

SANTA CRUZ COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

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

APPLICATION REQUEST

A request for a Variance from Article 10, Section 1022(5) of the Santa Cruz County Zoning and Development Code to reduce the required rear yard setback from 7 feet to 0 feet for an accessory structure.

LEGAL DESCRIPTION Sub Bella Vista North Lot 196
PARCEL NUMBER 114-52-206
OWNERSHIP Antonio Garcia
LOCATION 1110 Vista De Los Alamos
PARCEL SIZE 0.18 acre
EXISTING ZONING R-5 (Single-Family Residential)
EXISTING LAND USE Single-Family Residential
COMP PLAN Mixed Uses

SURROUNDING PROPERTIES

Direction	Zoning	Use of property
North	R-5 (Residential)	Tract/Common Area
South	R-5 (Residential)	Residential
East	R-5 (Residential)	Residential
West	R-5 (Residential)	Vacant/Residential

INFRASTRUCTURE AND PUBLIC FACILITIES SERVING THE SITE

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

ACCESS TO SITE

This site is located in the Bella Vista North Subdivision accessed along public roads situated in Rio Rico from Interstate 19. Take exit 17 toward Rio Rico Drive, turn left onto Rio Rico Drive and continue onto Yavapai Drive, turn left onto Camino Agua Fria, turn right onto Avenida Ibiza, and left to Vista De Los Alamos to the subject property.



Access

Source: Google Earth Pro

BACKGROUND

The subject property is currently a developed lot in the Bella Vista North Subdivision. There are few undeveloped residential lots to the Southwest.

Staff received a complaint regarding an accessory structure encroaching in the required rear yard located to the Northwest of subject property on 1/23/2019. A building inspector was sent to the site to investigate and he found that a detached accessory structure (patio) over two hundred (200) square feet was built on the rear yard without leaving the required setback of seven (7) feet; it was built with zero (0) feet of setback from the rear property line.

the Zoning and Development Code requires that detached accessory structures in the R-5 residential zoning district to be located a minimum of seven (7) feet from the rear and side yards. In addition, the 2012 International Residential Code requires a building permit for any detached structure over two hundred (200) square feet.

The Building Department sent a notice of violation on 1/24/2019 referring the constructions without a building permit. In addition, the Planning and Zoning Department sent a notice of violation on 3/15/2019 to the Mr. Garcia ordering him to cure the violations within 30 days. Mr. Garcia after receiving notice talked with Jesse Drake, former Community Development Director about another solution other than

removing the subject structure to which she said that there was no other option available from the code. A re-inspection was conducted on 4/29/2019 and the violations remain on site; therefore, a final notice of violation was the same day. Mr. Garcia after receiving the final notice talked with Mary Dahl, former and interim Community Development Director at that time, again to found out another solution other than removing the subject structure. Mrs. Dahl advised Mr. Garcia that he may apply for variance to reduce the rear yard setback requirement from seven (7) feet to zero (0) feet but first he needs to get the approval of the Home Owner's Association and then if the variance was approved apply for a building permit to cure all violations.

The subject property is out of the flood zone.

Mr. Garcia mention on his letter of intent that we hired a contractor, Manuel Carranza, to do the project and that he asked if any permit would was required for the subject structure and the contractor responded that he would take of it. When Mr. Garcia received the first notice of violation, he called the contractor and asked about the permits and he admitted that he never applied for any permit because he thought that it was not necessary for a small project like this.



Location and Zoning Map

Source: Santa Cruz County Zoning Map



Aerial View

Source: Google Earth Pro



DFIRM Map - Floodway

Source: Santa Cruz County Zoning Map

EVALUATION OF THE REQUEST

The Garcia's residence is located on a flat lot leveled with the street elevation. The lot is seven thousand and seven hundred (7,700) square feet on size, one of the smallest lots in the area, and zoned R5, the smallest residential zoning district. The residence occupies thirty-three (33%) percent of the lot area and the setback requirements all around the property takes out forty-five (45%) percent of the lot area. These left the lot with a small area to build any structure to the Northwest. In this request, the applicant is proposing to use the zero setback for an accessory structure use, by pushing the patio to the property line on the Northwest side.

The location of the existing patio is adjacent to a tract/common area owned by the Bella Vista Home Owners' Association.

