



PINAL COUNTY
WITH OPEN OPPORTUNITY

HEARING OFFICE

Date: 10/17/2022	
In the Matter of: RUSSELL WEBBER 2890 S MARIPOSA ROAD APACHE JUNCTION, AZ 85119	Case Number: ZO22-0032 Complaint Number: CC-0747-21 Civil Penalty Amount: \$1500.00
PAYMENT PLAN Pursuant to Respondent's Request	

You have been found in violation of the above-referenced Complaint and have requested a payment plan for the stated civil penalty. The penalty amount shall be paid as follows:

<u>Installments of:</u> \$ 200.00	<u>Bi-weekly/Monthly:</u> MONTHLY	<u>Beginning Date:</u> 11/14/2022
--------------------------------------	--------------------------------------	--------------------------------------

Dated: 10/17/2022

By: Cynthia Valencia
Civil Hearing Office Specialist

Should you fail to remit your payment to the Hearing Office as scheduled, the full penalty amount will become immediately due and owing. Payments may be mailed to the address listed below or submitted online at www.pinalcountyz.gov.

Remit payment to: **Pinal County Hearing Office**
P.O. Box 2973
Florence, Arizona 85132

PARTY VERIFICATION: I hereby acknowledge receipt of the Payment Plan and agree to the terms herein. (Return this signed form to the Hearing Office.)	
Party Name: (Print)	Date:
Signature:	Phone:

I certify that a copy of the foregoing was sent via U.S. mail to the Respondent's last known mailing

Address and delivered to the Code Enforcement Officer on _____

By: _____
Civil Hearing Office

Pinal County Civil Hearing Office (physical) 85 N Florence St, Florence, AZ 85132, (mailing) P.O. Box 1326, FLORENCE, AZ 85132
520/866-6244 or 866-6292 FAX 520/866-6267



PINAL COUNTY

WIDE OPEN OPPORTUNITY

HEARING OFFICE

In the Matter of:
RUSSELL WEBBER
2890 S. MARIPOSA ROAD
APACHE JUNCTION, AZ 85119

Case Number: ZO22-0032
Complaint Number: CC-0747-21
Parcel Number: 102270210
Print Date: 10/13/2022
Code Enforcement Officer: Heather Wright

**HEARING OFFICER
DECISION**
Pursuant to Rule 24

☒ **In Violation**

☐ **Penalty Suspended**

☐ **Default**

☐ **Case Dismissed**

☐ **Review Hearing:**

☐ **Continuance:**


☒ **Penalty Imposed**

Amount: \$1,500.00

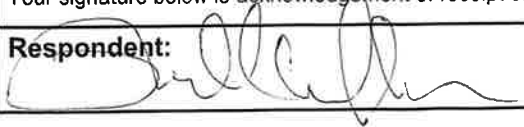
Other Orders:

COUNT 1: OUTSIDE STORAGE AND PARKING- OTHER ITEMS
COUNT 2: OUTSIDE STORAGE AND PARKING- APPLIANCES AND FURNITURE
OFFICER WRIGHT PRESENT AND SWORN IN. RUSSEL WEBBER PRESENT AND SWORN IN.
OFFICER WRIGHT HAS SUBMITTED PACKET INTO EVIDENCE. MR WEBBER HAS
PRESENTED PHOTOS AS EVIDENCE. HEARING OFFICER HAS FOUND RESPONDENT
RUSSELL WEBER IN VIOLATION OF COUNT 1 AND 2. A FINE OF \$750.00 PER COUNT HAS
BEEN ASSESSED. TOTALING \$1,500.00

Dated: 10/13/22

By: 
Hearing Officer

Your signature below is acknowledgement of receipt of this Decision and Appeal Rights (on reverse).

Respondent: 

Date: 10/13/2022







N15AN 5090-2960

SENTRA.

Juniors
Recycling**JUNIOR'S RECYCLING LLC**

8518 E. Main St., Mesa, AZ 85207

TEL. 623-999-3244

DATE: 07-09-92

TIME: 5:50

PAID: CASH ☒ CHECK ☐

No 129539

QTY	ITEM	PRICE	AMOUNT
	AL/CU DIRTY		
	AL/CU RAD		
	ALUM RAD		
	ALUMINUM		
	AUTO RAD CLEAN		
	AUTO RAD DIRTY		
	BATTERIES		
	BRASS		
	CANS		
	CAST ALUM WHEELS		
	COPPER1		
	COPPER2		
	COPPER3		
	DIRTY ALUM		
	DIRTY BRASS		
	DIRTY STAINLESS		
	LEAD		
	MOTORS ELEC.		
	PLASTIC		
	STAINLESS		
130	STEEL	.02	2.60
	WIRE#1		
	WIRE#2		
	WIRE#3		
	MLC		

RECEIVED BY:

TOTAL: \$ 2.60

THANK YOU



JUNIOR'S RECYCLING LLC
8518 E. Main St., Mesa, AZ 85207
TEL. 623-999-3244

DATE: 7/12/22
TIME: 9:05
PAID: CASH ☒ CHECK ☐

No 129876

QTY	ITEM	PRICE	AMOUNT
	AL/CU DIRTY		
	AL/CU RAD		
	ALUM RAD		
	ALUMINUM		
	AUTO RAD CLEAN		
	AUTO RAD DIRTY		
	BATTERIES		
	BRASS		
	CANS		
	CAST ALUM WHEELS		
	COPPER1		
	COPPER2		
	COPPER3		
	DIRTY ALUM		
	DIRTY BRASS		
	DIRTY STAINLESS		
	LEAD		
	MOTORS ELEC.		
	PLASTIC		
	STAINLESS		
27	STEEL	.02	.54
	WIRE#1		
	WIRE#2		
	WIRE#3		
	MLC		

RECEIVED BY:

