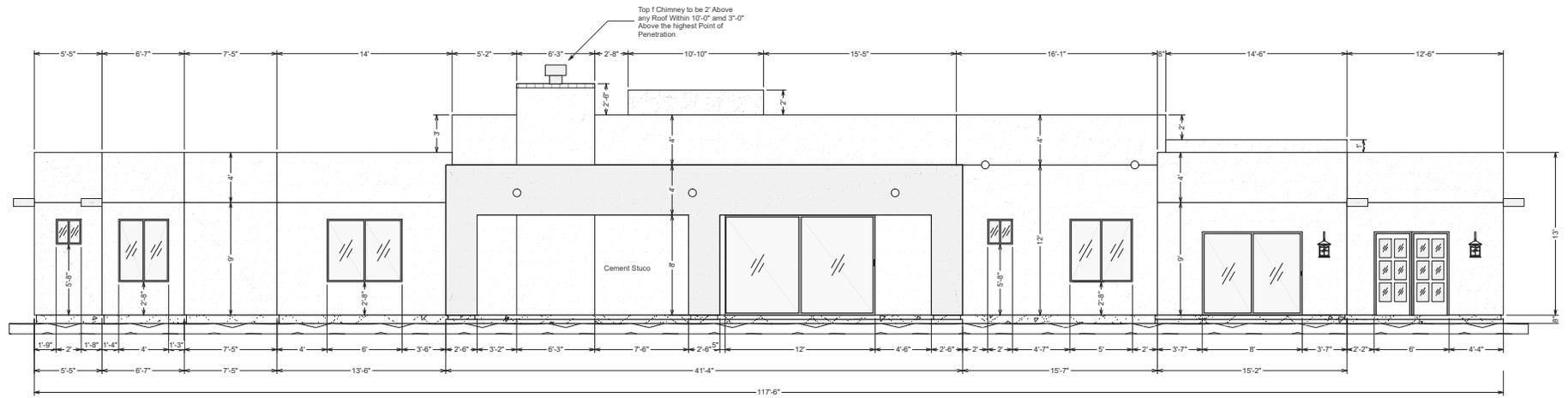
Floor, Foundation & Plumbing Plan
(Guest House)
Scale 1/4"=1'

	New Residence For: Jesus & Ada Ojeda.	Drawing: Jaime Jasso	Sheet 4 Of 9
	Location: 721 Calle Lukas, Rio Rico, AZ, 85648.	Date: 03/20.	
	Owner: Jesus & Ada Ojeda.	Scale: 1/4"=1'	

Main House



Front Elevation
Scale 1/4"=1'



Rear Elevation
Scale 1/4"=1'

General Note on Finishes & Materials

All colors, textures, finishes & Materials of finished surfaces, millwork flooring, walls and ceiling coverings to be coordinated with & selected by owner-contractors to verify any/all selections with owner prior to procurement & installation.

