



Brent Billingsley
Director Community Development

Todd Williams
Deputy Director Community Development

Anita Cook
6726 W Denton Lane
Glendale, AZ 85303

October 18, 2022

Re: The Estate of Yvette Cook ZO22-0060 / CC-0518-18

Dear Mrs. Cook:

I am writing to inform you that your Appeal request for case number ZO22-0060 / CC-0706-16 has been rejected because of insufficient information on your Appeal request form. I don't see any information provided that identifies issues relating to the Hearing or why an incorrect result was reached.

RULE 27 APPEAL OF HEARING OFFICER DECISION – NON-TICKET COMPLAINT
A HEARING OFFICER'S DECISION ON A NON-TICKET COMPLAINT, EXCEPT FOR THOSE FILED ACCORDING TO PINAL COUNTY ALARM SYSTEMS ORDINANCE, IS APPEALABLE TO THE BOARD OF SUPERVISORS. THE PROCEDURE IS SUCH FOR REVIEW IS AS FOLLOWS:

27.2 The Notice of Appeal shall be filled on a form provided by the Hearing Office and specify the issues on appeal.

I have enclosed a new Notice of Appeal form. Please fill out the form providing the reasoning for your appeal, and return it within the Appeals time frame of 15 days from the hearing date.

If you have any questions, please get in touch with the office at (520)866-6244 or (520)866-6292

Respectfully,

Cynthia Valencia

Cynthia Valencia
Civil Hearing Coordinator

COMMUNITY DEVELOPMENT
Civil Hearing Office

85 North Florence Street, First Floor, PO Box 2973, Florence, AZ 85132 T 520-866- 6292 T 520-866-6244

www.pinalcountyaz.gov



PINAL COUNTY
WIDE OPEN OPPORTUNITY

HEARING OFFICE



NOTICE OF APPEAL

Pursuant to Rule 27

This form is to be completed by the Party who is appealing the Hearing Officer's Decision. You must submit this form to the Hearing Office within fifteen (15) calendar days from the date the Decision is served. Where the Decision was served by mail, service is complete five (5) calendar days after the date that the Decision was mailed.

Today's Date: 13 October 2022	Complaint Number: CC-0518-18
Respondent's Name: Anita Cook	Mailing Address: 6726 W. Denton Lane Glendale, AZ 85303
Date of Decision: 13 October 2022	
Specify the Issue(s) on Appeal:	
1. Count 1: Outside Storage + Parking - Vehicle Parking (PCDSC § 2.185.010) inoperable vehicles	
2. Count 2: Outside Storage and Parking - Other Items (PCDSC § 2.185.010) tires, scrap metal - other items (Use reverse side for additional issues.)	
I hereby request that the following person be designated to represent me in the above-entitled action and acknowledge that all future notices and mailings will be sent to the person I have designated as my representative. (Failure to designate representation by counsel or other designated representative at the time of the filing of this Notice of Appeal constitutes a waiver of the right of counsel or other designated representative.)	
Name of Attorney or Designated Representative:	Mailing Address:
PARTY VERIFICATION: I hereby submit this Notice of Appeal.	
Party Name: (Print) Anita Cook	Date: 13 October 2022
Signature: Anita Cook	Phone: 623-845-9553

I certify that a copy of the foregoing was mailed/delivered October 18, 2022 to the department head, Respondent and/or the Attorney or Designated Representative.

By:
Civil Hearing Office Coordinator

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.pinalcountyz.gov

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



PINAL COUNTY
WITH OPEN OPPORTUNITY

HEARING OFFICE

NOTICE OF APPEAL

Pursuant to Rule 27

This form is to be completed by the Party who is appealing the Hearing Officer's Decision. You must submit this form to the Hearing Office within fifteen (15) calendar days from the date the Decision is served. Where the Decision was served by mail, service is complete five (5) calendar days after the date that the Decision was mailed.