TOTAL: \$54

THANK YOU

Original Sen 199 3040 = 2980
**Juniors
Recycling**

JUNIOR'S RECYCLING LLC

8518 E. Main St., Mesa, AZ 85207

TEL. 623-999-3244

Jim (A S Community Development

DATE: 09/16
TIME: 4:34
PAID: CASH ☒ CHECK ☐

No 119621

QTY	ITEM	PRICE	AMOUNT
	AL/CU DIRTY		
	AL/CU RAD		
	ALUM RAD		
	ALUMINUM		
	AUTO RAD CLEAN		
	AUTO RAD DIRTY		
	BATTERIES		
	BRASS		
3	CANS	.60	1.80
	CAST ALUM WHEELS		
	COPPER1		
	COPPER2		
	COPPER3		
	DIRTY ALUM		
	DIRTY BRASS		
	DIRTY STAINLESS		
	LEAD		
	MOTORS ELEC.		
	PLASTIC		
	STAINLESS		
60	STEEL	.02	1.20
	WIRE#1		
	WIRE#2		
	WIRE#3		
	MLC		

RECEIVED BY:

TOTAL: \$ 3.00

THANK YOU

Silver sentra

3050-2450

Juniors
Recycling

JUNIOR'S RECYCLING LLC

8518 E. Main St., Mesa, AZ 85207

TEL. 623-999-3244

ID

DATE:
TIME:
PAID: CASH <input type="checkbox"/> CHECK <input type="checkbox"/>

No 129222

QTY	ITEM	PRICE	AMOUNT
	AL/CU DIRTY		
	AL/CU RAD		
	ALUM RAD		
	ALUMINUM		
	AUTO RAD CLEAN		
	AUTO RAD DIRTY		
	BATTERIES		
	BRASS		
	CANS		
	CAST ALUM WHEELS		
	COPPER1		
	COPPER2		
	COPPER3		
78	DIRTY ALUM	.05	1.40
	DIRTY BRASS		
	DIRTY STAINLESS		
	LEAD		
	MOTORS ELEC.		
	PLASTIC		
	STAINLESS		
100	STEEL	.02	2.00
	WIRE#1		
	WIRE#2		
	WIRE#3		
	MLC		

RECEIVED BY:

TOTAL: 3.40

THANK YOU

Pinal County Code Compliance Hearing
Staff Report
Hearing Date: October 13, 2022



Department: Community Development Department – Code Compliance Division

Code Compliance Case: CC-0747-21

Subject Parcel No.: 102-27-0210

Owner of Record: Russell Webber
2890 S. Mariposa Road, Apache Junction, AZ 85119

Property Zoning: CR-3

Violation(s):
COUNT 1: Outside Storage and Parking – Other Items (PCDSC §§2.185.010). Beginning on November 29, 2021, and continuing to the present, on the property identified as parcel number 102-27-0210, zoned CR-3, the property owner has maintained outside storage of miscellaneous scrap and debris items in the rear and side yards. Scrap and debris items include, but are not limited to, metal cans, buckets, tires, automotive wheels/rims, scrap wood, scrap metal and scrap building materials such as ceramic tile. The storage of such inoperable items is a violation of PCDSC § 2.185.010 as it pertains to § 2.185.100.

COUNT 2: Outside Storage and Parking – Appliances and Furniture (PCDSC § 2.185.010). Beginning on November 29, 2021, and continuing to the present, on the property identified as parcel number 102-27-0210, zoned CR-3, the property owner has maintained outside storage of furniture and appliance designed and intended for interior use in the rear and side yards and on the rear porch. These items are inoperable and lack integral parts necessary for the intended operation of the appliances and include but are not limited to microwaves and dishwashers. Interior furniture includes but is not limited to a sofa and mattresses. This is in violation of PCDSC § 2.185.010 as it pertains to 2.185.070.

Case Opened: November 23, 2021 with three prior cases pertaining to the same violations.

Courtesy Letter Mailed: Not sent due to parcel violation history with the same owner.

Official Letter of Violation Mailed: November 30, 2021

Demand Letter Mailed: January 11, 2022

Total Number of Inspections: 7

**Pinal County Code Compliance Hearing
Staff Report
Hearing Date: October 13, 2022**

Hearing Complaint Submitted: March 18, 2022

Pre-Hearing Findings: An inspection of the rear and side yards, concealed behind a privacy fence, conducted on August 22, 2022 found the property remains in violation with outside storage of inoperable appliances, interior furniture and furniture components, scrap household items such as empty cans and containers, automotive rims, scrap metal, scrap building materials, such as ceramic tile, scrap lumber and wood and other miscellaneous scrap and debris items. The amount of items was such an extent that it would be impossible to clear out without assistance. Our office also received an email on September 9, 2022 from an outside agency (AJ CDC) attempting to assist Mr. Webber; this message stated there was no “appreciable difference” in the property, in that individual’s opinion the premises is dangerous and he would be reluctant to place volunteers there.

Owner Contact: Two letters mailed, 8+ phone calls, and 3+ in-person meetings.

Recommendation: I recommend the hearing officer find violation of counts one and two, impose a fine of \$750 per violation, and order immediate abatement of the property.

Prepared By: Building Inspector Heather Wright. Phone: (520) 866-7831.

Staff Report Enclosures:

Enclosure 1: Development Services Parcel Information Report
Enclosure 2: Courtesy Letter
Enclosure 3: First Notice of Violation
Enclosure 4: Demand Letter
Enclosure 5: Hearing Complaint
Enclosure 6: Notice of Hearing
Enclosure 7: Certificate of Personal Service or Alternative Service
Enclosure 8: Initial Inspection Photo Log
Enclosure 9: Pre-Hearing Inspection Photo Log

Development Services Parcel Information Report

Pinal County - Disclaimer This Pinal County site, including all applications, maps, data and information (hereinafter referred to as the "CONTENT"), is provided on an "as is" basis for informational purposes only, and access is subject to the following terms and conditions. NO REPRESENTATIONS. The CONTENT is provided without any representation or warranty of any kind, and in particular without representation or warranty about the CONTENT quality, accuracy, completeness or timeliness. USE OF CONTENT. Pinal County makes no warranty, expressed or implied, regarding the accuracy, completeness or usefulness of the information provided in this application. Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of the data and information on this application. The data contained in this site is compiled from many sources. Users of this data are hereby notified to consult information sources for verification. ~~##~~ have read and understand the above terms and conditions.



