

**SANTA CRUZ COUNTY**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**PLANNING DIVISION**

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**TO** Board of Adjustment District 3  
**FROM** Frank Dillon, Director  
**DATE** October 15, 2020  
**SUBJECT** VAR-20-3-2 (Kraesig)

**APPLICATION REQUEST**

A request for a variance from Article 10, Section 1002 (A)(5) of the Santa Cruz County Zoning and Development Code to reduce the required side yard setback from 15 feet to 11 feet.

**LEGAL DESCRIPTION** Sub Rio Rico Estates Unit No.10 Lots 61 & 62 of Blk 196  
**PARCEL NUMBER** 115-11-440  
**OWNERSHIP** The Charles & Dixie Kraesig Revocable Living Trust; Charles Kraesig Trustee  
**LOCATION** 95 Paseo Mexico, Rio Rico, AZ  
**PARCEL SIZE** 0.61 acre  
**EXISTING ZONING** R-2 (Single-Family Residential Zoning District)  
**EXISTING LAND USE** Residential  
**COMP PLAN** Medium Density Residential

**SURROUNDING PROPERTIES**

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

**INFRASTRUCTURE AND PUBLIC FACILITIES SERVING THE SITE**

Water	Liberty Utilities
Wastewater	Liberty Utilities
Electric	UniSource
Gas	UniSource
Fire Protection	Rio Rico Fire District

## ACCESS TO SITE

This site is located in the Rio Rico Estates Unit No.3 10 Subdivision accessed along public roads situated in Rio Rico from Interstate 19. Take the Rio Rico Dr/Yavapai Dr exit (17) East to Rio Rico Dr, right on Pendleton Dr, and left to Paseo Mexico to the subject property.



Access Map

Source: Google Earth Pro

## BACKGROUND

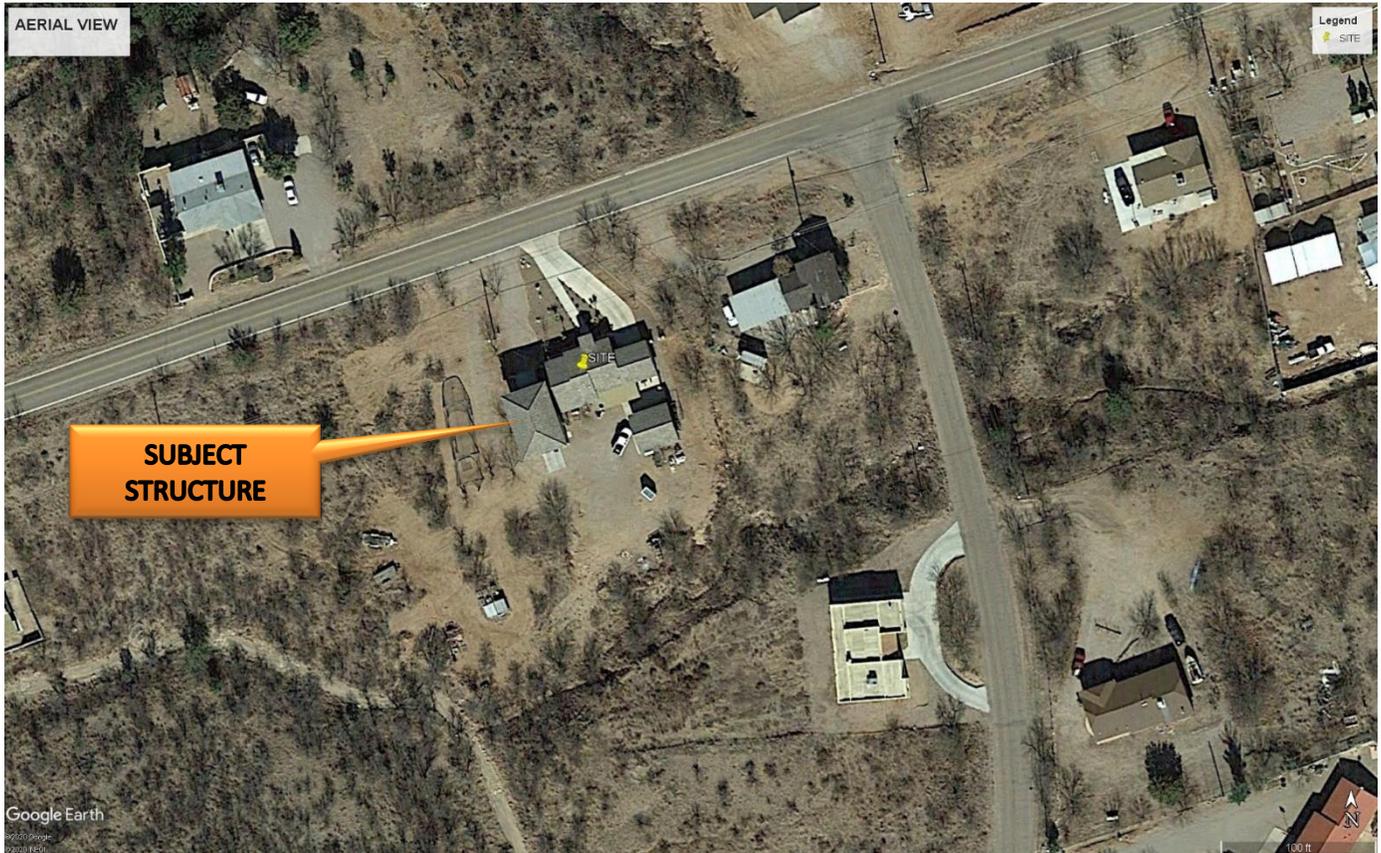
The subject property is currently a developed lot in the Rio Rico Estates Unit No.10 Subdivision. Approximately half of the surrounding lots are currently undeveloped. There are three (3) structures built on the subject lot; a one-story residence centered on the lot, a single-story detached garage to the Southeast, and a two-story detached garage to the west. All structures were built between 2004 and 2010 and permitted by the Building Department. The property was purchased by Charles Kraesig on 2018.