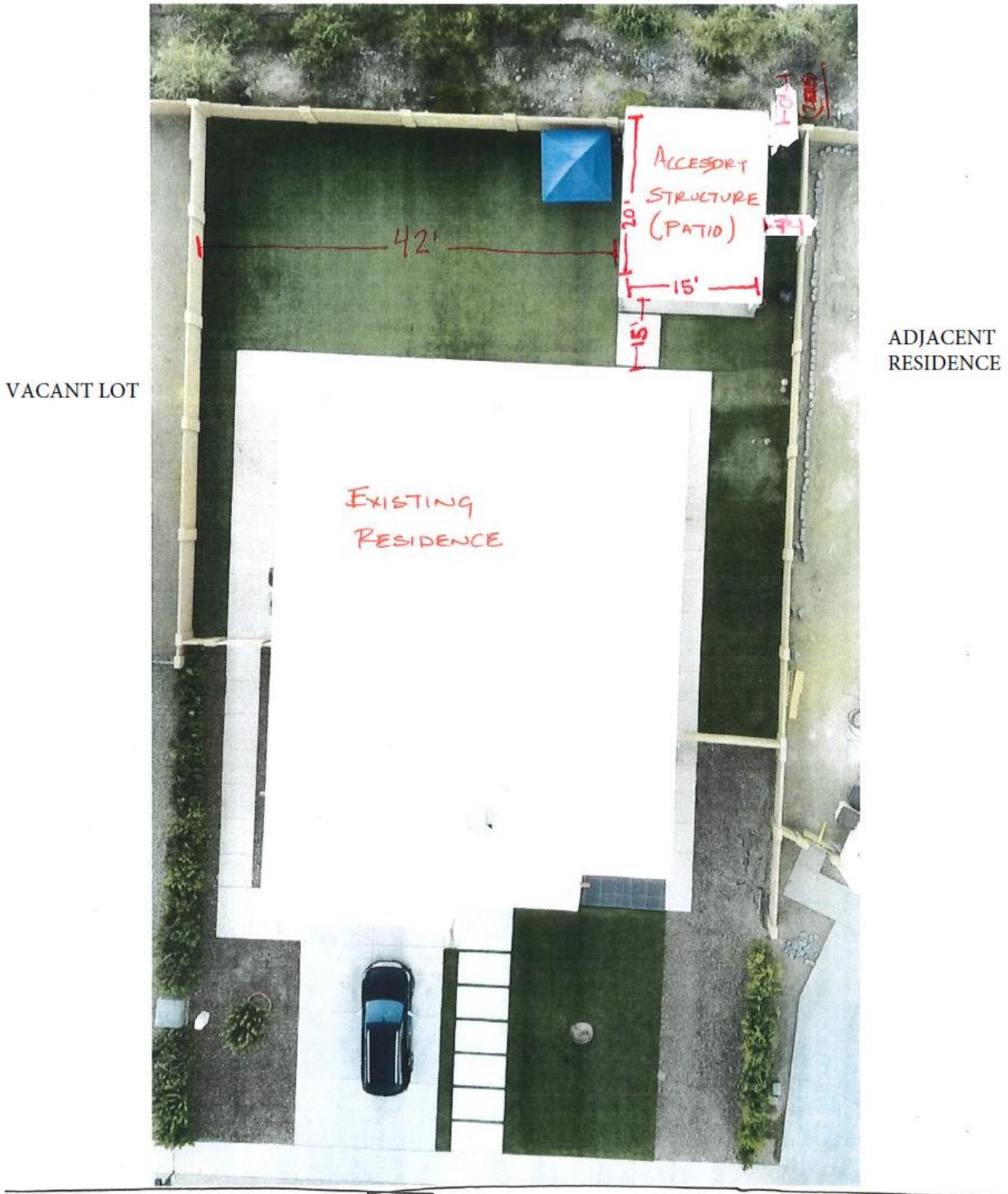
The applicant defines the lot size, location and surrounding areas/uses as his hardship to request this variance.



Street View

Source: Staff Photo 1/6/2020

TRACT/Common AREA



VISTA DE LOS ALAMOS

REGULATIONS REGARDING VARIANCES

Both the Arizona Revised Statutes and the Santa Cruz County Zoning and Development Code contain regulations regarding how a Variance may be granted.

Arizona Revised Statutes

11-816. Boards of adjustment; powers; appeals

B. The board of adjustment may:

2. Allow a variance from the terms of the ordinance if, owing to peculiar conditions, a strict interpretation would work an unnecessary hardship and if in granting the variance the general intent and purposes of the zoning ordinance will be preserved.

Santa Cruz County Zoning and Development Code

Section 603 DEFINITIONS

Variance: Authorization by the Board of Adjustment or court of law that waives the strict application of a specific regulation of this ordinance relating to construction or placement limitations, as opposed to use restrictions.

Special Circumstances: Physical characteristics of a particular parcel, including but not limited to its size, shape, topography, location and surrounding uses, that are relevant to the question of whether it is appropriate to waive a specific regulation of this ordinance. The existence of a hardship, as that term is used in A.R.S. § 11-807(B) [now 816.B, above], is included within this definition.

Section 604 VARIANCES

The Board of Adjustment may (in its discretion) grant a variance upon whatever terms it deems just provided the following standards are met:

- A. The Board of Adjustment determines that the variance requested is consistent with the general intent and purposes of this ordinance.
- B. The Board of Adjustment determines that **special circumstances** exist such that requiring strict application of the zoning regulation at issue would impose an undue burden or **unfairly deprive the owner of the parcel of privileges available to owners of other parcels within the general area** and zoning district. In making this determination, the Board of Adjustment shall consider the benefits that the zoning regulation was designed to afford to nearby parcels against the costs, burdens and limitations that would be imposed on the subject parcel should the regulation at issue be strictly enforced.

So what do all these regulations mean?

A Variance is not a free-pass from the zoning regulations. The applicant must provide relevant evidence to show some special circumstance that is particular to that property in order to be granted a variance.

Personal circumstances, related to the land owner, but not related to the nature of the property and land ordinances, cannot be the basis for granting a variance. The applicant's ability to cover the costs of complying with the codes is a personal circumstance, not a land issue and cannot be the basis for granting a variance.

According to the "Board of Adjustment Case Studies" seminar presented by Frank Cassidy, Marana Town Attorney, Cristopher DePerro, Principal Planner, City of Phoenix and Jeffrey D. Gross, Gallagher & Kennedy P.A at the 2015 Community Plan Boards and Commission Conference, December 4, 2015:

Arizona statutes and cases establish four standards that must all be met before a board may legally grant a variance:

1. A variance may be granted only where there are special circumstances that apply to the property.
2. Any hardship which is a basis for a variance must relate to the land, NOT the owner.
 - A personal hardship does not justify a variance
3. The landowner's need to receive an adequate financial return on the property is not a legitimate basis for a variance.
4. A variance may not be granted where the hardship was willfully and intentionally created by the landowner.

In addition, in August 2015 the Arizona Supreme Court provided an opinion restating that a variance must be based on special physical circumstances related to the property, not the property owner in order to be valid.

PUBLIC COMMENT

Since advertising this application for hearing, the Department has not received comments related to this project.

