



**Cochise County
Community Development
Development Services**

Public Programs...Personal Service
www.cochise.az.gov

REZONING APPLICATION

1. Applicant's Name: Sylvia Vicencio (Representative)

2. Mailing Address: 1209 S. Taylor Rd
Willcox AZ 85643

City State Zip Code

3. Telephone Number of Applicant: 207-612-1011

4. Telephone Number of Contact Person if Different: () _____

5. Email Address: vicencios@live.com

6. Assessor's Tax Parcel Number: 203-10-006C6
(Can be obtained from your County property tax statement)

7. Applicant is (check one):

- Sole owner: _____
- Joint Owner: Ruben + Sylvia Vicencio (See number 8)
- Designated Agent of Owner: _____
- If not one of the above, explain interest in rezoning: _____

a. If applicant is **not** sole owner, attach a list of all owners of property proposed for rezoning by parcel number. Include all real parties in interest, such as beneficiaries of trusts, and specify if owner is an individual, a partnership, or a corporation:

- List attached (if applicable): Ruben Vicencio Sr

b. If applicant is **not** sole owner, indicate which **notarized** proof of agency is attached:

- If corporation, corporate resolution designating applicant to act as agent: _____
- If partnership, written authorization from partner: _____
- If designated agent, attach a **notarized** letter from the property owner(s) authorizing representation as agent for this application.

Bisbee Office
1415 Melody Lane, Building E
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-762-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

8. Attach a proof of ownership for all property proposed for rezoning. Check which proof of ownership is attached:

- Copy of deed of ownership: _____
- Copy of title report: _____
- Copy of tax notice: _____
- Other, list: _____

9. Will approval of the rezoning result in more than one zoning district on any tax parcel?

- Yes _____ No _____

10. If property is a new split, or the rezoning request results in more than one zoning district on any tax parcel then a copy of a survey and associated legal description stamped by a surveyor or engineer licensed by the State of Arizona must be attached.

11. Is more than one parcel contained within the area to be rezoned? Yes _____

No _____

- If yes and more than one property owner is involved, have all property owners sign the attached consent signature form.

12. Indicate existing Zoning District for Property: in R4

13. Indicate proposed Zoning District for Property: R2

Note: A copy of the criteria used to determine if there is a presumption in favor of or against this rezoning is attached. Review these criteria and supply all information that applies to your rezoning. Feel free to call the Development Services Department with questions regarding what information is applicable.

14. Comprehensive Plan Category: B-Developing (A County planner can provide this information.)

15. Comprehensive Plan Designation or Community Plan: _____
(A County planner can provide this information.)

Note: In some instances, a Plan Amendment might be required before the rezoning can be processed. Reference the attached rezoning criteria.

16. Describe all structures already existing on the property: House, well enclosure,

shed, tractor

17. List all proposed uses and structures which would be established if the zoning change is approved. Be complete. Please attach a site plan: Lot size change from R-4 to R-2 will propose to divide property in 2 acre lots.

18. Are there any deed restrictions or private covenants in effect for this property?

- Yes _____ No x None known
- If yes, is the proposed zoning district compatible with all applicable deed restrictions/private covenants? Yes _____ No _____
- Provide a copy of the applicable restrictions (these can be obtained from the Recorder's office using the recordation Docket number)

19. Which streets or easements will be used for traffic entering and exiting the property?

Red Rose and or

20. What off-site improvements are proposed for streets or easements used by traffic that will be generated by this rezoning? N/A

21. How many driveway cuts do you propose to the streets or easements used by traffic that will be generated by this rezoning? 3 or 4

22. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water		Well
Sewer/Septic		Septic
Electricity		SSVC
Natural Gas		
Telephone		
Fire Protection		

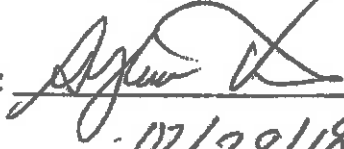
23. This section provides an opportunity for you to explain the reasons why you consider the rezoning to be appropriate at this location. The attached copy of the criteria used to determine if there is a presumption in favor of or against this rezoning is attached for your reference (attach additional pages as needed).

The reasons we would like to rezone our property is because of our children. We would like to pass down an acre for each one. This way they have the opportunity to build for their future. Thanks.

24. AFFIDAVIT

I, the undersigned, do hereby file with the Cochise County Planning Commission this petition for rezoning. I certify that, to the best of my knowledge, all the information submitted herein and in the attachments, is correct. I hereby authorize the Cochise County Planning Department staff to enter the property herein described for the purpose of conducting a field visit.

Applicant's Signature: _____



Ruben Vicencio

Date: _____

02/28/18

PHILIP S. LEIENDECKER
 COCHISE COUNTY ASSESSOR
 PO BOX 168
 BISBEE, AZ 85603
 RETURN SERVICE REQUESTED

(520) 432-8650

Re: 20310006C

VICENCIO RUBEN & SYLVIA
 93 CRESCENT ST
 SKOWHEGAN ME 04976-4953

2018 RESIDENTIAL NOTICE OF VALUE

THIS IS NOT A TAX BILL

• **Full Cash Value (FCV):** Full Cash Value is the value set by statute. If no statutory formula is prescribed, Full Cash Value is synonymous with market value; which is the estimate of value developed annually by using standard appraisal methods and techniques. The FCV will not be used to calculate primary or secondary taxes starting in Tax Year 2015.

• **Limited Property Value (LPV):** Beginning with the 2015 Tax Year, the Limited Property Value is the basis for calculating all property taxes. The LPV is determined by a statutory formula which limits the amount by which it can increase each year. The LPV can equal but cannot exceed the FCV.