The side setback reduction request is for the two-story detached garage, which was built in 2010 by the former owner who at that time owned lots 61 and 62. The property is zoned R-2 (Single-Family Residential) and the required side yard setback for accessory building is fifteen (15) feet. When the former owner applied for the building permit the location of the subject structure did not had the required side yard setback. Then he submitted a Land Division Application to adjust the lot width by deeding the East fifteen (15) feet of lot 62 with APN 115-11-441 to lot 61 so the garage would have the fifteen (15) feet setback requirement. The lot line adjustment between properties in common ownership was approved on 9/20/2010 and the building permit was approved on 9/21/2020.

The building permit (R07789) had three (3) inspection passed from the Building Department including foundation, pre-slab, and pre-grout bond beam at eight (8) feet high but a final inspection was never called in and the building permit expired on 9/20/2012 and a stop work order was posted on site.

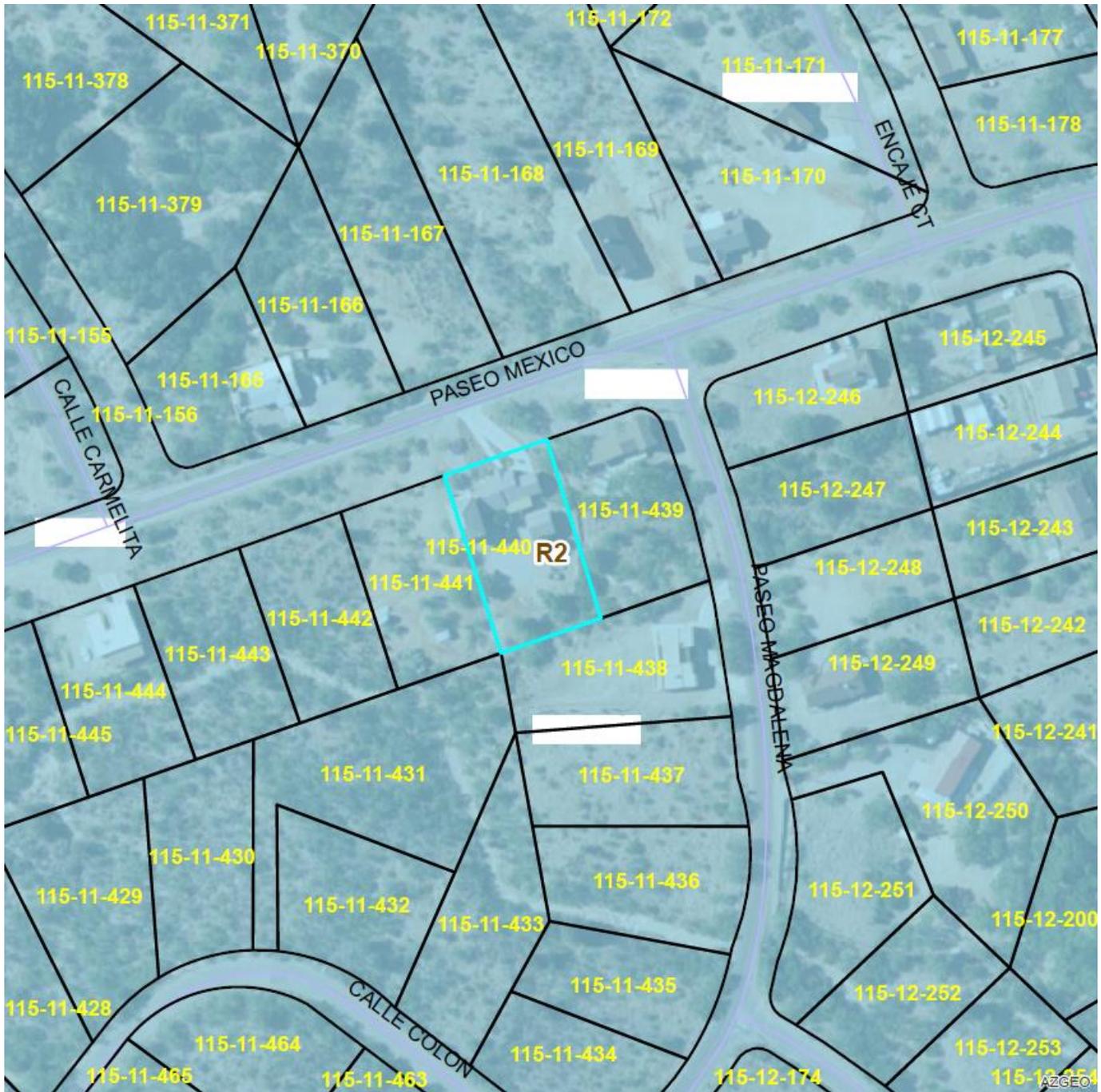
Mr. Kraesig had the subject property surveyed on 6/22/2020 and was found that the subject structure is intruding four (4) feet in the required side yard setback to the West. Then, he contacted the Community Development Department to let us know about his founding and asked how it could be resolved and to be in compliance with the Zoning and Development Code.