SUMMARY

The applicant, Antonio Garcia, is requesting a Variance from Section 1022(5) of the Santa Cruz County Zoning and Development Code to reduce the required rear yard setback from 7 feet to 0 feet for an accessory structure without a Building Permit and a Floodplain Use Permit.

The Variance request comes from a self-created issue generated by the landowner based on no special circumstances but with limitations on size for the subject parcel. In other words, the setback requirement is the same for all of the other parcels in the neighborhood, and this parcel, and all of the other equivalent parcels in this subdivision have limited space to build any accessory structure.

Factors in Favor of Approving the Variance request

1. The attached porch does not conflict with the Comprehensive Plan Mixed Use Category;
2. The subject structure has been approved by the Bella Vista Home Owners' Association;
3. The adjacent parcel to the Northwest is a Tract/Common Area owned by the BVHOA where residential development is not feasible;
4. The lot has a small buildable area afterwards the residence structure and the setback requirements all around the property.

Factors in Favor of Denying the Variance

1. The subject parcel is zoned R-5, accessory structures are permitted in this zoning category only if they meet the setback requirements;
2. The applicant himself created the reason for the variance request; and
3. The request is in response to a Notice of Violation issued on 3/7/2019 (VIO-19-18).

RECOMMENDATION

Based on the factors in favor of approval staff recommends Approval of the Variance 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 Section 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. Any changes to the approved variance shall be considered as a new application and will require review and approval by the Board of Adjustment.

SUGGESTED MOTION

Mr. Chairman, I move to approve VAR-20-2-2, 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. BVHOA Approval email
4. Sketch Plan
5. County Assessor's Print Out
6. County Assessor's Map
7. Notice of Violation No. VIO-19-18



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 2.

I (we), the undersigned, hereby petition the Santa Cruz County Board of Adjustment, District 2 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>Antonio Garcia</u>	<u>1110 Vista de los Alamos, Rio Rico, AZ</u>	<u>(520) 313-4073</u>

2. Tax parcel identification number: 114-52-206

3. General location of parcel: Bella Vista North, Rio Rico

4. Area of Parcel (to the nearest tenth of an acre): .18

5. Zoning District Classification: R5

6. Infrastructure and Public Facilities Serving the Site:

Water: <u>Rio Rico Utilities</u>	Gas: <u>N/A</u>
Wastewater: <u>" " "</u>	Fire Protection: <u>Rio Rico Fire Dist # 2</u>
Electric: <u>Unisource</u>	School District: <u>#35</u>

7. Describe the existing uses of the parcel and the size and location of existing structures and buildings in use on it. Residential house 1832 sq ft, backyard terrace 300 sq ft on NW back part of lot.

8. Describe all proposed uses and/or structures, which are to be placed on the property. _____

Existing backyard terrace.

9. State specifically why you are requesting a Variance We want to take advantage of our RS size lot, and we will never have neighbors on that back part of the wall, so no one will be bothered by the structure.
We are requesting from 7 ft to zero feet for the reason stated above.

NOTE: THE APPLICANT HEREBY CONSENTS TO SITE VISITS IN ORDER FOR PLANNING STAFF TO PREPARE THE CASE REPORT TO THE BOARD OF ADJUSTMENT, PLANNING COMMISSION AND/OR THE BOARD OF SUPERVISORS AND TO POST THE PROPERTY PURSUANT TO A.R.S. §§11-805, 11-813, 11-816, 11-829, OR 11-831.

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 [Signature] ADDRESS 1110 Vista de los Alamos, Rio Rico DATE 08/03/20
APPLICANTS PHONE NUMBER: (520) 313-4073

FOR OFFICE USE ONLY	
DISTRICT NUMBER: <u>2</u>	DATE: _____
CASE NUMBER: <u>VAR-20-2-2</u>	RECEIVED AUG 14 2020 Santa Cruz County Planning and Zoning Department
CASE NAME: <u>GARCIA</u>	
APPLICABLE SECTION OF THE CODE: <u>1002(S)</u>	



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 114-52-206

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 08/03/20

Date

Antonio Garcia

Print Name/Company 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

August 03, 2020

To the honorable board of adjustment:

My name is Antonio Garcia with address at 1110 Vista de los Alamos in Rio Rico Arizona.

I am writing this letter requesting you analyze, and hopefully change, the variance on a back-yard patio that I built on my property in 2018.

The history of this patio is as follows:

In August 2018 I hired a contractor by the name of Manuel Carranza to build a grill area. It started as a small project, but it grew, and we built a grill, seating area, fridge and sink. The measurements of this is project ended in a 20 x 15 area.

After he completed this project and we started to use it, I decided that we needed a roof over it so I again hired Manuel Carranza so he could do this. He presented a drawing of it and we decided to do it. I asked him since we would be building something "up" and up against the wall on the north west side of the house if we needed a permit and he said "I'll take care of it". After a month of working on it, he finished the project with a roof made out of wood and laminate to cover it. The height of the tallest point of the roof is 10 feet and 9 feet on its lowest point. The whole project from start to finish was from August to November 2018.

In March 2019, we had a feud with a local contractor building next door to us, and that same day we got a notice from the county to stop any work being done in our back yard. I immediately acted on it and went to the Planning and Zoning office and they told me that I had built that patio with no permit and that I was also violating the variance of 7 feet from the north west wall. I called my contractor Manuel Carranza to ask about the permit and he admitted that he never solicited one since he thought there was no need to do so since the project was not big.

I went back to the planning and zoning office and met with the director back then and she said that she could not help and was going to have to tear it down, that the county would notify me officially to do so.

In between those months I never got such notice, I just got a letter saying that they had changed directors and that she was looking at my case; I went back to the office to meet the new director and she said that she was willing to help, but that I needed the HOA's approval before she could approve anything.

I contacted my HOA and downloaded the ARC/DRC forms, filled them out, explained the situation and sent it in. I never got a response from them and the county also stopped sending letters about the situation.