Today's Date:	Complaint Number:
Respondent's Name:	Mailing Address:
Date of Decision:	
Specify the Issue(s) on Appeal:	
1.	
2	
(Use reverse side for additional issues.)	
I hereby request that the following person be designated to represent me in the above-entitled action and acknowledge that all future notices and mailings will be sent to the person I have designated as my representative. (Failure to designate representation by counsel or other designated representative at the time of the filing of this Notice of Appeal constitutes a waiver of the right of counsel or other designated representative.)	
Name of Attorney or Designated Representative:	Mailing Address:
<u>PARTY VERIFICATION:</u> I hereby submit this Notice of Appeal.	
Party Name: (Print)	Date:
Signature:	Phone:

I certify that a copy of the foregoing was mailed/delivered _____, to the department head, Respondent and/or the Attorney or Designated Representative.

By: _____
Civil Hearing Office Coordinator

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.pinalcountyyaz.gov

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



PINAL COUNTY

ACTIVE OPEN OPPORTUNITY

HEARING OFFICE

Date: 10/17/2022	
In the Matter of: ESTATE OF YVETTE COOK 6726 W DENTON LN GLENDALE, AZ 85303	Case Number: Z022-0060 Complaint Number: CC-0518-18 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.pinalcountyyaz.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**

WITH OPEN OPPORTUNITY

HEARING OFFICE

In the Matter of:
THE ESTATE OF YVETTE COOK
6726 W DENTON LN
GLENDALE, AZ 85303

Case Number: ZO22-0060
Complaint Number: CC-0518-18
Parcel Number: 503420760
Print Date: 10/13/2022
Code Enforcement Officer: Jose Gaxiola

**HEARING OFFICER
DECISION**
Pursuant to Rule 24

**In Violation****Penalty Suspended****Default****Case Dismissed****Review Hearing:****Continuance:****Penalty Imposed****Amount:** \$1500- *400***Other Orders:**

OFFICER GAXIOLA PRESENT AND SWORN IN. ANITA COOK, DAUGHTER OF YVETTE COOK, IS PRESENT AND SWORN IN. OFFICER GAXIOLA ENTERS PACKET INTO EVIDENCE AND PROVIDES MRS. COOK WITH A COPY. HEARING OFFICER TRYON HAS FOUND THE RESPONDENT IN VIOLATION OF COUNT 1 AND COUNT 2. A FINE OF \$750.00 EACH COUNT HAS BEEN ASSESSED. TOTALING \$1,500.00

Dated: 10/13/22**By:** *T. Tryon***Hearing Officer**

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

Respondent: *Anita Cook***Date:** *10/13/22*

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



Department: Community Development Department – Code Compliance Division

Code Compliance Case: CC-0518-18

Subject Parcel No.: 503420760

Owner of Record: Estate of Yvette Cook

Property Zoning: CR-3 (Single Residence)

Violation(s):
COUNT 1: Outside Storage and Parking – Vehicle Parking (PCDSC § 2.185.010). Beginning on July 5, 2018, and continuing to the present, on the property identified as parcel# 503420760, zoned CR-3, the property owner has maintained multiple inoperable and unregistered/expired registration vehicles on the property. This is in violation of PCDSC § 2.185.010 as it pertains to 2.185.050.

COUNT 2: Outside Storage and Parking – Other Items (PCDSC § 2.185.010). Beginning on July 5, 2018, and continuing to the present, on the property identified as parcel# 503420760, zoned CR-3, the property owner has maintained outside storage of tires, scrap metals, and other indiscernible/inoperable items within view of the public roadways, right of ways, easements, and contiguous properties, in violation of PCDSC § 2.185.010 as it pertains to 2.185.100.