Now, in order to renew the building permit to finalize the structure a variance to reduce the required side yards setback is required.



Aerial View

Source: Google Earth



Location and Zoning Map

Source: Santa Cruz County GIS

**PUBLIC COMMENT**

Since advertising this application for hearing, the Department has received two letters expressing their support for the variance from property owners along Paseo Mexico.

## EVALUATION OF THE REQUEST

The subject structure was permitted, built, and inspected in 2010. Given the background and the circumstances, it is our understood that the fault in the location of the subject structure is share by the former owner for building it on the incorrect place and the Building Department for not noticing the error on the required side yard setback and passing the inspections.

Mr. Kraesig after the survey was done acknowledges that the subject structure is not complying with the Zoning and Development Code requirements and with the Building Department for not having a passed final inspection. He is trying to correct the errors and have all his property in compliance with code by applying for this variance request, which will not change the use of the structure as stated in his letter of intent. Then, he will renew the building permit to finalize the subject structure.

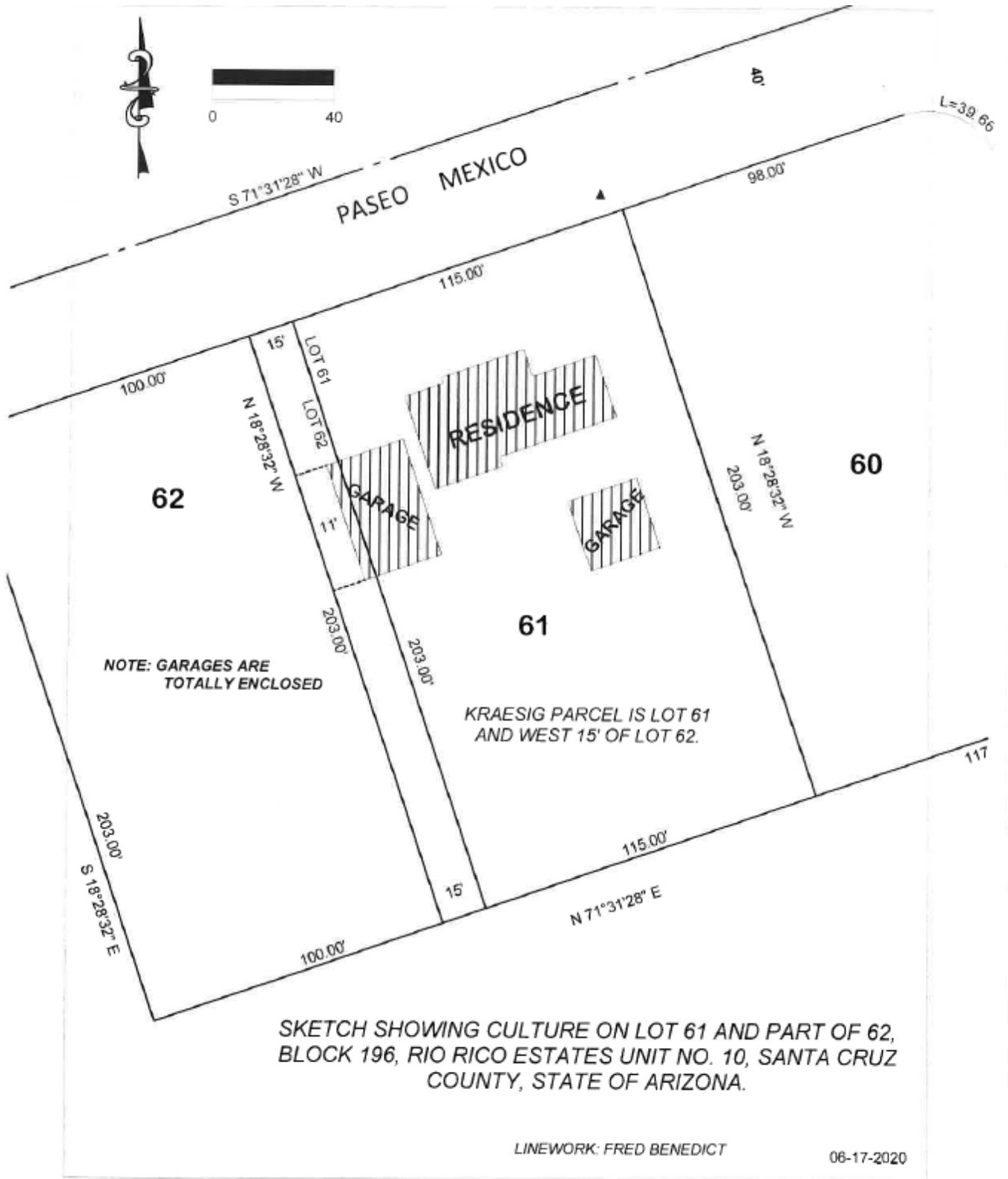
## SUMMARY

The applicant, Charles Kraesig, is requesting a Variance from Section 1002(A)(5) of the Santa Cruz County Zoning and Development Code to reduce the side yard setback from fifteen (15) feet to eleven (11) feet for two-story detached garage built 10-years ago by the former owner and permitted by the Building Department. The subject structure was found two (2) months ago to be intruding four (4) feet on the required side yard setback. The purpose of the request is to regularize the subject structure and avoid any problem in the future. There will be no changes to the structure layout and use.



Street View

Source: Google Earth



Site Plan

Source: Applicant

**Factors in Favor of Approving the Variance request**

1. The detached garage does not conflict with the Comprehensive Plan Medium Density Residential;
2. The subject structure will not create an adverse impact to adjacent properties;
3. The subject structure is been there for ten (10) years;
4. The subject structure was permitted and inspected by the Building Department;
5. No opposition to date.

**Factors in Favor of Denying the Variance**

1. None.

**RECOMMENDATION**

Base on the factors on favor of Approving the Variance request staff recommends **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 Variance request, otherwise the Variance 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 Variance shall be considered a new application and will require additional review and approval.

**SUGGESTED MOTION**

*Mr. Chairman, I move to approve VAR-20-3-2, 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. Warranty Deed
4. Assessor's Property Profile
5. Site Plan
6. Zoning Map
7. Notice of Violation #R07789
8. Building Permit #R07789