• **Classification:** If the Property Class, shown on this Notice, is Property Class 3 (an owner's or a qualified family member's primary residence) or Property Class 4, Subclass 1 (a non-primary residence), and if this property is rented to any person, you must report the residential-rental use of this property to the County Assessor. Failure to report the residential-rental use may result in a civil penalty pursuant to A.R.S. § 33-1902.

Please see the back of this Notice for:

- Definitions of a "Primary Residence", "Non-Primary Residence" and "Qualified Family Member" to ensure your property is correctly classified.
- Appeal Information.

PARCEL ID NUMBER: 20310006C

NOTICE DATE: 03/01/2017

APPEAL DEADLINE: 05/01/2017

FULL CASH VALUE

LIMITED PROPERTY VALUE

	Legal Class	Assessment		Assessed Value	Legal Class	Assessment		Assessed Value
		Value	Ratio			Value	Ratio	
2018	4.2	128,220	10.0	12,822	4.2	128,220	10.0	12,822
2017	4.2	128,303	10.0	12,830	4.2	128,303	10.0	12,830

Description: SECTION: 10 TOWNSHIP: 14 RANGE: 24 ACRES: 9.99
 REP OF SURVEY BK2 PG18 S2S2 LOT 1 SEC10-14-24. 9.

Property Classification	Description	Assessment Ratio
Three (3)	Owner's or Qualified Family Member's Primary Residence	10 %
Four, Subclass One (4.1)	Owner's Non-primary Residence	10 %
Four, Subclass Two (4.2)	Residential-Rental (Not a Qualified Family Member)	10 %

SEPARATE ADDENDUM STATEMENT. Pursuant to A.R.S. § 42-15103(3), the following has been included to inform all residential use property owners that:

- If the property listed on this Notice of Value is used for residential-rental purposes as defined in A.R.S. § 42-12004 (2), but is currently classified (as shown above) as being the owner's or a "qualified family member's" primary residence (Property class 3), or as a non-primary residence (Property class 4, Subclass One), you must register the subject property with the County Assessor as being a residential-rental use property (Property Class 4, Subclass Two) pursuant to A.R.S. § 33-1902. Failure to register with the Assessor may subject you to a civil penalty.
- If this property is a residential-rental use property and if you fail to register it with the County Assessor after receiving this Notice of Value, the city or town in which your property is located may impose a civil penalty of one hundred-fifty dollars per day, payable to the city or town for each day of violation. Further, that city or town may impose "enhanced inspection and enforcement measures" on your property.
- Several Arizona cities and towns impose a "Transaction Privilege Tax" on persons engaged in the business of leasing residential use property. You may access the Model City Tax Code, Section 445, via the website <http://modelcitytaxcode.az.gov> for more information on which cities and towns impose this tax to determine if you are also required to report the residential-rental use of your property to the city or town in which the subject property is located. The website provides a telephone number to call to obtain answers to questions regarding the applicable requirements of the Transaction Privilege Tax program. Failure to pay the applicable tax could result in a penalty or fine by the city or town.
- Residential-rental use properties are required to comply with the Arizona Landlord and Tenant Law, pursuant to A.R.S. Title 33 (Property), Chapters 10 and 11.



FEE # 070413879
 OFFICIAL RECORDS
 COCHISE COUNTY
 DATE 04/23/07 HOUR 3

Recording Requested By:
 GMAC MORTGAGE, LLC

REQUEST OF
 GMAC MORTGAGE
 CHRISTINE RHODES-RECORDER
 FEE : 13.00 PAGES : 2

When Recorded Return To:

RUBEN VICENCIO
 1209 SOUTH TAYLOR RD
 WILCOX, AZ 85643

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

GMAC MORTGAGE, LLC #0601275744 "VICENCIO" Lender ID:20008/264500261 Cochise, Arizona PIF: 04/04/2007
 MERS #: 100637506012757440 VRU #: 1-888-678-8377

The undersigned is the present beneficiary and owner and holder of the Note and the Deed of Trust, Dated: 06/29/2005 made by RUBEN VICENCIO AND SILVIA VICENCIO as the original Grantor(s), to PIONEER TITLE AGENCY, as the original Trustee, for the benefit of NEW WEST LENDING, INC, as the original beneficiary, which Deed of Trust was recorded on 07/07/2005 as Instrument No.: 050724617, in the official records of Cochise County, Arizona

The undersigned HEREBY SUBSTITUTES EXECUTIVE TRUSTEE SERVICES, LLC, Trustee in lieu of the above named Trustee under said Deed of Trust. The Successor Trustee appointed herein qualifies as a Trustee of the Trust Deed in the Trustee's capacity as a licensed escrow agent as required by Arizona Revised Statutes section 33-803 subsection A

EXECUTIVE TRUSTEE SERVICES, LLC hereby accepts said appointments as Trustee under said Deed of Trust and, as Successor Trustee, pursuant to the request of said Owner and Holder and in accordance with the provisions of said Deed of Trust does hereby reconvey, without any covenant or warranty express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned under said Deed of Trust.

IN WITNESS WHEREOF, the present beneficiary and EXECUTIVE TRUSTEE SERVICES, LLC have caused these presents to be executed by their duly authorized officers on the dates below written.

MORTGAGE ELECTRONIC
 REGISTRATION SYSTEMS, INC.
 ("MERS")

On April 16th, 2007

By: 
 Vickie Ingamells, Assistant Secretary

By EXECUTIVE TRUSTEE
 SERVICES, LLC as Trustee

On April 16th, 2007

By: 
 Vickie Day, LIMITED SIGNING
 OFFICER

PARCELS

ACRES

Sylvia Vicencio

PARCEL #

203-10-006C6

2 Acre

W Red Rose Ln

Entrance for the
2 acre parcels
will be from
Red Rose Lane

2 Acre

2 Acre