Assessor Parcel Number: 102270210

Parcel Size: 0.18

Tax Area Code: 4301

Legal Description: PALM SPRINGS #15 LOT 1522

Ownership

Name1: WEBBER RUSSELL

Name2:

[Click Here To View Assessor Parcel And Value Detail](#)

Mailing Address

Mail Address1: 2890 S MARIPOSA RD

City: APACHE JUNCTION

State: AZ Zip Code: 85119

Property Address

Primary Property Address: 2890 S MARIPOSA RD APACHE JUNCTION, AZ 85119

(Note: additional addresses may exist on this property)

Other Characteristics

Current Zoning Designation(s): CR-3

Zoning Case Number: PZ-155-69

Code Inspector Area: Heather Wright

2019 Comprehensive Plan Area: HIGH DENSITY RESIDENTIAL (8-24 du/ac)

***** Information above subject to change. Please verify with proper authority prior to any action. *****



Code Compliance Division
NOTICE OF VIOLATION

Date: November 30, 2021	Assessor Parcel #: 102-27-0210	Case #: CC-0747-21
Mailing Address: P.O. Box 14360 Mesa, AZ 85216		
Property Owner: Russell Webber		
ON Inspection Date: November 29, 2021	AT Location of violation: 2890 S Mariposa Rd Apache Junction	
Is in violation of the following Pinal County Development Services Codes (PCDSC):		
COUNTY CODE VIOLATION 1		
PCDSC §	2.185.010/070	Outside Storage and Parking - Appliances and Furniture
Explanation: On 11/29/2021 an inspection of 2890 S Mariposa Rd, a parcel residing in specific zone CR-3, found the presence of at least one appliance near the southeast corner of the primary dwelling, and an end table on caster wheels which the appliance is sitting on and near these items a dining room chair and interior chairs, other items near the front door such as shelving unit and desk or book case.		
COUNTY CODE VIOLATION 2		
PCDSC §	2.185.010/100	Outside Storage and Parking - Other Items
Explanation: On 11/29/2021 an inspection of 2890 S Mariposa Rd, a parcel residing in specific zone CR-3, found the presence of scrap and debris in the rear yard viewed from Mariposa Rd and along the front of the primary dwelling including but not limited to a tire, scrap wood/lumber, and indiscernible items.		
COUNTY CODE VIOLATION 3		
PCDSC §		
Explanation:		
COUNTY CODE VIOLATION 4		
PCDSC §		
Explanation:		
× OPPORTUNITY TO CORRECT		
This office would like to solicit your cooperation in correcting the violations on or before:		Date: January 10, 2022
Please contact the Code Compliance Officer listed below to discuss compliance options and/or if the compliance date does not allow sufficient time to correct the violation(s). Failure to comply will result in further action taken by the Pinal County Community Development Department.		
DEMAND LETTER		
On _____ Pinal County Community Development Code Compliance Division sent you a letter, or provided you with a courtesy notice, specifically outlining the zoning violations on the property you own located at the above listed location. You must immediately take care of all violations or your case will be scheduled for hearing before the Pinal County Civil Hearing Office on the next available date. Under the Pinal County Zoning Code, you can receive a \$750 (individual) or \$10,000 (enterprise) fine per violation.		
Code Compliance Officer: Heather Wright		Signature: <i>Heather Wright</i> Digitally signed by Heather A Wright Date: 2021.11.30 10:17:54 -07'00'
Email: heather.wright@pinal.gov		Phone: 520-866-6119



Code Compliance Division NOTICE OF VIOLATION

Pinal County Development Services Codes:

https://library.municode.com/az/pinal_county/codes/development_services_code_and_floodplain_management/?nodeId=DEVELOPMENT_SERVICES_CODE_TIT2ZO

2.185.010. Outside storage and parking.

- A. It shall be unlawful and a violation of this title for any resident/occupant or owner of record or both to leave or permit to remain outside any objects, scrap, appliances, vehicles, or any other materials, except as provided by this chapter.
 - B. It is unlawful for any person to stand, park or store a vehicle in violation of this chapter.
 - C. It is unlawful for any resident/occupant to allow a vehicle to stand or be parked or stored in violation of this chapter.
- (Ord. No. PZ-C-003-12 , § 1; Ord. No. 61862, § 3401)

2.185.070. Furniture and appliances.

Furniture and appliances may be placed outside on a parcel provided:

- A. All appliances are in operating condition and connected for the private use of the resident/occupant.
 - B. Any furniture placed outside is in usable condition and designed for outdoor use.
- (Ord. No. 61862, § 3407)

2.185.100. - Other items.

All other items, objects, material, parts, scrap, motor vehicle components, or any other item of personal property that does not conform to the sections above may be stored provided all of the following requirements are met:

- A. The item or object is currently operable.
- B. The item, object, material or part is for use on the property.
- C. The item, object, material or part is totally screened from view of any contiguous property, public street, right-of-way or easement. Said screening shall be by means of a solid wall or nontransparent fence (not including a chain link fence with slats), landscaping or a combination of the above, achieving the same effect. The wall or fence shall not be more than six feet in height. The stored items, objects, materials or parts shall not be stacked to height exceeding the height of the wall or fence, and in no instance shall be stacked more than six feet high above ground level.
- D. The following requirements and setbacks from the nearest property line are complied with:
 - Distance to the front property line: 60 feet
 - Distance to the side and rear property lines: 20 feet or less
 - Square footage of storage permitted: none
 - Maximum Height: 4 feet

Distance to the front property line: 60 feet
Distance to the side and rear property lines: 20.1 feet to 100 feet
Square footage of storage permitted: 100
Maximum Height: 6 feet

Continued on next page....