Santa Cruz County  
Community Development Department

VARIANCE APPLICATION

275 Rio Rico Drive ■ Rio Rico AZ 85648 ■ 520-375-7930

DESIRING A VARIANCE FROM THE TERMS OF THE SANTA CRUZ COUNTY ZONING AND DEVELOPMENT CODE:

TO THE HONORABLE BOARD OF ADJUSTMENT, DISTRICT 3.

I (we), the undersigned, hereby petition the Santa Cruz County Board of Adjustment, District 3 to grant a Variance from the terms of the Santa Cruz County Zoning and Development Code as follows:

**NOTE: Complete all of the following items. If necessary, attach additional sheets.**

1. List the name(s) and address(es) of all owners of the parcel for which the Variance is sought.

PROPERTY OWNER	ADDRESS	PHONE
<u>CHARLES KRASSIG</u>	<u>3402 N CALLE LARRO TIERSON 85750</u>	<u>520 440 6342</u>
<u>CHARLES &amp; DIANE KRASSIG REVOCABLE TRUST</u>		

2. Tax parcel identification number: 115 11 440

3. General location of parcel: RIO RICO ESTATES #10 LOT 61 & 62 (15')  
95 PASEO MEXICO

4. Area of Parcel (to the nearest tenth of an acre): .61

5. Zoning District Classification: R-2

6. Infrastructure and Public Facilities Serving the Site:

Water: <u>LIBERTY</u>	Gas: <u>—</u>
Wastewater: <u>SEPTIC</u>	Fire Protection: <u>SANTA CRUZ</u>
Electric: <u>UNSOURCE</u>	School District: <u>SANTA CRUZ</u>

7. Describe the existing uses of the parcel and the size and location of existing structures and buildings in use on it. RESIDENTIAL USE 3 STRUCTURES 1 SFR - 3 BED 2 BATH

MASONRY CONST. SINGLE STORY CENTERED ON LOT 61  
1 DETACHED GARAGE TO SOUTHWEST OF SFR  
1 DETACHED 2 STORY GARAGE TO WEST OF SFR

ALL PERMITTED  
PROPERLY

8. Describe all proposed uses and/or structures, which are to be placed on the property. None ADDITIONAL

9. State specifically why you are requesting a Variance AFTER PURCHASE AND  
TAKING POSSESSION A SURVEY WAS ORDERED  
DURING WHICH CONFIRMED GARAGE DID NOT  
MEET SETBACK OF 15' IT IS 11'  
WOULD LIKE VARIANCE TO CLEAR ANY CLOUD ON TITLE

NOTE:

The undersigned hereby certifies and declares that to the best of his/her knowledge and belief the data submitted on and attached to this application for a Variance from the Santa Cruz County Zoning and Development Code are true and correct.

SIGNATURE OF PETITIONER	ADDRESS	DATE
<u>Charles Kraesig</u>	<u>3402 N CAULFIELD TOWN</u>	<u>7/9/2020</u>
<u>CHARLES KRAESIG</u>	<u>CHARLES &amp; DIXIE KRAESIG REVOCABLE TRUST</u>	
APPLICANTS PHONE NUMBER:	<u>520 940 6342</u>	

FOR OFFICE USE ONLY	
DISTRICT NUMBER: <u>3</u>	DATE: _____
CASE NUMBER: <u>VAR-20-3-2</u>	<div style="text-align: center;"> <p><b>RECEIVED</b></p> <p><b>JUL 16 2020</b></p> <p>Santa Cruz County Planning and Zoning Department</p> </div>
CASE NAME: <u>KRAESIG</u>	
APPLICABLE SECTION OF THE CODE: <u>1002 (A)(5)</u>	



Santa Cruz County  
Community Development Department  
Planning & Zoning and Building Department

2150 N Congress Drive, Suite 206 • Nogales AZ 85621 • 520-375-7930

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### Applicant's Certification and Acknowledgement

TAX PARCEL NUMBER \_\_\_\_\_

115 11 440

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.