Case Opened: July 5, 2018

Courtesy Letter Mailed: July 27, 2018

Official Letter of Violation Mailed: October 5, 2018

Demand Letter Mailed: December 10, 2021

Total Number of Inspections: 13

Hearing Complaint Submitted: 08/12/2022

Pre-Hearing Findings: On 10/11/2022 It was observed that there is still a considerable amount of indiscernible/inoperable items to include used tires, scrap wood, scrap metal, and household furniture within view of the public roadways, right of ways, easements, and contiguous properties. There is also present two vehicles that are inoperable being stored on the property.

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

Owner Contact: Three letters mailed, 4 phone calls, 4 in-person meeting.

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: Code Compliance Officer Jose Gaxiola. Phone: (520) 866-3959.

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. ##I have read and understand the above terms and conditions.



Assessor Parcel Number: 503420760

Parcel Size: 0.2

Tax Area Code: 0409

Legal Description: DESERT CARMEL GOLF PARK LOT 76

Ownership

Name1: COOK YVETTE (EST OF)

Name2:

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

Mailing Address

Mail Address1: 6726 W DENTON LN

City: GLENDALE

State: AZ Zip Code: 85303

Property Address

Primary Property Address: 24929 W BOONE DR CASA GRANDE, AZ 85193

(Note: additional addresses may exist on this property)

Other Characteristics

Current Zoning Designation(s): CR-3

Zoning Case Number: BOS 5-13-68

Code Inspector Area: Jose Gaxiola

2019 Comprehensive Plan Area: MODERATE LOW DENSITY RESIDENTIAL (1-3.5 du/ac)

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



Community Development

Planning - Engineering - Code Compliance - One Stop- Aquifer Protection - Building Safety

YVETTE COOK
6726 W DENTON LN
GLENDALE, AZ 85303

7/27/2018
Case # CC-0518-18

Tax Parcel Number: 503420760

Situs: 24929 W BOONE DR 0001
CASA GRANDE, AZ 85193

Dear: YVETTE COOK

On 7/26/2018 an inspection was made of the property located at 24929 W BOONE DR 0001. This inspection revealed an apparent violation of the Pinal County Zoning Ordinance:

Article: 2.185 Section: 010 - Outside Storage and Parking

I specifically note:

Miscellaneous debris, appliances, tires, scrap metal, trailer full of trash on the property.

The miscellaneous debris, appliances, tires, scrap metal must be stored within an enclosed building or removed

The trash in the trailer must be removed.

This office would like to solicit your cooperation and community spirit in correcting the violation on or before 8/27/2018 with the provisions as outlined below:

At that time I will make a re-inspection. If this compliance date does not allow you sufficient time to correct the problem(s) or if you have any questions regarding this matter, please call (520) 866-7410 upon receipt of this letter, and I will be happy to assist you.

Sincerely,

Carrie Duncan
Code Compliance Officer
(520) 866-7410



Community Development

Planning - Engineering - Code Compliance - One Stop- Aquifer Protection - Building Safety

Article 2.185 - OUTSIDE STORAGE & PARKING

Section 010 - 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. PZ-C-003-12 § 1; Ord. 61862 § 3401].



Community Development

Planning - Engineering - Code Compliance - One Stop- Aquifer Protection - Building Safety

YVETTE COOK
24929 BOONE DR
CASA GRANDE, AZ 85193

10/5/2018
Case # CC-0518-18

Tax Parcel Number: 503420760

Situs: 24929 W BOONE DR 0001
CASA GRANDE, AZ 85193

Dear: YVETTE COOK

On 7/26/2018 an inspection was made of the property located at 24929 W BOONE DR 0001. This inspection revealed an apparent violation of the Pinal County Zoning Ordinance:

Article: 2.185 Section: 010 - Outside Storage and Parking

I specifically note:

Miscellaneous debris, appliances, tires, scrap metal, trailer full of trash on the property.

The miscellaneous debris, appliances, tires, scrap metal must be stored within an enclosed building or removed

The trash in the trailer must be removed.