Pinal County
Community Development
Lester Chow, Director



Aquifer Protection
Building Safety
Code Compliance
Engineering
Planning

Code Compliance Division NOTICE OF VIOLATION

Pinal County Development Services Codes (continued):

Distance to the front property line: 100 feet

Distance to the side and rear property lines: 100.1 feet to 300 feet

Square footage of storage permitted: 200

Maximum Height: 6 feet

Distance to the front property line: 200 feet

Distance to the side and rear property lines: 300.1 feet or more

Square footage of storage permitted: 300

Maximum Height: 6 feet

E. Screened outdoor storage areas shall not be permitted on any parcel of land unless there is a primary use established on the parcel.
(Ord. No. 011812-ZO-PZ-C-007-10 , § 19; Ord. No. 61862, § 3410)



Code Compliance Division
NOTICE OF VIOLATION

Date: January 11, 2022	Assessor Parcel #: 102-27-0210	Case #: CC-0747-21
Mailing Address: P.O. Box 14360 Mesa, AZ 85216		
Property Owner: Russell Webber		
ON Inspection Date: January 10, 2022	AT Location of violation: 2890 S Mariposa Rd Apache Junction	
Is in violation of the following Pinal County Development Services Codes (PCDSC):		
COUNTY CODE VIOLATION 1		
PCDSC §	2.185.010/070	Outside Storage and Parking - Appliances and Furniture
Explanation: On 01/10/2022 an inspection of 2890 S Mariposa Rd, a parcel residing in specific zone CR-3, found the presence of at least one appliance near the southeast corner of the primary dwelling, and an end table on caster wheels which the appliance is sitting on and near these items a dining room chair and interior chairs, other items near the front door such as shelving unit and desk or book case.		
COUNTY CODE VIOLATION 2		
PCDSC §	2.185.010/100	Outside Storage and Parking - Other Items
Explanation: On 11/29/2021 an inspection of 2890 S Mariposa Rd, a parcel residing in specific zone CR-3, found the presence of scrap and debris in the rear yard viewed from Mariposa Rd and along the front of the primary dwelling including but not limited to a tire, scrap wood/lumber, computer monitors and indiscernible items.		
COUNTY CODE VIOLATION 3		
PCDSC §		
Explanation:		
COUNTY CODE VIOLATION 4		
PCDSC §		
Explanation:		
OPPORTUNITY TO CORRECT		
This office would like to solicit your cooperation in correcting the violations on or before:		Date:
Please contact the Code Compliance Officer listed below to discuss compliance options and/or if the compliance date does not allow sufficient time to correct the violation(s). Failure to comply will result in further action taken by the Pinal County Community Development Department.		
DEMAND LETTER		
On <u>November 30, 2021</u> Pinal County Community Development Code Compliance Division sent you a letter, or provided you with a courtesy notice, specifically outlining the zoning violations on the property you own located at the above listed location. You must immediately take care of all violations or your case will be scheduled for hearing before the Pinal County Civil Hearing Office on the next available date. Under the Pinal County Zoning Code, you can receive a \$750 (individual) or \$10,000 (enterprise) fine per violation.		
Code Compliance Officer: Heather Wright		Signature: <i>Heather Wright</i> Digitally signed by Heather A Wright Date: 2022.01.11 09:41:17 -07'00'
Email: heather.wright@pinal.gov		Phone: 520-866-6119



Code Compliance Division NOTICE OF VIOLATION

Pinal County Development Services Codes:

https://library.municode.com/az/pinal_county/codes/development_services_code_and_floodplain_management/?nodeId=DEVELOPMENT_SERVICES_CODE_TIT2ZO

2.185.010. Outside storage and parking.

- A. It shall be unlawful and a violation of this title for any resident/occupant or owner of record or both to leave or permit to remain outside any objects, scrap, appliances, vehicles, or any other materials, except as provided by this chapter.
 - B. It is unlawful for any person to stand, park or store a vehicle in violation of this chapter.
 - C. It is unlawful for any resident/occupant to allow a vehicle to stand or be parked or stored in violation of this chapter.
- (Ord. No. PZ-C-003-12 , § 1; Ord. No. 61862, § 3401)

2.185.070. Furniture and appliances.

Furniture and appliances may be placed outside on a parcel provided:

- A. All appliances are in operating condition and connected for the private use of the resident/occupant.
 - B. Any furniture placed outside is in usable condition and designed for outdoor use.
- (Ord. No. 61862, § 3407)

2.185.100. - Other items.

All other items, objects, material, parts, scrap, motor vehicle components, or any other item of personal property that does not conform to the sections above may be stored provided all of the following requirements are met:

- A. The item or object is currently operable.
- B. The item, object, material or part is for use on the property.
- C. The item, object, material or part is totally screened from view of any contiguous property, public street, right-of-way or easement. Said screening shall be by means of a solid wall or nontransparent fence (not including a chain link fence with slats), landscaping or a combination of the above, achieving the same effect. The wall or fence shall not be more than six feet in height. The stored items, objects, materials or parts shall not be stacked to height exceeding the height of the wall or fence, and in no instance shall be stacked more than six feet high above ground level.
- D. The following requirements and setbacks from the nearest property line are complied with:
 - Distance to the front property line: 60 feet
 - Distance to the side and rear property lines: 20 feet or less
 - Square footage of storage permitted: none
 - Maximum Height: 4 feet

Distance to the front property line: 60 feet
Distance to the side and rear property lines: 20.1 feet to 100 feet
Square footage of storage permitted: 100
Maximum Height: 6 feet

Continued on next page....