Signature Charles Kraeig Date July 14, 2020  
Print Name/Company X. Charles Kraeig, Dixie KRAFT, LLC Rio Rico, AZ 85648  Owner  Agent (see below)

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

I, \_\_\_\_\_, Owner of the property for which this application is being submitted, APN \_\_\_\_\_, do herein authorize \_\_\_\_\_ to submit Zoning applications and Building Permits on my behalf.

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Owner Printed Name \_\_\_\_\_

To Whom It May Concern:

Regarding:

7/13/2020

95 Paseo Mexico Rio Rico AZ 85648

Parcel No. 1

Lot 61, in block 196, of Rio Rico Estates Unit No. 10

Recorded in book 3 page 8

Parcel No, 2

The East 15 feet of Lot 62, in block 196, of Rio Rico Estates unit No 10

Recorded in book 3 page 8

I would like to apply for a variance of the setback.

I purchased 95 Paseo Mexico and let the former owner live in the property for one year. I finally took possession of the property and had a survey performed by Fred Benedict. We noticed something was not right. It seemed the larger garage was built originally straddling the lot lines of the west side of lot 61 and the east side of lot 62. In the original transfer deed an attempt was made to correct this by deeding 15 feet of lot 62 in the transaction. This was not sufficient for the 15 feet setback required as the building was straddling the line by 4 feet already.

I have checked with Santa Cruz Planning and Zoning and all the building have been properly permitted when originally built. There must have been an oversight at that time.

The same owner Alex Cota, has owned the two lots 61 & 62 for many years so this has never been an issue, and an attempt was made to correct in good faith at point of sale to me. (Deed the 15 feet of lot 62)

The structure has been this way for many years, it was built with permits, and all parties have acted in good faith on the building and transfer of ownership. I am not asking for any changes in use, or purpose.

We would like to request a variance to clear any possible cloud on the for current and future consideration .

Enclosures:

Completed application form

Warranty Deed dated May 24 ,2018

Parcel Map book 115 Map 11

Surveyor Sketch Fred Benedict

Aerial Photo from Assessor Maps

Check for \$250.00

Respectfully

Charles F Kraesig

Sole Trustee for Charles and Dixie Kraesig Revocable Trust

RECORDING REQUESTED BY:  
Stewart Title & Trust of Phoenix, Inc.

Requested By: Stewart Title & Trust Of Phoenix, In  
SUZANNE SAINZ, RECORDER  
SANTA CRUZ COUNTY, ARIZONA  
05-29-2018 08:42 AM Recording Fee \$18.00

WHEN RECORDED MAIL TO:  
Charlie Kraesig  
3402 W. Calle Largo  
Tucson, AZ 85750

FILE NO.: 214225

4 of 4

SPACE ABOVE THIS LINE FOR RECORDERS USE

## WARRANTY DEED

For consideration of Ten Dollars, and other valuable considerations, I or we,

**Alex B. Cota, a married man as his sole and separate property**

do/does hereby convey to

**Charlie Kraesig, as Sole Remaining Trustee of the Charles and Dixie Kraesig Revocable Living Trust dated December 12, 1991**

the following real property situated in **Santa Cruz** County, State of Arizona:

PARCEL NO. 1:

Lot 61, in Block 196, of RIO RICO ESTATES UNIT NO. 10, a subdivision of Santa Cruz County, Arizona, according to the map or plat thereof of record in the office of the County Recorder of Santa Cruz County, Arizona, recorded in Book 3 of Maps and Plats at Page 8, thereof.

PARCEL NO. 2:

The East 15 feet of Lot 62, in Block 196, of RIO RICO ESTATES UNIT NO. 10, a subdivision of Santa Cruz County, Arizona, according to the map or plat thereof of record in the office of the County Recorder of Santa Cruz County, Arizona, recorded in Book 3 of Maps and Plats at Page 8, thereof.

Disclosure of Trust Beneficiaries pursuant to A.R.S. 33-404, is as follows; Charlie Kraesig, 3402 W. Calle Largo, Tucson, AZ 85750

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And I or we do warrant the title, against all persons whomsoever, subject to the matters set forth above.