In July 2020 we sold the house and met the president of the HOA, Steve Ferreira, for an issue apart from this, and he made the comment that we still had the terrace as a problem never solved. I explained the whole situation and how they never responded to my petition and how the county also stopped. He told me that I needed to get approval from the county, and I told him that the county said I need approval from the HOA first.

5 days after I met with him I received a letter stating that the HOA building and architectural board had approved my build and my being up against the north west wall, but that I needed a letter of approval from my next door neighbor on 1108 Vista de los Alamos and a permit from the county.

After this letter I contacted the county and made an appointment with Roberto Liquidano so I could make the proper arrangements and he heard my case and said that I needed to do a variance application since that was the major issue on this built.

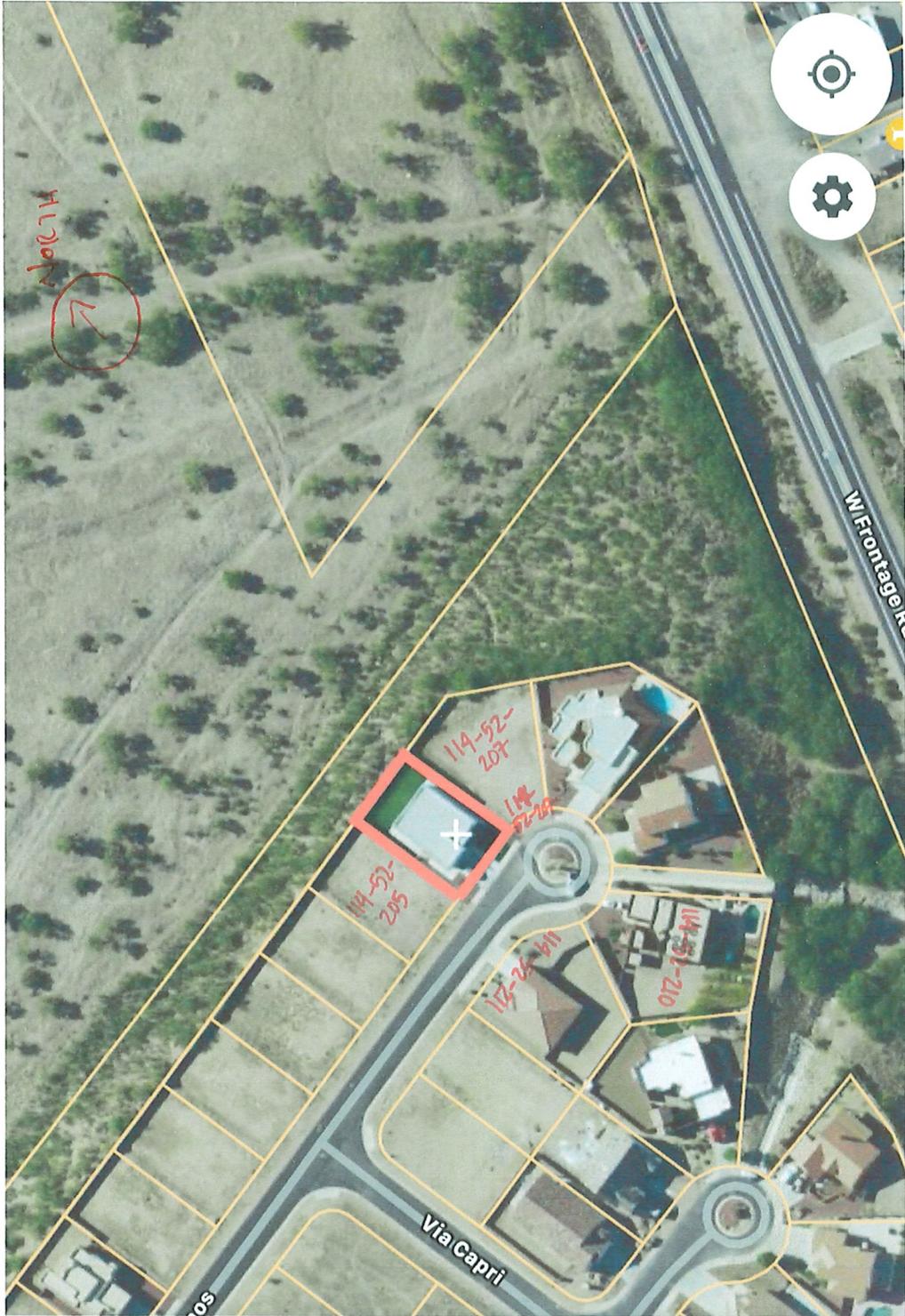
I decided to build the roof up against the wall because, like I explained at the beginning, it started as a small project and after I saw that I needed shade and protection I decided to build it on top of where the grill is and to cover the whole area. I honestly didn't see an issue because on that north west wall I have no neighbors behind me, and I never will since it's the Agua Fria Canyon and houses will likely not be built there (the closest house behind that wall is 0.45 miles). I have an R5 lot which is the smallest of lots on this area, and I wanted to take advantage of the most possible area to enjoy our cookouts and family time.

It was not my intention to break the rules or to go around them, like I said I didn't see an issue since the variance that I violated is not harming anyone. The variance on the right house is the 7 feet and the neighbor (which is me) has no issue, the variance on the left house is 49 feet and I have an email from him approving the project.

I'm asking for you to please consider changing the variance from the 7 feet required to 0 since it's a project that has been "up and running" since 2018 and has done no harm to any of my neighbors. If you do approve this, I will immediately solicit a permit from planning and zoning so they can do the proper inspections, and if they find issues I will immediately fix them so that the new owner can enjoy this space as much as I have.