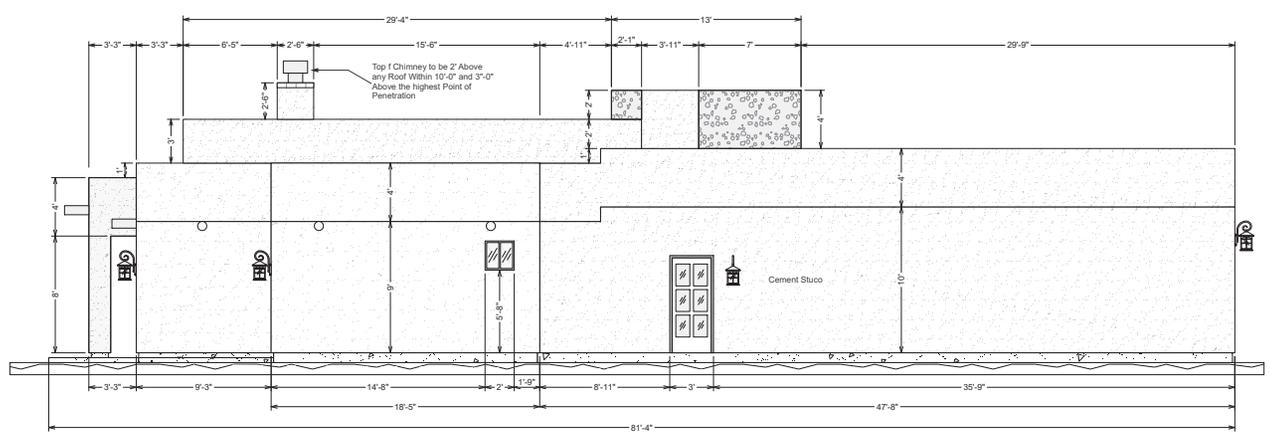
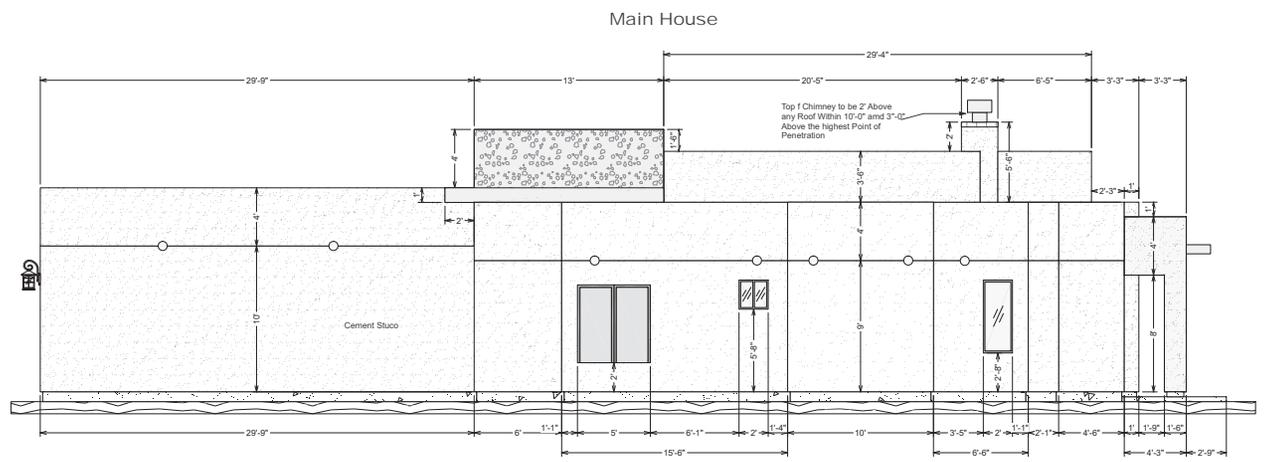
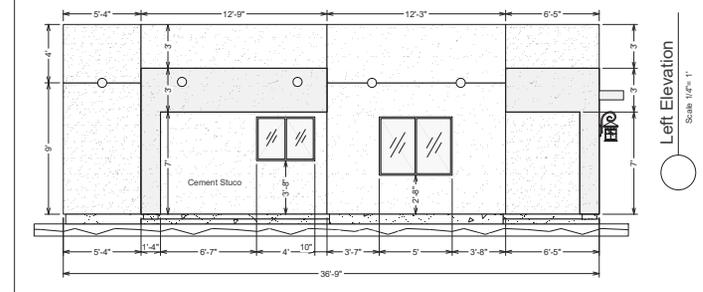
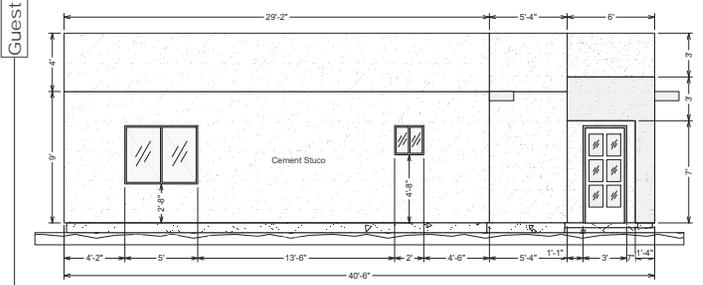
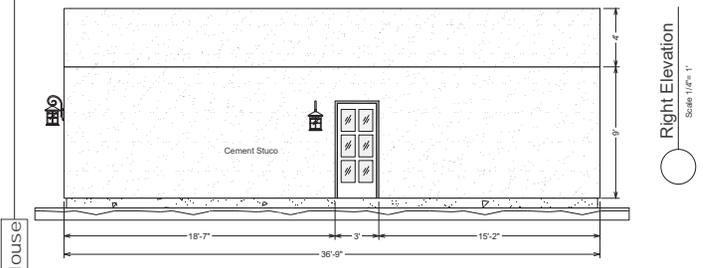
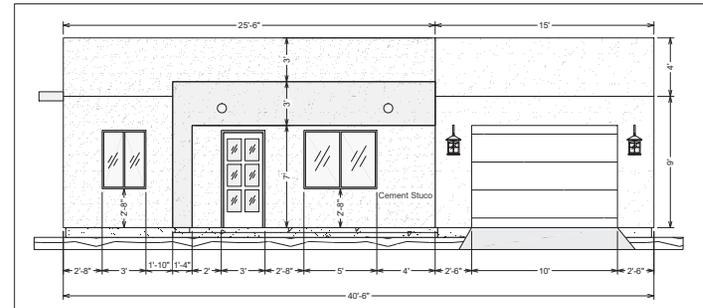
Elevation Plan
Scale 1/4"=1'



New Residence For:
Jesus & Ada Ojeda.
Location:
721 Calle Lukas, Rio Rico, AZ, 85648.
Owner:
Jesus & Ada Ojeda.

Drawing:
Jaime Jasso
Date:
03/20.
Scale:
1/4"=1'

Sheet
Of
8
9



General Note on Finishes & Materials

All colors, textures, finishes & Materials of finished surfaces, millwork flooring, walls and ceiling coverings to be coordinated with & selected by owner-contractors to verify any/all selections with owner prior to procurement & installation.