Date: May 24, 2018

  
\_\_\_\_\_  
Alex B. Cota



# SANTA CRUZ COUNTY ASSESSOR PROPERTY PROFILE

<b>Account #:</b> R000022483	<b>Local #:</b>	<b>Parcel #:</b> 11511440
<b>Tax Year:</b> 2021	<b>Levy:</b> 0.000000	<b># of Imps:</b> 1
<b>Tax Dist:</b> 3502	<b>Map #:</b> 11	<b>LEA:</b> 0313
<b>PUC:</b> 0133	<b>Initials:</b>	<b>Acct Type:</b> Residential
<b>Assign To:</b> UnAssigned		<b>Created On:</b>
		<b>Active On:</b> 02/08/2012
		<b>Inactive On:</b>
		<b>Last Updated:</b>

**Owner's Name and Address**  
 KRAESIG CHARLIE TRUSTEE  
 THE CHARLES & DIXIE KRAESIG REV LIV TR  
 3402 W CALLE LARGO  
 TUCSON, AZ 85750 -

**Property Address**  
**Street:** 95 PASEO MEXICO  
**City:** RIO RICO

### Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page #	Grantor
05/01/2018	\$160,000	WARRANTY DEED	20180003552			COTA ALEX B
03/09/2005	\$69,000	WARRANTY DEED	20050002856		2856	ALEX B COTA
10/28/2003	\$7,000	WARRANTY DEED	20030012683		12683	PAUL CARPITELLA
09/28/1995	\$5,600	WARRANTY DEED	19950007125		7125	

### Legal

SUB RIO RICO ESTATES UNIT NO.10 LOT 61 AND A PORTION OF LOT 62 OF BLK 196

Section	Township	Range	Qtr	QtrQtr	Government Lot	Government Tract
6	23S	14E				

### Subdivision Information

Sub Name	Block	Lot	Tract
RIO RICO ESTATES UNIT #10	196	61 & 62	

### Land Valuation Summary

Land Type	Abst Cd	Value By	Net SF	Measure	# of Units	Value/Unit	Actual Val	Asmt %	Assessed Val
Residential	0402L	Market	26,380	Site	1.000000	\$3,500.00	\$3,500	10.00%	\$350
<b>Class</b>	0			<b>Sub Class</b>	0				
<b>Land Subtotal:</b>					<b>0.61</b>		<b>\$3,500</b>		<b>\$350</b>

# SANTA CRUZ COUNTY ASSESSOR PROPERTY PROFILE

**Account #:** R000022483

**Local #:**

**Parcel #:** 11511440

## Land Attributes

Attribute	Description	Adjustment
Access	Paved	0.000000
Amenities	Deed Restrictions	0.000000
Utilities	Septic	0.000000
View	Mountain - Partial	0.000000

## Improvement Valuation Summary

Imp #	Property Type	Abst Code	Occupancy	Class	Actual Value	Asmt %	Assessed Val*
1	Residential	0402I	Single Family Residential		\$119,333	10.00%	\$11,933
<b>Improvement Subtotal:</b>					<b>\$119,333</b>		<b>\$11,933</b>

## Total Property Value

<b>Total Value:</b>					<b>\$122,833</b>		<b>\$12,283</b>
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\*Approximate Assessed Value

# SANTA CRUZ COUNTY ASSESSOR PROPERTY PROFILE

Account #: R000022483

Local #:

Parcel #: 11511440

Imp #: 1

Landscaping \$:

Property Type: Residential

0.00

Quality: Average

Condition: Average

Nbhd: 0313

Perimeter: 0

Nbhd Ext: 00

% Complete: 100.00%

Nbhd Adj: 0.6800

### Occupancy Summary

Occupancy: Single Family Residential

Occ %: 100%

### Built As Summary

Built As: Ranch 1 Story

Year Built: 2004

Construction Type: Masonry Stucco Block

Year Remodeled: 0

HVAC: Heat Pump

Interior Finish: Drywall

% Remodeled: 0.0000

Roof Cover: Composition Shingle

Adj Year Blt: 2004

Built As SF: 1326

Effective Age:

# of Baths: 0.00

# of Bdrms: 0.00

# of Stories: 1.00

Story Height: 8

Sprinkler SF: 0

Diameter: 0

Capacity: 0

Height: 8

### Improvement Summary

Improvement	Units	Units Price	RCN	Actual Value
<b>Add On</b>				
Paving, Concrete unreinforced - PCU	4661.0000	\$5.68	\$26,474.48	\$23,297.00
<b>Appliance</b>				
Allowance	1.0000	\$3,141.15	\$3,141.15	\$3,141.00
<b>Fixture</b>				
Bath 2	1.0000	\$0.00	\$0.00	\$0.00
Bath 4	1.0000	\$0.00	\$0.00	\$0.00
Water Heater	1.0000	\$0.00	\$0.00	\$0.00
Sink Standard	1.0000	\$0.00	\$0.00	\$0.00
<b>Garage</b>				
Attached	469.0000	\$27.80	\$13,038.20	\$13,038.00
Detached	576.0000	\$32.42	\$18,673.92	\$16,620.00
<b>Porch</b>				

# SANTA CRUZ COUNTY ASSESSOR PROPERTY PROFILE

**Account #:** R000022483

**Local #:**

**Parcel #:** 11511440

Slab Roof Ceil	40.0000	\$29.16	\$1,166.40	\$1,166.00
Slab Roof Ceil	258.0000	\$22.42	\$5,784.36	\$5,784.00
<b>Rough In</b>				
Laundry Facility	1.0000	\$0.00	\$0.00	\$0.00

