



Architectural Procedures

It is the intent and purpose of the Architectural Committee to assist the Owner, Architect, Contractor, Principal Engineer in their effort to construct their dream. To have the opportunity to make the necessary corrections to your plans to comply with the building codes .

The Planning Control Urbano will be informed of any outstanding deviations from regulations.

All approvals or rejections of permits or variances will be noted on the minutes of Board meetings.

Your cooperation is appreciated and needed in order to keep the developed Caracol as beautiful as nature intended.

Thank You,

Your Architectural Committee.

Architectural Procedures

1. Have the property surveyed if it hasn't already been done. Be sure that corners are distinctly marked with concrete and steel markers. The Architectural Committee cannot recommend approval of your plans without being able to verify your boundaries. Have your architect supply the plans with the proposed and current foot print, including height above the site to scale.
2. Contact a member of the Architectural Committee for a preliminary discussion. It is to your benefit as this is your opportunity to ask questions that could be easily resolved without any cost to you. (see OBJECTIVES)
3. Interview Architects and verify with them that they are aware of and agree to comply with the Caracol Building Codes. As of 2004, they are State law. The Association and Guaymas City cannot approve of any plans that do not comply with the current Building Codes.
4. Interview Contractors and verify with them that they are aware of and agree to comply with the Caracol Building Codes.
5. Submit your Architectural Plans along with the Architectural Fees to the Architectural Committee.
6. If the plans are approved, the STAMPED copy will be provided to you. If not approved, your Architectural Fee will be returned to you. (Once the plans are stamped no refunds.)

More Architectural Information

Caracol Building Codes (Spanish)

Caracol Building Codes (English)

Procedure for DRO (Director Responsable de Obra) (Spanish)

Control Urbano: Edificio Administrativo del Ayuntamiento, Calle 23 entre Alfonso Iberry y Ave 16. Tel: (622) 222 4422.

For any questions regarding the construction and/or remodel of your home, please contact the Architectural Chair person

The Architectural Committee is required by Sonoran law, formalized in 2004, and also by the Association Charter (Chapter One, Article Five, G) to review construction plans before submittal to the Guaymas Planning Department (Urbano). If the plans are not in compliance, the Committee may suggest ways to bring the plans into agreement with Mexican law. This provides a uniform method of evaluating construction plans for new construction or remodeling projects on the Caracol Peninsula.

The Architectural Impact Fee is established to help the Association defray the common costs associated with construction. These include repair of the roads caused by heavy trucks bringing material to or taking material from the construction sites, and other costs relating to maintaining the Association.

Refer to the Caracol Architectural Fee Schedule for current fees, which are based on the impact on the community.

The fee is due upon submittal of the plans. The fee will be refunded if the plans are not approved.

Certain construction that does not require a building permit, such as minor repairs or painting, will not be charged the architectural fee.

The Architectural Impact Fee goes to the Association's General Fund for the benefit of your community. Revised 4/1/2020