Elevation Plan
Scale 1/4"=1'

	New Residence For:	Jesus & Ada Ojeda.	Drawing:	Jaime Jasso	Sheet	9
	Location:	721 Calle Lukas, Rio Rico, AZ, 85648.	Date:	03/20.	Of	9
	Owner:	Jesus & Ada Ojeda.	Scale:	1/4"=1'		

General Information

2021 ▼

Property Address

721 CALLE LUKAS
RIO RICO, 85648

Owner Name & Address

Primary Owner
OJEDA CAMPOS JESUS FERNANDO
1232 CALLE CHEROKEE
RIO RICO , AZ 85648
100.00%

Legal Description

Subdivision: RIO RICO RANCHETTES UNIT #9 **Lot:** 107-108 **Block:** 154

Section: 29, **Township:** 22S, **Range:** 13E

Extended Legal: SUB RIO RICO RANCHETTES UNIT NO.9 LOT 107 AND 108 OF BLK 154

Property Information

Parcel Number: 11610155

Account Number: R000028253

Tax District: 3501

Current Mill Levy: 0

Square Feet: 151,153.00

Total Acres: 3.47

Primary Use Description: 0013-VL-RES-RURAL-SUBDIVIDED

Sales Information

Reception #	Sale Price	Deed Type	SaleDate	Grantor	Grantee
20190001081	\$19,000	WARRANTY DEED	02/01/2019	AHRENS KURTIS L	OJEDA CAMPOS JESUS FERNANDO
20060007134	\$23,000	WARRANTY DEED	04/28/2006	GERALDINE A KLOBUCHAR	KURTIS L AHRENS

Value Information Approach: Market

Abstract Code/Description	Value Type	Appraised Value	Assessed Value	Taxable Value
02RL Vacant Land Non-Profit	Land	\$7,000	\$1,050	\$1,050
	Totals:	\$7,000	\$1,050	\$1,050

Limited Property Value (LPV)

Abstract Code/Description	Value Type	LPV Actual	LPV Assessed	LPV Taxable Value
02RL Vacant Land Non-Profit	Land	\$6,701	\$1,005	\$1,005
	Totals:	\$6,701	\$1,005	\$1,005

Account Flags

Flag Type	Flag Description	Unit Count

Property Attributes & Descriptions

Attribute	Attribute Description
Access	Graded
Access	Unimproved
Amenities	Deed Restrictions
General	Topo - Slight Slope
Roads	Unimproved
Shape	Regular
Topography	Moderate Slope
Shape	Irregular
Topography	Level
Topography	Steep Slope
Utilities	Septic
View	Mountain - Full

The Parcel has the following Exemptions:

[<< Return to Results](#)



APPROVED
MAY 21 2020
Santa Cruz County
Building

By _____ 

Santa Cruz County

275 Rio Rico Drive,
 Rio Rico AZ 85648
 (520) 375-7880
<http://www.co.santa-cruz.az.us>

20-0267 **RES-NEW**
PROJECT NAME: JESUS FERNANDO OJEDA CAMPOS **ISSUED:** 05/22/2020
SITE ADDRESS: 721 CALLE LUKAS RIO RICO **IF NOT RENEWED EXPIRES:** 05/22/2022

PARCEL: 11610155 **SUBDIVISION:** **LEGAL TEXT:** SUB RIO RICO
LOT: **BLOCK:** RANCHETTES UNIT NO.9 LOT 107
AND 108 OF BLK 154

APPLICANT: OJEDA CAMPOS JESUS FERNANDO **PARCEL OWNER:** OJEDA CAMPOS JESUS FERNANDO
 1232 CALLE CHEROKEE 1232 CALLE CHEROKEE
 RIO RICO, AZ 85648 RIO RICO, AZ 85648

OWNER/BUILDER: **OWNER BUILDER** **License:** 0000-0000
 1783 Calle Alarcon **Expires:**
 RIO RICO, AZ 85648-0000

VALUATIONS:			FEES:	
			<u>Paid</u>	<u>Due</u>
Garage, Barns, Storage, Swimming Pools	377.00	\$15,856.62	Zoning Clearance Fee \$50.00	\$0.00
Garage, Barns, Storage, Swimming Pools	1470.00	\$61,828.20	Driveway Fee \$132.00	\$0.00
Porch	609.00	\$9,135.00	Building Permit Fee \$3,490.00	\$0.00
R-3 VB Residential, one-and two-family	822.00	\$93,584.70	Residential Plan Check Fee \$1,221.50	\$0.00
R-3 VB Residential, one-and two-family	3274.00	\$372,744.90		
Porch	191.00	\$2,865.00		
Total:		\$556,014.42	Total Due:	\$0.00

PROJECT DESCRIPTION: RES-NEW

6-29-2020

Footings OK

NT

NEED APPROVAL ON CASITA BY P/Z

7-15-2020

u/g pump on

u