This office would like to solicit your cooperation and community spirit in correcting the violation on or before 11/5/2018 with the provisions as outlined below:

At that time I will make a re-inspection. If this compliance date does not allow you sufficient time to correct the problem(s) or if you have any questions regarding this matter, please call (520) 866-7410 upon receipt of this letter, and I will be happy to assist you.

Sincerely,

Carrie Duncan
Code Compliance Officer
(520) 866-7410

Community Development

Planning - Engineering - Code Compliance - One Stop- Aquifer Protection - Building Safety



PINAL COUNTY
WIDE OPEN OPPORTUNITY

Article 2.185 - OUTSIDE STORAGE & PARKING

Section 010 - 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. PZ-C-003-12 § 1; Ord. 61862 § 3401].

Louis Andersen
County Manager



DEMAND LETTER
PINAL COUNTY CODE COMPLIANCE

Property Owners: JESSE ALEXANDER

5/5/2020

Owner Address: 24929 BOONE DR
CASA GRANDE, AZ 85193

Parcel Number: 503-42-0760

Case: Number: CC-0518-18

On 10/05/2018, Pinal County Planning and Development Services Code Compliance sent you a letter specifically outlining the zoning violations on the property you own located at 24929 W BOONE DR 0001, CASA GRANDE, AZ 85193. On the date of the initial inspection we noted the following violations:

2.185 /010 010 - Outside Storage and Parking

Corrective Measures: All items on this property must be removed.

At this point in time the above violations still exist:

2.185 /010 010 - Outside Storage and Parking

You must immediately take care of all violations or your case will be scheduled for hearing before the Pinal County Hearing Officer on the next available date. Under the Pinal County Zoning Code, you can receive up to \$700.00 fine per violation. **This is the last notification you will receive.**

Carrie Duncan

Code Compliance Office

(520) 866-7410

Community Development

31 North Pinal Street, Building F, PO Box 2973 Florence, AZ 85132 Telephone - 520-866-6442 Fax - 520-866-6530 www.pinalcountyaz.gov

Zoning Ordinance

OUTSIDE STORAGE & 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. PZ-C-003-12 § 1; Ord. 61862 § 3401].



PINAL COUNTY
WIDE OPEN OPPORTUNITY

COMMUNITY DEVELOPMENT DEPARTMENT

CODE COMPLIANCE DIVISION

08/12/2022	
In the Matter of: The Estate of Yvette Cook 6726 W Denton Ln Glendale, AZ 85303	CHO Case Number : Z022-0060 Complaint Number: CC-0518-18 Parcel Number: 503420760 Hearing Date: 10/13/2022
COMPLAINT	

ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

The undersigned says the respondent(s) did on or about July 5, 2018 commit violation(s) of Pinal County Development Services Code [Ord.021010-DSC § 1] based on the following:

COUNT 1: Outside Storage and Parking – Vehicle Parking (PCDSC § 2.185.010). Beginning on July 5, 2018, and continuing to the present, on the property identified as parcel# 503420760, zoned CR-3, the property owner has maintained multiple inoperable and unregistered/expired registration vehicles on the property. This is in violation of PCDSC § 2.185.010 as it pertains to 2.185.050.

COUNT 2: Outside Storage and Parking – Other Items (PCDSC § 2.185.010). Beginning on July 5, 2018, and continuing to the present, on the property identified as parcel# 503420760, zoned CR-3, the property owner has maintained outside storage of tires, scrap metals, and other indiscernible/inoperable items within view of the public roadways, right of ways, easements, and contiguous properties, in violation of PCDSC § 2.185.010 as it pertains to 2.185.100.