Code Compliance Division NOTICE OF VIOLATION

Pinal County Development Services Codes (continued):

Distance to the front property line: 100 feet
Distance to the side and rear property lines: 100.1 feet to 300 feet
Square footage of storage permitted: 200
Maximum Height: 6 feet

Distance to the front property line: 200 feet
Distance to the side and rear property lines: 300.1 feet or more
Square footage of storage permitted: 300
Maximum Height: 6 feet

E. Screened outdoor storage areas shall not be permitted on any parcel of land unless there is a primary use established on the parcel.
(Ord. No. 011812-ZO-PZ-C-007-10, § 19; Ord. No. 61862, § 3410)

As of 01/10/2022 there is no visible evidence of movement toward correction. The next inspection will occur on or after 02/14/2022.
No further notices will be sent.



PINAL COUNTY
WIDE OPEN OPPORTUNITY

MAR 18 2022

HEARING OFFICE

COMMUNITY DEVELOPMENT DEPARTMENT

CODE COMPLIANCE DIVISION

March 18, 2022

In the Matter of:
Russell Webber
2890 S. Mariposa Road
Apache Junction, AZ 85119

CHO Case Number : ZO22-0032
Complaint Number: CC-0747-21
Parcel Number: 102-27-0210
Hearing Date: April 14, 2022

COMPLAINT

ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

2890 South Mariposa Road, Apache Junction, AZ 85119

The undersigned says the Respondent(s) did on or about November 29, 2021 commit violation(s) of Pinal County Development Services Code [Ord.021010-DSC § 1] based on the following:

COUNT 1: Outside Storage and Parking – Other Items (PCDSC § 2.185.010)

Beginning on 11/29/2021, and continuing to the present, on the property identified as parcel # 102-27-0210, zoned CR-3, the property owner has maintained outside storage of indiscernible scrap and debris items on the front porch of the single family residence in view of contiguous properties, roadways, easements and right of ways in violation of PCDSC § 2.185.010 as it pertains to 2.185.100.

COUNT 2: Outside Storage and Parking – Appliances and Furniture (PCDSC § 2.185.010)

Beginning on 11/29/2021, and continuing to the present, on the property identified as parcel # 102-27-0210, zoned CR-3, the property owner has maintained outside storage of furniture and appliances designed and intended for interior use on the front porch of the single family residence. These items include, but are not limited to, television sets, end table(s), a box fan, mini fridge, folding table, cardboard, table lamp, kitchen table, roasting pot and a microwave cart made of wood. These items are visible from contiguous properties, roadways, easements, and right of ways and in violation of PCDSC § 2.185.010 as it pertains to 2.185.070.

CODE COMPLIANCE OFFICER VERIFICATION: I hereby certify that on reasonable grounds I believe the Respondent committed the act described contrary to law.

Code Compliance Officer:
Heather Wright

Date:
03/18/2022

Signature:
Heather Wright

Phone:
(520)866-6119

**YOU MUST APPEAR BEFORE THE PINAL COUNTY CIVIL HEARING OFFICE TO
ANSWER THIS COMPLAINT CHARGING YOU WITH THE OFFENSES LISTED.**

COMMUNITY DEVELOPMENT DEPARTMENT



PINAL COUNTY
WIDE OPEN OPPORTUNITY

COMMUNITY DEVELOPMENT DEPARTMENT

CODE COMPLIANCE DIVISION

SERVICE: ☒ PERSONAL SERVICE / ☐ ALTERNATIVE POSTING / ☒ CERTIFIED MAIL
SERVICE ADDRESS: ALTERNATIVE PROPERTY OWNER ADDRESS: **2890 S. Mariposa Road, Apache Junction, AZ 85119**

COMMUNITY DEVELOPMENT DEPARTMENT

85 N Florence Street, PO Box 2973 Florence, AZ 85232 T 520-866-6442 FREE 888-431-1311 F 520-866-6530 www.pinalcountyyaz.gov



PINAL COUNTY
WIDE OPEN OPPORTUNITY

HEARING OFFICE

03/18/2022	
In the Matter of: RUSSELL WEBBER 2890 S. MARIPOSA ROAD APACHE JUNCTION, AZ 85119	Case Number: ZO22-0032 Complaint Number: CC-0747-21 Parcel Number: 102270210 Code Enforcement Officer: Heather Wright
NOTICE OF HEARING Pursuant to Rule 5	

You have requested a date for a hearing. Please be advised your case has been set as follows:

YOU MUST APPEAR for hearing on **April 14, 2022, at 8:30:00 AM**, in the Pinal County Superior Court Administration Building, 971 N. Jason Lopez Circle, Building A, 3rd Floor, Florence, AZ 85132 (Next to PCSO Building).

FAILURE TO APPEAR AT THE DATE AND TIME SET FOR HEARING COULD RESULT IN A DEFAULT JUDGMENT AGAINST YOU.

- You must have your witnesses present on the date and time set for hearing.
- If you are represented by counsel or other designated representative, you must notify the Pinal County Civil Hearing Office. (See Rule 9, Pinal County Civil Hearing Rules.)

Name of Person Requesting Hearing: Heather Wright	Date: 03/18/2022
---	----------------------------

VERIFICATION: I certify that a copy of this Notice of Hearing was personally served on the above-named individual at the time and date specified.

This Notice must be served five (5) days prior to hearing per A.R.S. §11-808(E).

Name of Person Sending Notice: HOLLY BYRD	Title: HEARING SPECIALIST
Signature: <i>Holly Byrd</i>	Date: <i>MARCH 18, 2022</i>

If the Code Enforcement Officer is able to verify that the violation(s) have been resolved, the Complaint may be dismissed and the hearing cancelled.

For additional information access the Pinal County Civil Hearing Office Rules of Procedure online at Hearing.Office@pinalcountyz.gov.