## Improvements Value Summary

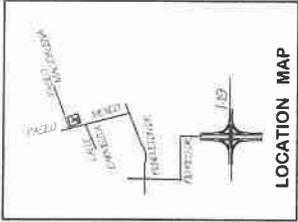
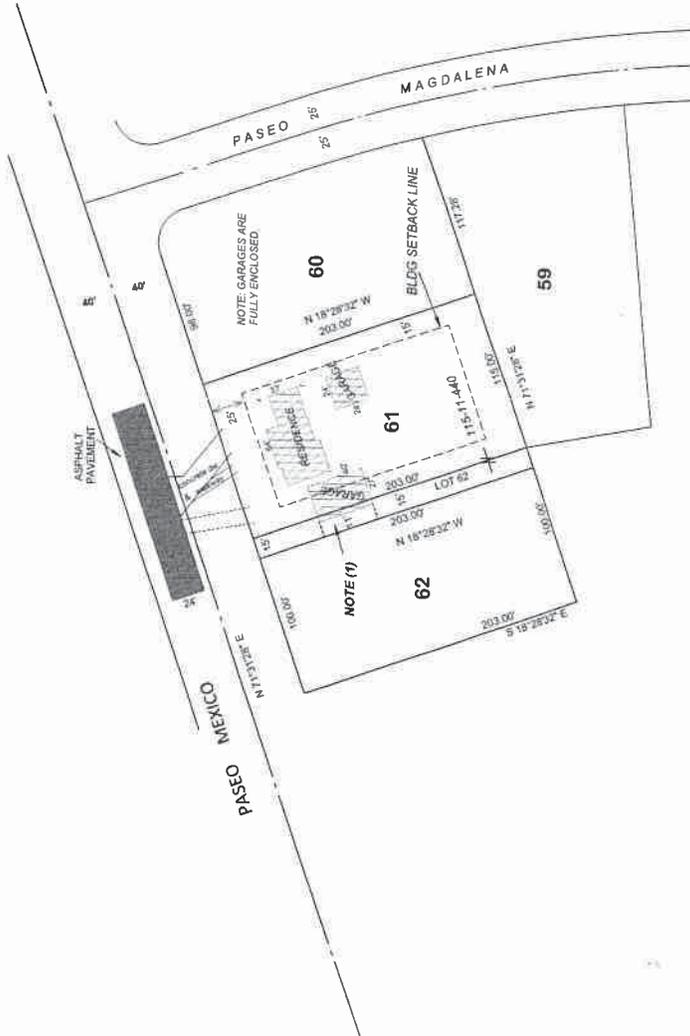
<b>IMPNO:</b>	1				
<b>RCN Cost/SF:</b>	\$150.23	<b>Design Adj:</b>	0.0000	<b>Func Obs %:</b>	0.0000
<b>Total RCN:</b>	\$199,207.00	<b>Exterior Adj:</b>	0.0000	<b>Econ Obs %:</b>	0.0000
<b>Phys Depr %</b>	0.1200	<b>Interior Adj:</b>	0.0000	<b>Other Obs %:</b>	0.0000
<b>Phys Depr \$:</b>	\$23,718.00	<b>Amateur Adj:</b>	0.0000		
<b>RCNLD \$:</b>	\$119,332.52	<b>RCNLD Cost/\$:</b>	\$89.99	<b>Market/SF:</b>	\$0.00

**SANTA CRUZ COUNTY ASSESSOR  
PROPERTY PROFILE - ACCOUNT NOTES - ACCOUNT NOTES**

<b>Entry Date</b>	<b>Note</b>	<b>Category</b>
01/01/2011	DKTS: 172/698, 584/397(DC), 676/416(5600), 1010/322(7000)(WD), 1103/360(WD)(69000), 1115/783(DOF), 2008-01293(WD),2018-03552 (WD)(160,000),	DEEDS
05/21/2020	BK.3 PG.8, 2010-07392(SURVEY) (ADJUSTMENT)	DEEDS

**NOTES**

- (1) OWNER IS AWARE THAT THE STRUCTURE DOES NOT MEET THE MINIMUM SETBACK DISTANCE FROM PROPERTY LINE. OWNER WANTS A RESOLUTION SO THAT THE PROPERTY CAN BE PUT ON THE MARKET WITHOUT ENCUMBRANCES.
- (2) RESIDENCE AND EAST GARAGE HAVE 8.00' CEILINGS WEST GARAGE HAS 20.00' CEILING.
- (3) ADJACENT LOTS HAVE SAME ZONING (R2).



**LOT INFO**

SITE ADDRESS: 98 PASEO MEXICO  
RIO RICO, AZ 85648

TAX PARCEL NO. 115-11-440

ZONING: R2  
BLDG SETBACKS: 25' FRONT & BACK, 15' SIDELINES

LEGAL DESCRIPTION: LOT 61 & EASTERLY 15' OF LOT 62,  
BLOCK 196, RIO RICO ESTATES UNIT NO. 10

DEED: RW 2018-03552

OWNER: CHARLIE KRAESIG TRUSTEE OF THE  
CHARLES & DIXIE REVOCABLE LIVING TRUST  
3402 W. CALLE LARGO  
TUCSON, AZ 85750

SITE/CULTURE PLAN OF LOT 61 AND THE EASTERLY 15.00' OF LOT 62, BLOCK 196, RIO RICO ESTATES UNIT NO. 10, BOOK 3 OF MAPS & PLATS AT PAGE 8, SANTA CRUZ COUNTY, STATE OF ARIZONA.