Thank you

Antonio Garcia



Owner
GARCIA ANTONIO

Address
1110 VISTA De Los Alamos

Parcel ID
114-52-206

Lot dimensions: .18 acre

Roberto Liquidano

From: Robert Teran
Sent: Friday, July 17, 2020 2:03 PM
To: Roberto Liquidano
Subject: FW: Building Permit Inspection

From: Frank Dillon
Sent: Tuesday, July 14, 2020 1:18 PM
To: Daniel Menefee <dmenefee@santacruzcountyaz.gov>; Robert Teran <rteran@santacruzcountyaz.gov>
Subject: Fwd: Building Permit Inspection

FYI

Get [Outlook for iOS](#)

From: Steve Ferreira <azferreiras@gmail.com>
Sent: Tuesday, July 14, 2020 11:21 AM
To: fdillon@santacruzcountyaz.gov; jvaldez@santacruzcountyaz.gov
Subject: Building Permit Inspection

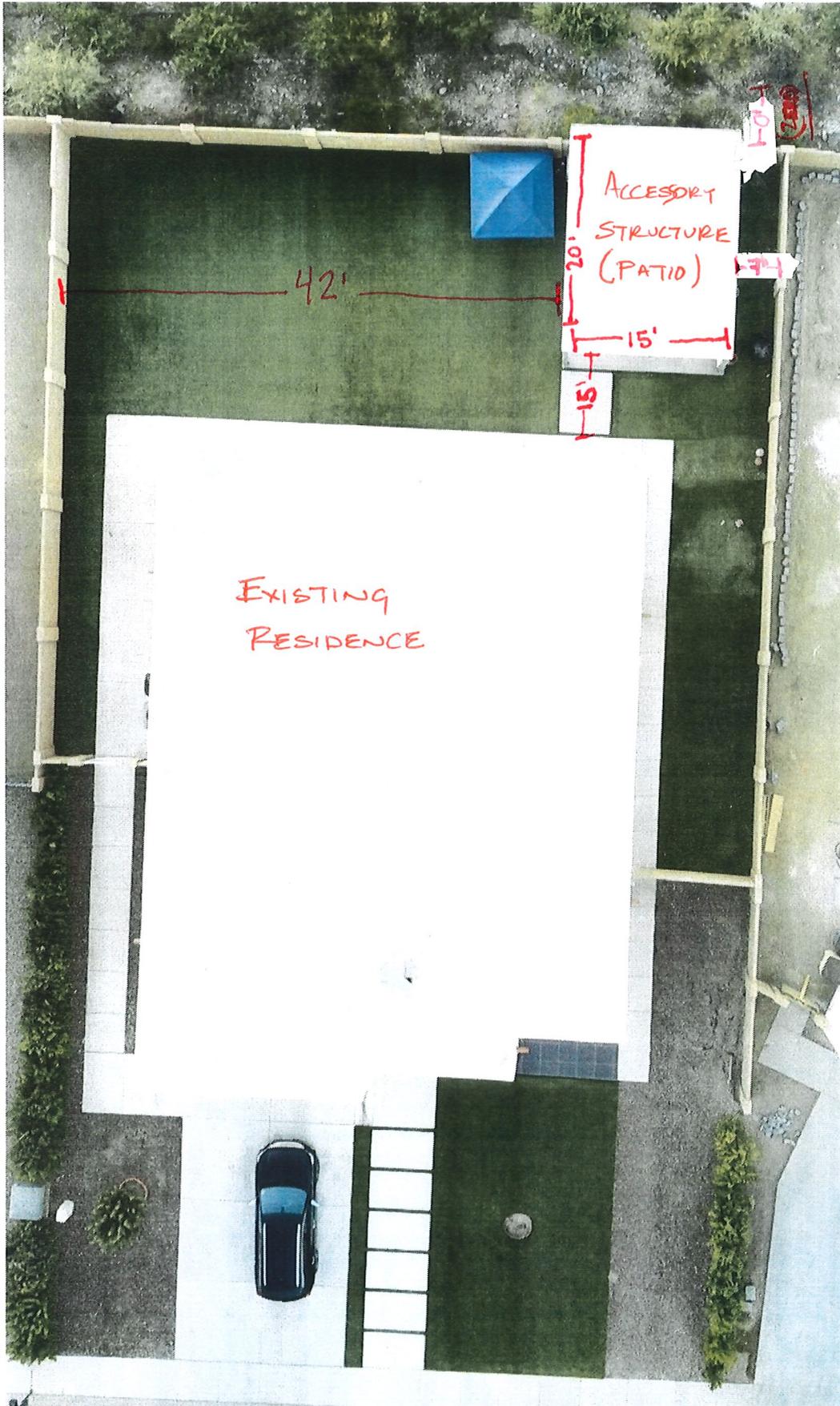
The BVHOA has approved the construction of the back patio on 1110 Vista De Los Alamos. We need the county to inspect the construction to see if it meets all requirements. Let me know if you have any questions or when it is complete.

Steve Ferreira
520-415-2022 land
520-604-2299 cell

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.