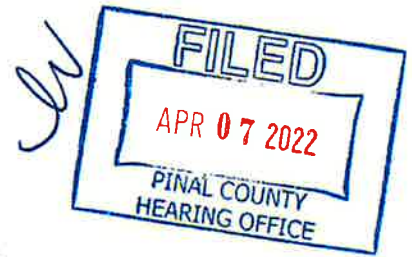
PINAL COUNTY

YOUR COUNTY YOUR FUTURE

HEARING OFFICE

REQUEST FOR CONTINUANCE

Pursuant to Rule 15



This form is to be completed by the Party requesting a continuance of the hearing and must be made for good cause only. One continuance will be granted if there is no objection by the opposing party. If the opposing party objects to the continuance, the Hearing Officer shall rule on the request for a continuance on the next calendared Hearing Office date. (See Rule 15). The Hearing Officer may continue the hearing if it appears that the interests of justice require continuation.

Today's Date: 04/06/2022	Complaint Number: CC-0747-21 / ZO22-0032
Respondent's Name: Russell Webber	Respondent's Mailing Address: 2890 S. Mariposa Rd., Apache Junction, AZ 85119
Requestor's Name: Russell Webber	Date Currently Set for Hearing: April 14, 2022
Reason for Request for Continuance: Mr. Webber contacted CCO Heather Wright and stated he would like more time to bring the entire parcel into compliance, this includes the rear yard. Mr. Webber requested a sixty day continuance. CCO Wright prepared this request on behalf of Mr. Webber as a courtesy.	
VERIFICATION: I hereby request that the above-referenced hearing be continued. My request for a continuance is made for good cause as stated above.	
Signature: <i>Heather Wright</i> <small>Digitally signed by Heather A Wright Date: 2022.04.06 14:41:29 -07'00'</small>	Date: 04/06/2022

(The opposing party must contact the Hearing Office and advise whether or not they are opposed to a continuance of the hearing. An e-mail can be sent to: hearingoffice@pinalcountytaz.gov)

(To be completed by the Hearing Office.)

☐ The opposing party objects. ☒ The opposing party does NOT object.

☒ Granted ☐ Denied

By: _____ Date: _____
Civil Hearing Office

Continued to: **JUNE 9, 2022**

I certify that a copy of the foregoing was mailed/delivered **APRIL 7, 2022** to the opposing party.

By: *Cynthia Valencia*
Civil Hearing Office

Contact the Hearing Office at 520-866-6244 or 520-866-6292 for additional information or access the Pinal County Civil Hearing Office Rules of Procedure online at www.pinalcountytaz.gov

PHYSICAL ADDRESS 85 N Florence St., Florence, AZ 85132, MAILING ADDRESS P.O. Box 2973, FLORENCE, AZ 85132
(520)866-6244 or (520)866-6292 FAX (520)866-6267



PINAL COUNTY

WIDE OPEN OPPORTUNITY

HEARING OFFICE

04/07/2022	
In the Matter of: RUSSELL WEBBER 2890 S. MARIPOSA ROAD APACHE JUNCTION, AZ 85119	Case Number: ZO22-0032 Complaint Number: CC-0747-21 Parcel Number: 102270210 Code Enforcement Officer: Heather Wright
NOTICE OF HEARING Pursuant to Rule 5	

You have requested a date for a hearing. Please be advised your case has been set as follows:

YOU MUST APPEAR for hearing on **June 9, 2022**, at **8:30:00 AM**, in the Pinal County Superior Court Administration Building, 971 N. Jason Lopez Circle, Building A, 3rd Floor, Florence, AZ 85132 (Next to PCSO Building).

FAILURE TO APPEAR AT THE DATE AND TIME SET FOR HEARING COULD RESULT IN A DEFAULT JUDGMENT AGAINST YOU.

- You must have your witnesses present on the date and time set for hearing.
- If you are represented by counsel or other designated representative, you must notify the Pinal County Civil Hearing Office. (See Rule 9, Pinal County Civil Hearing Rules.)

Name of Person Requesting Hearing: Heather Wright	Date: 04/07/2022
VERIFICATION: I certify that a copy of this Notice of Hearing was personally served on the above-named individual at the time and date specified. <i>This Notice must be served five (5) days prior to hearing per A.R.S. §11-808(E).</i>	
Name of Person Sending Notice: CYNTHIA VALENCIA	Title: CIVIL HEARING COORDINATOR
Signature: <i>Cynthia Valencia</i>	Date: <i>April 7, 2022</i>

If the Code Enforcement Officer is able to verify that the violation(s) have been resolved, the Complaint may be dismissed and the hearing cancelled.

For additional information access the Pinal County Civil Hearing Office Rules of Procedure online at Hearing_Office@pinalcountyz.gov.

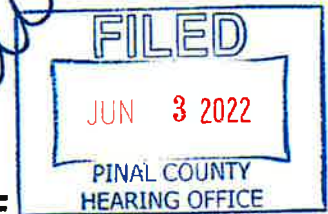


PINAL COUNTY

HEARING OFFICE

REQUEST FOR CONTINUANCE

Pursuant to Rule 15



This form is to be completed by the Party requesting a continuance of the hearing and must be made for good cause only. One continuance will be granted if there is no objection by the opposing party. If the opposing party objects to the continuance, the Hearing Officer shall rule on the request for a continuance on the next calendared Hearing Office date. (See Rule 15). The Hearing Officer may continue the hearing if it appears that the interests of justice require continuation.

Today's Date: 06/02/2022	Complaint Number: CC-0747-21 / ZO22-0032
Respondent's Name: Russell Webber	Respondent's Mailing Address: 2890 S. Mariposa Rd., Apache Junction, AZ 85119
Requestor's Name: Russell Webber	Date Currently Set for Hearing: June 9, 2022
Reason for Request for Continuance: Extenuating health problems. Requesting the hearing be rescheduled for July 14, 2022.	
VERIFICATION: I hereby request that the above-referenced hearing be continued. My request for a continuance is made for good cause as stated above.	
Signature: <i>Heather Wright</i> <small>Digitally signed by Heather A Wright Date: 2022.06.02 09:08:19 -07'00'</small>	Date: 06/02/2022

(The opposing party must contact the Hearing Office and advise whether or not they are opposed to a continuance of the hearing. An e-mail can be sent to: hearingoffice@pinalcountytaz.gov)

(To be completed by the Hearing Office.)