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: Jose Gaxiola	Date: 08/12/2022
Signature: Jose Gaxiola <small>Digitally signed by Jose Gaxiola Date: 2022.08.12 07:37:21 -07'00'</small>	Phone: (520)866-3959

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

SERVICE: ☒ PERSONAL SERVICE / ☐ ALTERNATIVE POSTING / ☒ CERTIFIED MAIL
SERVICE ADDRESS: 6726 W Denton Ln, Glendale, AZ 85303

COMMUNITY DEVELOPMENT DEPARTMENT

PINAL COUNTY

HEARING OFFICE

08/16/2022	
In the Matter of: THE ESTATE OF YVONNE COOK 6726 W DENTON LN GLENDALE, AZ 85303	Case Number: ZO22-0060 Complaint Number: CC-0518-18 Parcel Number: 503420760 Code Enforcement Officer: Jose Gaxiola
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: Jose Gaxiola	Date: 08/16/2022
---	----------------------------

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>August 16, 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@pinalcountyaz.gov.

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

IN THE MATTER OF

THE ESTATE OF YVONNE COOK

CERTIFICATE OF SERVICE

Case No: **ZO22-0060 / CC-0518-18**
Hearing Date: **10/13/2022 at 8:30 AM**

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 8/16/2022, I received from Pinal County Code Compliance the COMPLAINT, NOTICE OF HEARING.

On 8/28/2022, at 1:21 PM, I served the aforementioned documents on: THE ESTATE OF YVONNE COOK at , 6726 W DENTON LN, GLENDALE, AZ 85303 in the manner set below:

By substitute serving true copies upon: Suzette Cook - daughter, who is of suitable age and discretion and confirmed the residency of the subject.

The description of the person actually served is as follows: Gender: Female Race: Caucasian Age: 56-60 Height: 5'1 - 5'6 Weight: 121-140 Lbs Hair: Gray /White Eye Color: Other:

Marriage Status: N / A

Military Status: N / A

Additional Comments: She said that it is the estate of Yvette Cook, not Yvonne



X

Taryn Bringe, MC-8740, Affiant
Date: 8/28/2022
Registered in Maricopa
Work Order Number: AZ136625
Client Reference: ZO22-0060 / CC-0518-18



Service of Process - (MARICOPA)	55.00
Total:	\$ 55.00



PINAL COUNTY COMMUNITY DEVELOPMENT
CODE COMPLIANCE
PHOTO LOG

Enclosure 8

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



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

Signed: **Jose Gaxiola** Digitally signed by Jose Gaxiola
Date: 2022.10.12 06:47:58 -07'00' Date: 10/12/2022

Address / Assessor Parcel Number: 24929 W BOONE DR CASA GRANDE, AZ 85193 / 503420760



Case Number: CC-0518-18

Date of Photograph(s): 07/26/2018

1	Photo from Candle Stick Dr.	
2	Photo from Candle Stick Dr.	

PINAL COUNTY COMMUNITY DEVELOPMENT
CODE COMPLIANCE
PHOTO LOG

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

3	Photo from Candle Stick Dr.
	
4	Photo from Candle Stick Dr.
	

PINAL COUNTY COMMUNITY DEVELOPMENT
CODE COMPLIANCE
PHOTO LOG

Enclosure 9

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

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

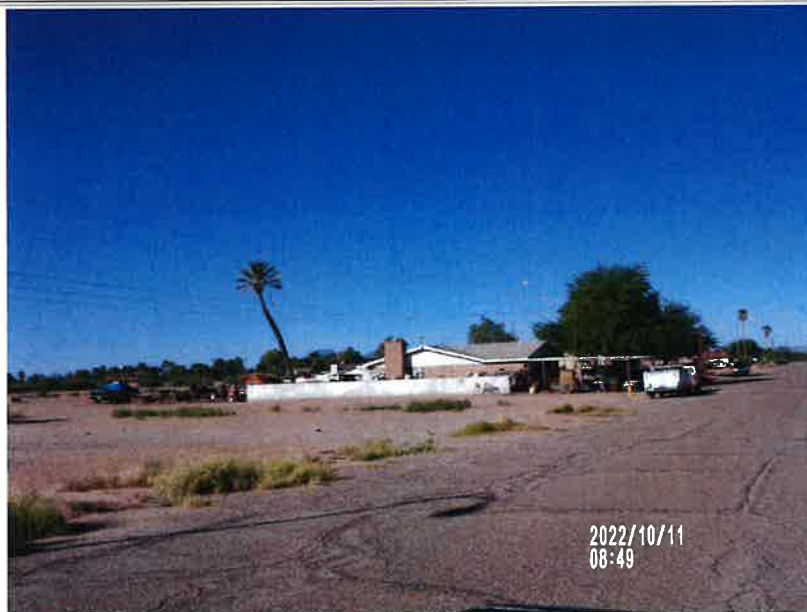
Signed: **Jose Gaxiola** Digitally signed by Jose Gaxiola
Date: 2022.10.12 06:37:40 -07'00' Date: 10/12/2022