TRACT/Common AREA

VACANT LOT



ADJACENT RESIDENCE

VISTA DE LOS ALAMOS

[Property Records Inquiry](#)

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General Information		2019 ▾
Property Address		Owner Name & Address
1110 VISTA DE LOS ALAMOS RIO RICO, 85648		Primary Owner GARCIA ANTONIO 1110 VISTA DE LOS ALAMOS RIO RICO , AZ 85648 100.00%
Legal Description		
Subdivision: BELLA VISTA NORTH Lot: 196 Block:		
Section: 34, Township: 22S, Range: 13E		
Extended Legal: SUB BELLA VISTA NORTH LOT 196		
Property Information		
Parcel Number: 11452206	Account Number: R000018208	
Tax District: 3502	Current Mill Levy: 0	
Square Feet: 7,700.00	Total Acres: 0.18	
Primary Use Description: 0143-SFR-010-4 RURAL SUBDIV		

Sales Information					
Reception #	Sale Price	Deed Type	SaleDate	Grantor	Grantee
20160000934	\$230,000	WARRANTY DEED	01/01/2016	GARCIA ANTONIO & MARIA V	GARCIA ANTONIO
20150000070	\$28,000	WARRANTY DEED	01/07/2015	RIO RICO PACIFIC LLC	GARCIA ANTONIO & MARIA V
20130007249	\$2,830,000	SPECIAL WARRANTY DEED	10/02/2013	RIO RICO PROPERTIES INC	RIO RICO PACIFIC LLC AN ARIZONA LIMITED LIABILITY CO

Value Information Approach: Cost				
Abstract Code/Description	Value Type	Appraised Value	Assessed Value	Taxable Value
03I Owner Occupied Residential	Improvement	\$113,928	\$11,393	\$11,393
03L Owner Occupied Residential	Land	\$28,000	\$2,800	\$2,800
Totals:		\$141,928	\$14,193	\$14,193

Limited Property Value (LPV)				
Abstract Code/Description	Value Type	LPV Actual	LPV Assessed	LPV Taxable Value
03I Owner Occupied Residential	Improvement	\$113,928	\$11,393	\$11,393
03L Owner Occupied Residential	Land	\$28,000	\$2,800	\$2,800
Totals:		\$141,928	\$14,193	\$14,193

Account Flags		
Flag Type	Flag Description	Unit Count

Property Attributes & Descriptions	
Attribute	Attribute Description
Access	Paved
Amenities	Deed Restrictions
Location	Cul-de-sac
Utilities	Septic
View	Mountain - Full
Shape	Regular
Topography	Level
The Parcel has the following Exemptions:	
A2 Physically Unchanged Improvement	

*3/6/19
Set back
encroachment*

Building ID 1.00

Occupancy Description	Single Family Residential	Rooms	5
Built As	Ranch 1 Story	Bedrooms	3.00
Exterior	Frame Stucco	Baths	2.00
HVAC	Heat Pump	Year Built	2015



[BuildingImage]

Detail Type	Detail Description	Units
Garage	Attached	441.0000
Porch	Slab Roof Cell	139.0000
Porch	Slab Roof Cell	140.0000
Fixture	Bath 3	1.0000
Fixture	Bath 5	1.0000
Appliance	Allowance	1.0000
Rough In	Laundry Facility	1.0000
Porch	Open Slab	330.0000
Add On	Paving, Concrete unreinforced - PCU	672.0000

[<< Return to Results](#)

SANTA CRUZ COUNTY BUILDING DEPARTMENT
COMPLAINT REPORT

Date: 01/23/19 Time: 11:06 Received by: Francis Peralta
Address/ Location: 1110 Vista de los Alamos 114-52-206
Lot 196 Block _____ Subdivision Bella Vista North

Complaint received from:

Name Jose Godinez Phone #: (520)313-4074
Address 317 Avenida Ibiza Cell #: _____
City Rio Rico Work #: _____

Details of Complaint:

building a grill on wall without
a permit

Disposition of Complaint:

By: _____

RAMADA ON THE BACK
PROPERTY NEED MIN 7'-0 SETBACKS
ON REAR AND SIDE.

Stop Work Order Posted: Yes _____ No _____ Date _____

Violation Notice mailed: Yes _____ No _____ Date _____

Letter Received: Yes _____ No _____ Date _____

Permit Renewed: Yes _____ No _____ Date _____

Other Comments: _____

By: _____



Santa Cruz County
Community Development Department
PLANNING – BUILDING

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

Violation Notice

January 24, 2019

Antonio Garcia
1110 Vista De Los Alamos
Rio Rico, AZ 85648

Dear Mr. Garcia:

There appears to be an infraction to the 2012 International Residential Code with respect to: Section R105.1, **building without a permit.**

Work is not to continue until you apply for a building permit and a building permit is issued.

Contact the Building Department **Monday through Friday** from **8:00 a.m. to 5:00 p.m.** by phone at (520)375-7880 or in person at 275 Rio Rico Drive, Rio Rico, Arizona. If this problem is not resolved by **February 7, 2019**, this violation may be forwarded to the Santa Cruz County Attorney.

Address: 1110 Vista De Los Alamos

Parcel: 114-52-206

Respectfully,

Roberto Ferán
Building Inspector
Santa Cruz County

RT/fp



Santa Cruz County
Community Development Department
PLANNING – BUILDING

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

March 15, 2019

Garcia, Antonio
1110 Vista de los Alamos
Rio Rico, AZ 85648

RE: VIO-19-18, Zoning Violation, located at 1110 Vista de los Alamos, Rio Rico, AZ
APN: 114-52-206

Mr. Garcia,

The following zoning violations of the Santa Cruz County Zoning and Development Code have been confirmed at your property at 1110 Vista de los Alamos, Rio Rico, AZ:

1002(5) Accessory structures shall not be closer to any property line than 7 feet on a R-5 zoning district.

The violations shall be cured within thirty (30) days. If the violations remain after April 15, 2019 Santa Cruz County will seek enforcement of the zoning violations. Such enforcement could include the filing of misdemeanor charges.