☐ The opposing party objects. ☐ The opposing party does NOT object.

☒ Granted ☐ Denied

By: _____ Date: _____
Civil Hearing Office

Continued to: **JULY 14, 2022**

I certify that a copy of the foregoing was mailed/delivered **JUNE 3, 2022** to the opposing party.

By: _____
Civil Hearing Office

Contact the Hearing Office at 520-866-6244 or 520-866-6292 for additional information or access the Pinal County Civil Hearing Office Rules of Procedure online at www.pinalcountytaz.gov

PHYSICAL ADDRESS 85 N Florence St., Florence, AZ 85132, MAILING ADDRESS P.O. Box 2973, FLORENCE, AZ 85132
(520)866-6244 or (520)866-6292 FAX (520)866-6267



PINAL COUNTY

WIDE OPEN OPPORTUNITIES

HEARING OFFICE

06/03/2022

In the Matter of:
RUSSELL WEBBER
2890 S. MARIPOSA ROAD
APACHE JUNCTION, AZ 85119

Case Number: ZO22-0032
Complaint Number: CC-0747-21
Parcel Number: 102270210
Code Enforcement Officer: Heather Wright

NOTICE OF HEARING
Pursuant to Rule 5

You have requested a date for a hearing. Please be advised your case has been set as follows:

YOU MUST APPEAR for hearing on **July 14, 2022**, at **8:30:00 AM**, in the Pinal County Superior Court Administration Building, 971 N. Jason Lopez Circle, Building A, 3rd Floor, Florence, AZ 85132 (Next to PCSO Building).

FAILURE TO APPEAR AT THE DATE AND TIME SET FOR HEARING COULD RESULT IN A DEFAULT JUDGMENT AGAINST YOU.

- You must have your witnesses present on the date and time set for hearing.
- If you are represented by counsel or other designated representative, you must notify the Pinal County Civil Hearing Office. (See Rule 9, Pinal County Civil Hearing Rules.)

Name of Person Requesting Hearing:
Heather Wright

Date:
06/03/2022

VERIFICATION: I certify that a copy of this Notice of Hearing was personally served on the above-named individual at the time and date specified.

This Notice must be served five (5) days prior to hearing per A.R.S. §11-808(E).

Name of Person Sending Notice:
CYNTHIA VALENCIA

Title:
CIVIL HEARING COORDINATOR

Signature: *Cynthia Valencia*

Date: *June 3, 2022*

If the Code Enforcement Officer is able to verify that the violation(s) have been resolved, the Complaint may be dismissed and the hearing cancelled.

For additional information access the Pinal County Civil Hearing Office Rules of Procedure online at Hearing.Office@pinalcountyz.gov.

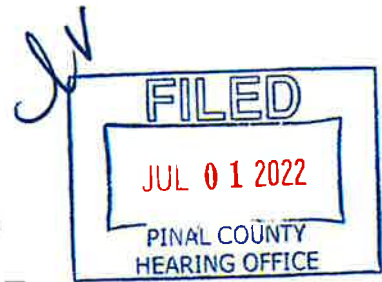


PINAL COUNTY

HEARING OFFICE

REQUEST FOR CONTINUANCE

Pursuant to Rule 15



This form is to be completed by the Party requesting a continuance of the hearing and must be made for good cause only. One continuance will be granted if there is no objection by the opposing party. If the opposing party objects to the continuance, the Hearing Officer shall rule on the request for a continuance on the next calendared Hearing Office date. (See Rule 15). The Hearing Officer may continue the hearing if it appears that the interests of justice require continuation.

Today's Date: 7/1/22	Complaint Number: ZO22-0032
Respondent's Name: RUSSELL WEBBER	Respondent's Mailing Address: 2890 S. MARIPOSA ROAD, APACHE JUNCITON, AZ 85119
Requestor's Name: CYNTHIA VALENCIA	Date Currently Set for Hearing: JULY 14, 2022
Reason for Request for Continuance: NO HEARING OFFICER AVAILABLE	
VERIFICATION: I hereby request that the above-referenced hearing be continued. My request for a continuance is made for good cause as stated above.	
Signature: <i>Cynthia Valencia</i>	Date: 07/01/2022

(The opposing party must contact the Hearing Office and advise whether or not they are opposed to a continuance of the hearing. An e-mail can be sent to: hearingoffice@pinalcountyaz.gov)

(To be completed by the Hearing Office.)

☐ The opposing party objects.

☐ The opposing party does NOT object.

☒ **Granted** ☐ **Denied**

By: _____ Date: _____

Continued to: **OCTOBER 13, 2022**

I certify that a copy of the foregoing was mailed/delivered **JULY 1, 2022** to the opposing party.

By: *Cynthia Valencia*
Civil Hearing Office

Contact the Hearing Office at 520-866-6244 or 520-866-6292 for additional information or access the Pinal County Civil Hearing Office Rules of Procedure online at www.pinalcountyaz.gov

PHYSICAL ADDRESS 85 N Florence St., Florence, AZ 85132, MAILING ADDRESS P.O. Box 2973, FLORENCE, AZ 85132
(520)866-6244 or (520)866-6292 FAX (520)866-6267



PINAL COUNTY
WIDE OPEN OPPORTUNITIES

HEARING OFFICE

07/01/2022	
In the Matter of: RUSSELL WEBBER 2890 S. MARIPOSA ROAD APACHE JUNCTION, AZ 85119	Case Number: ZO22-0032 Complaint Number: CC-0747-21 Parcel Number: 102270210 Code Enforcement Officer: Heather Wright
NOTICE OF HEARING Pursuant to Rule 5	

You have requested a date for a hearing. Please be advised your case has been set as follows:

YOU MUST APPEAR for hearing on **October 13, 2022**, at **8:30:00 AM**, in the Pinal County Superior Court Administration Building, 971 N. Jason Lopez Circle, Building A, 3rd Floor, Florence, AZ 85132 (Next to PCSO Building).