*Fred S. Benedict*  
FRED S. BENEDICT  
CERTIFICATE NO. 26398

**BENEDICT LAND SURVEY**  
PO BOX 465, PATAGONIA, AZ 85624  
MOBILE: 520-987-0280  
**FIELD WORK (FB) LINEWORK (FB)**



PASEO MEXICO  
S 71°31'28" W

40'

L=39.66

98.00'

115.00'

100.00'

N 18°28'32" N

LOT 61

LOT 62

62

RESIDENCE

GARAGE

GARAGE

N 18°28'32" N

60

61

NOTE: GARAGES ARE  
TOTALLY ENCLOSED

KRAESIG PARCEL IS LOT 61  
AND WEST 15' OF LOT 62.

203.00'

203.00'

203.00'

S 18°28'32" E

100.00'

15'

N 71°31'28" E

115.00'

117

SKETCH SHOWING CULTURE ON LOT 61 AND PART OF 62,  
BLOCK 196, RIO RICO ESTATES UNIT NO. 10, SANTA CRUZ  
COUNTY, STATE OF ARIZONA.



115-11-371

115-11-172

115-11-177

115-11-378

115-11-370

115-11-171

115-11-178

115-11-379

115-11-168

115-11-169

115-11-170

115-11-167

115-11-166

ENCAVE CT

115-11-155

115-11-165

PASEO MEXICO

115-12-245

CALLE CARMELITA

115-11-156

115-12-246

115-12-244

115-11-440 R2

115-11-439

115-12-247

115-12-243

115-11-441

115-12-248

115-12-242

115-11-442

115-11-438

115-12-249

115-11-444

115-11-443

PASEO MAGDALENA

115-12-241

115-11-445

115-11-431

115-11-437

115-12-250

115-11-430

115-11-436

115-12-251

115-11-429

115-11-432

115-11-433

115-12-200

115-11-428

CALLE COLON

115-11-435

115-12-252

115-11-464

115-11-434

115-12-253

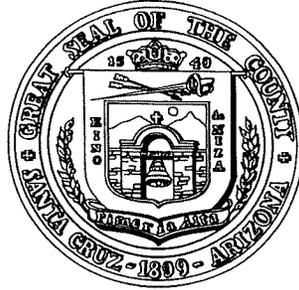
115-11-465

115-11-463

115-12-174

115-12-254

SANTA CRUZ COUNTY BUILDING DEPARTMENT



Robert Banzhof  
Director

**VIOLATION NOTICE**

Permit # R-07789

September 26, 2012

Mr. Alex Cota & Ms. Carmen Cota  
95 Paseo Mexico  
Rio Rico, AZ 85648

Dear Sir or Madam:

In accordance with Santa Cruz County Building Safety Code Section 5.1.6, your **building permit has expired and the final inspection was not called in**. The permit may be extended for an additional six (6) months from the expiration date for one half the original fee if paid **in person** within the next two (2) weeks from the date of this letter. After this time period a full fee at current rates will be due.

A **STOP WORK ORDER** has been posted on site; work is not to continue until you renew your Building Permit.

Please contact the Building Department **Monday thru Thursday** from 7:00 a.m. to 6:00 p.m. by phone at (520) 375-7880 or in person at 2150 N. Congress Dr. Nogales, Arizona. If this problem is not resolved by October 11, 2012 this violation may be forwarded to the Santa Cruz County Attorney.

Site Address: 95 Paseo Mexico

Parcel: 115-11-440

Expired on: 09/20/12

Sincerely,

Roberto Teran  
Building Inspector  
Santa Cruz County

RT/sj



10-6-10	FOOTING	OK	RT
10-7-10	PRE-SLAB	OK	RT
1-25-11	COND RM @ 8' or		RM



**Santa Cruz County  
Community Development Department**

Airport - *Larry Tiffin*  
Building - *Robert Banzhof*  
Central Permits - *Norma Northcross*

Mary Dahl, Director

September 20, 2010

Alex B. Cota  
95 Paseo Mexico  
Rio Rico, AZ 85648

RE: Proposed Land Division on Parcels 115-11-440 and 115-11-441

Dear Mr. Cota:

Your revised Land Division Permit Application (undated and unsigned) and a new survey map were submitted to this office on September 13<sup>th</sup>. These have been reviewed and it is the determination of this office that a Land Division Permit is not necessary for the lot line adjustment proposed in the record of survey conducted by Fred S. Benedict and sealed on September 7, 2010

This is a simple lot line adjustment between properties in common ownership. There is a note on the survey which indicates that the new "Parcel 1" will consist of all of Lot 61 and a portion of Lot 62. For tax purposes, please contact the County Assessor to determine the best way to implement this change.

You may use this letter as notification that the land division requirements of Article 15 of the County Zoning and Development Code do not apply to your lot line adjustment. By this letter, I am instructing the County Recorder's Office to proceed with recording the record of survey conducted by Mr. Benedict and/or the legal descriptions associated with the record of survey, if you so choose to record any of those documents.

Should you have any questions regarding this matter, please contact this office.

Best regards,

A handwritten signature in cursive script that reads "Mary Dahl".

Mary Dahl  
Director