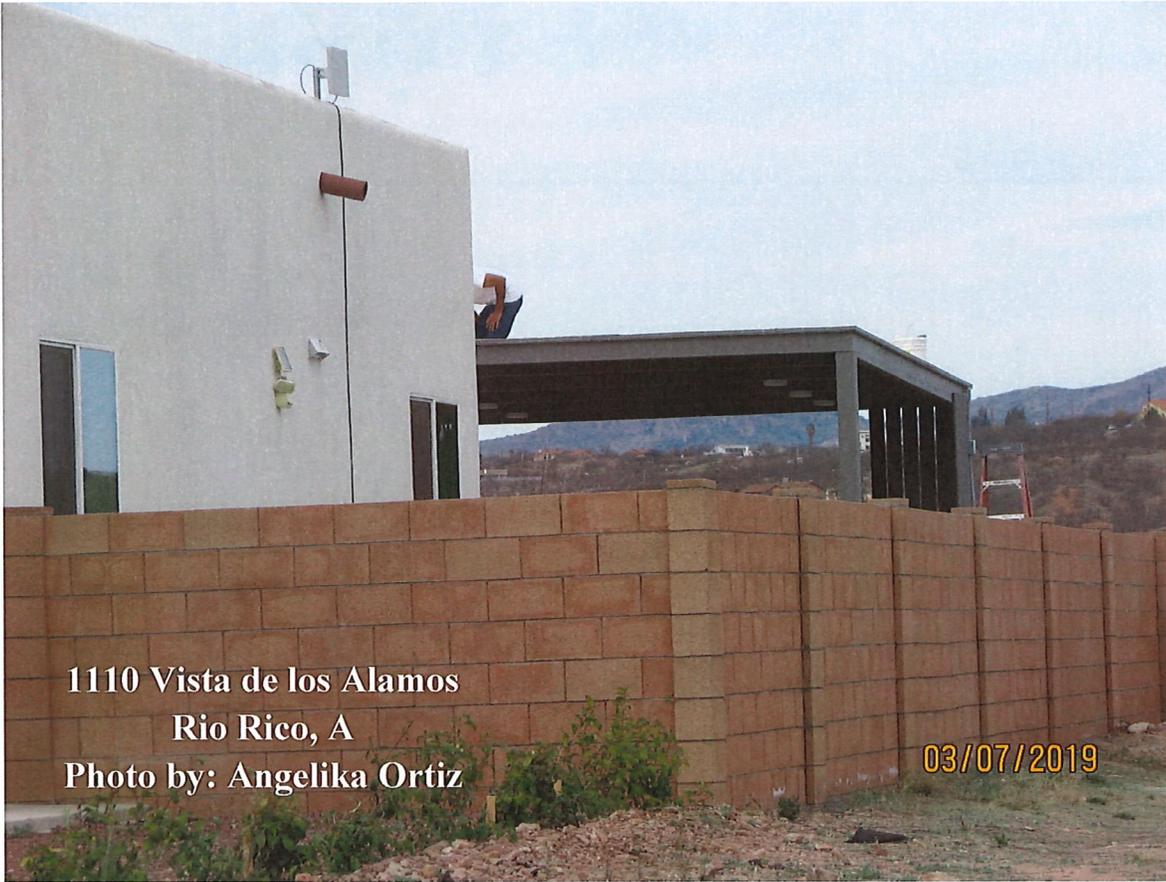
Si necesita informacion en Español, favor de comunicarse al Departamento de Planning & Zoning al 520-375-7930.

Thank you for your cooperation with this matter,

E. Angelika Ortiz
Deputy Planning and Zoning Enforcement Officer

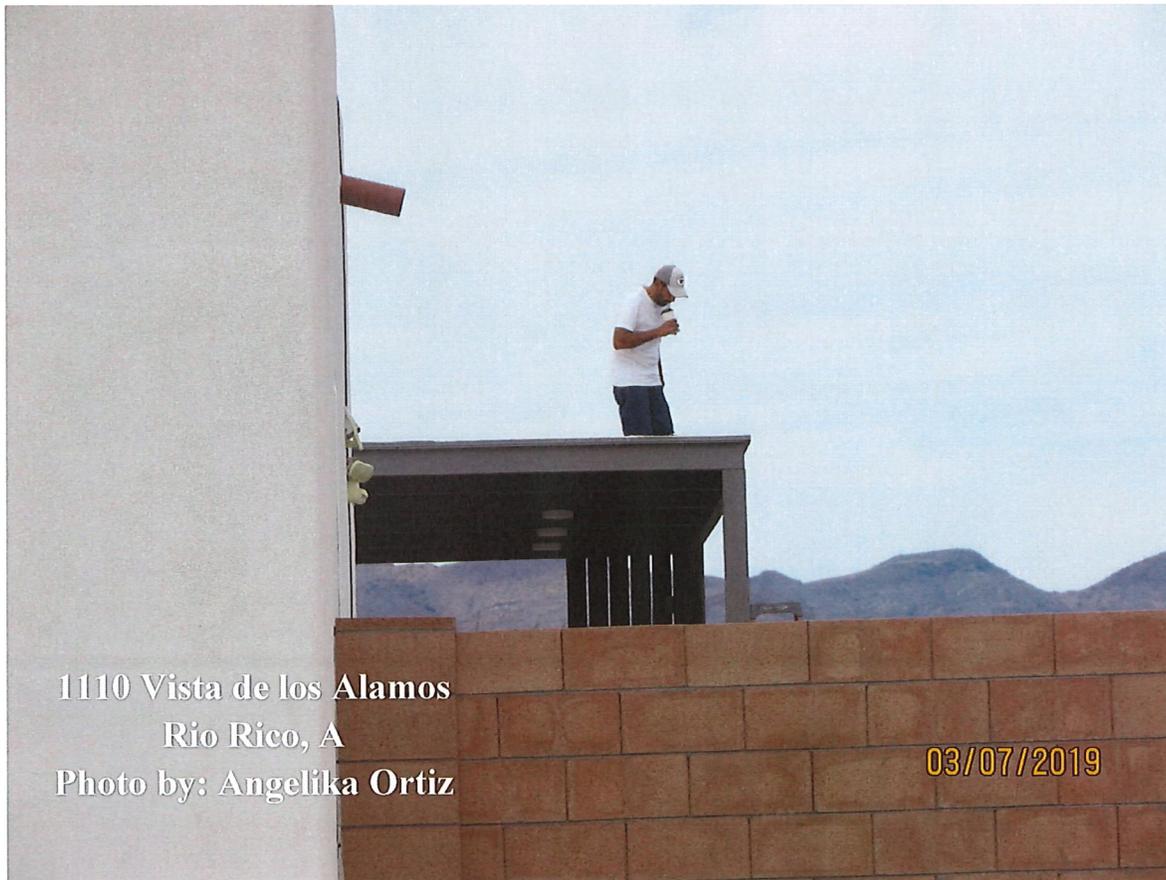
cc: Charlene Laplante, Deputy Civil County Attorney;
Jesse Drake, Director of Community Development