FAILURE TO APPEAR AT THE DATE AND TIME SET FOR HEARING COULD RESULT IN A DEFAULT JUDGMENT AGAINST YOU.

- You must have your witnesses present on the date and time set for hearing.
- If you are represented by counsel or other designated representative, you must notify the Pinal County Civil Hearing Office. (See Rule 9, Pinal County Civil Hearing Rules.)

Name of Person Requesting Hearing: Heather Wright	Date: 07/01/2022
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VERIFICATION: I certify that a copy of this Notice of Hearing was personally served on the above-named individual at the time and date specified. <i>This Notice must be served five (5) days prior to hearing per A.R.S. §11-808(E).</i>	
Name of Person Sending Notice: CYNTHIA VALENCIA	Title: CIVIL HEARING COORDINATOR
Signature: <i>Cynthia Valencia</i>	Date: <i>July 1, 2022</i>

If the Code Enforcement Officer is able to verify that the violation(s) have been resolved, the Complaint may be dismissed and the hearing cancelled.

For additional information access the Pinal County Civil Hearing Office Rules of Procedure online at Hearing.Office@pinalcountyz.gov.

In The Pinal County Hearing Office of The State of Arizona
and for the County of Pinal

IN THE MATTER OF

RUSSELL WEBBER

CERTIFICATE OF SERVICE

Case No: **Z022-0032 / CC-0747-21**
Hearing Date: **4/14/2022 at 8:30 AM**
Atlas #: HEARING NOTICE, COMPLAI

State of Arizona
County of Pinal } ss.

The Affiant, declares under penalty of perjury, that I am fully qualified, pursuant to Rule 4(d), Arizona Rules of Civil Procedure, to serve process in this cause in or for the State of Arizona and that the foregoing is true and correct.

On 3/22/2022, I received from Pinal County Code Compliance and from Paula Mullenix the HEARING NOTICE, COMPLAINT.

On 4/6/2022, at 12:26 PM, I served the aforementioned documents on: RUSSELL WEBBER at , 2890 S MARIPOSA RD, APACHE JUNCTION, AZ 85119 in the manner set below:

By personally serving true copies upon: >RUSSELL WEBBER, being of suitable age and discretion.

The description of the person actually served is as follows: Gender: Male Race: Caucasian Age: Over 60 Height: 5'7 - 6'0 Weight: 141-160 Lbs Hair: Gray /White Eye Color: Blue Other:

Marriage Status: N / A

Military Status: N / A

Additional Comments:

X 

Tim Yancy, MC - 7482, Affiant
Date: 4/6/2022
Registered in Maricopa
Work Order Number: AZ112823
Client Reference: **Z022-0032 / CC-0747-21**

Service of Process - OOC	85.00
Total:	\$ 85.00



PINAL COUNTY COMMUNITY DEVELOPMENT
CODE COMPLIANCE
PHOTO LOG

EXHIBIT G

☒ Initial Inspection ☐ Pre-Hearing Inspection ☐ Other: _____

I declare under penalty of perjury that the following digital photograph(s) was/were taken by me, Heather Wright on the date listed and are an accurate representation of the specified property.

Signed: Heather Wright Digitally signed by Heather A Wright
Date: 2022.03.24 08:44:44 -07'00' Date: 03/24/2022

Address / Assessor Parcel Number: 2890 S. Mariposa Road, Apache Junction, AZ 85119 : APN 102-27-0210

Case Number: CC-0747-21

Date of Photograph(s): 11/29/2021

1 Viewed from street: Scrap/debris in rear yard visible through fence.



2 Viewed from street: Scrap/debris, interior furniture and at least one appliance (mini fridge)



PINAL COUNTY COMMUNITY DEVELOPMENT
CODE COMPLIANCE
PHOTO LOG

☒ Initial Inspection ☐ Pre-Hearing Inspection ☐ Other: _____

3 Viewed from street: Scrap/debris, interior furniture and at least one appliance



4 Viewed from street: Scrap/Debris stacked on wall, visible over wall and seen thru gap in fence



PINAL COUNTY COMMUNITY DEVELOPMENT
CODE COMPLIANCE
PHOTO LOG

☐ Initial Inspection ☐ Pre-Hearing Inspection ☒ Other: Status Inspection

I declare under penalty of perjury that the following digital photograph(s) was/were taken by me, Heather Wright, on the date listed and are an accurate representation of the specified property.

Signed: **Heather Wright** Digitally signed by Heather Wright
Date: 2022.10.10 12:13:29 -07'00' Date: 10/10/2022

Address / Assessor Parcel Number: 2890 S. Mariposa Road, Apache Junction, AZ / Parcel No. 102-27-0210

Case Number: CC-0747-21

Date of Photograph(s): 05/16/2022

1 Southern Side Yard



2 Southern Side Yard looking west



PINAL COUNTY COMMUNITY DEVELOPMENT
CODE COMPLIANCE
PHOTO LOG

☐ Initial Inspection ☐ Pre-Hearing Inspection ☒ Other: Status Inspection

3 Example of items found along the side of the house



4 Southern side yard looking east



PINAL COUNTY COMMUNITY DEVELOPMENT
CODE COMPLIANCE
PHOTO LOG

☐ Initial Inspection ☐ Pre-Hearing Inspection ☒ Other: Status Inspection

5 Rear porch/patio



6 Scrap lumber and illegal multi-level partial structure



PINAL COUNTY COMMUNITY DEVELOPMENT
CODE COMPLIANCE
PHOTO LOG

☐ Initial Inspection ☐ Pre-Hearing Inspection ☒ Other: Status Inspection

7 Southern portion of rear yard



8 Central portion of the rear yard