91 7199 9991 7037 9998 4192
+ rec. mwd



1110 Vista de los Alamos
Rio Rico, A
Photo by: Angelika Ortiz

03/07/2019



1110 Vista de los Alamos
Rio Rico, A
Photo by: Angelika Ortiz

03/07/2019

R-5



Santa Cruz County
Community Development Department
PLANNING – BUILDING

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

April 29, 2019

Garcia, Antonio
1110 Vista de los Alamos
Rio Rico, AZ 85648

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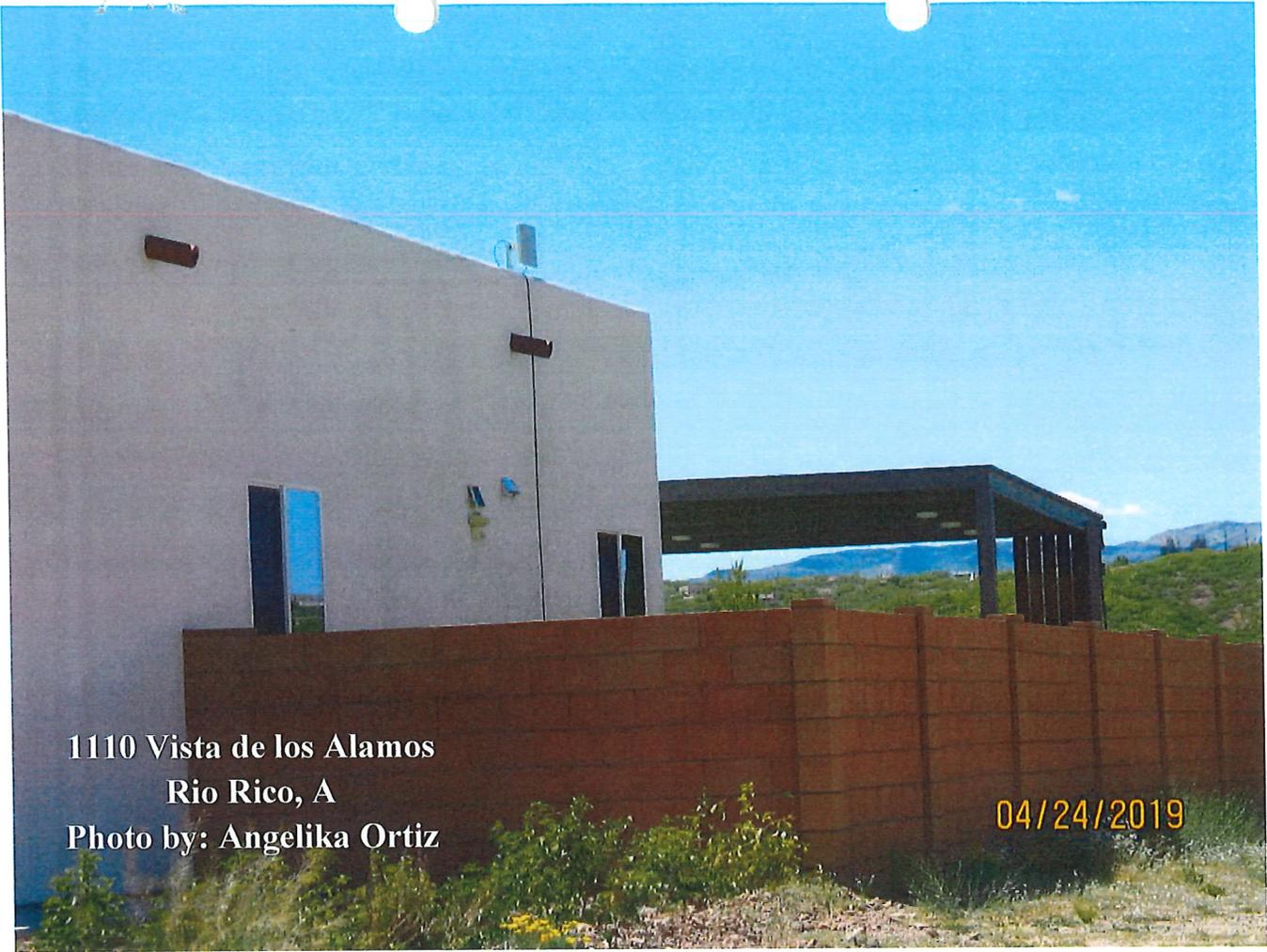
The violations shall be cured within ten (10) days. If the violations remain after May 9, 2019 Santa Cruz County will seek enforcement of the zoning violations. Such enforcement could include the filing of misdemeanor charges.

Si necesita informacion en Español, favor de comunicarse al Departamento de Planning & Zoning al 520-375-7930.

Thank you for your cooperation with this matter,

E. Angelika Ortiz
Deputy Planning and Zoning Enforcement Officer

cc: Charlene Laplante, Deputy Civil County Attorney;



1110 Vista de los Alamos
Rio Rico, A
Photo by: Angelika Ortiz

04/24/2019