Address / Assessor Parcel Number: 24929 W BOONE DR CASA GRANDE, AZ 85193 / 503420760

Case Number: CC-0518-18

Date of Photograph(s): 10/11/2022

1 Photo from the corner of Boone Dr. and Candle Stick Dr.



2 Picture of scrap and debris in driveway in view of contiguous properties



PINAL COUNTY COMMUNITY DEVELOPMENT
CODE COMPLIANCE
PHOTO LOG

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

3 Household appliance that is unconnected to utilities. Washer / Dryer being stored outside



4 Used tires being stored on westside of residence in view from the public roadway



PINAL COUNTY COMMUNITY DEVELOPMENT
CODE COMPLIANCE
PHOTO LOG

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

5 Utility trailer loaded with scrap and debris in view of contiguous properties



6 Scrap and debris in view of contiguous properties



PINAL COUNTY COMMUNITY DEVELOPMENT
CODE COMPLIANCE
PHOTO LOG

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

7 inoperable vehicle with front end damage




8 Inoperable vehicle missing driver-side tire



PINAL COUNTY COMMUNITY DEVELOPMENT
CODE COMPLIANCE
PHOTO LOG

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

9	Picture of household scrap and debris in view of contiguous properties
	

Z022-0000

SENDER - COMPLETE THIS SECTION	COMPLAINT - THIS SECTION ON DELIVERY																
<ul style="list-style-type: none">■ Complete items 1, 2, and 3.■ Print your name and address on the reverse so that we can return the card to you.■ Attach this card to the back of the mailpiece, or on the front if space permits.	<p>A. Signature <input checked="" type="checkbox"/> <i>Suzette Cook</i></p> <p>B. Received by (Printed Name) <i>Suzette Cook</i></p> <p>C. Date of Delivery <i>8/18/22</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>																
<p>1. Article Addressed to: <i>The Estate of Yvette Cook</i> <i>6726 W. Denton Ln</i> <i>Glendale AZ 85303</i></p>  <p>9590 9402 7331 2028 7747 07</p>	<p>3. Service Type</p> <table border="0"><tr><td><input type="checkbox"/> Adult Signature</td><td><input type="checkbox"/> Priority Mail Express®</td></tr><tr><td><input type="checkbox"/> Adult Signature Restricted Delivery</td><td><input type="checkbox"/> Registered Mail™</td></tr><tr><td><input checked="" type="checkbox"/> Certified Mail®</td><td><input type="checkbox"/> Registered Mail Restricted Delivery</td></tr><tr><td><input checked="" type="checkbox"/> Certified Mail Restricted Delivery</td><td><input checked="" type="checkbox"/> Signature Confirmation™</td></tr><tr><td><input type="checkbox"/> Collect on Delivery</td><td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td></tr><tr><td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td><td></td></tr><tr><td><input type="checkbox"/> Insured Mail</td><td></td></tr><tr><td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td><td></td></tr></table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™																
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																
<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Signature Confirmation™																
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																
<input type="checkbox"/> Collect on Delivery Restricted Delivery																	
<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	
<p>2. Article Number (Transfer from service label) 7021 1970 0000 8139 8019</p>																	

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

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

IN THE MATTER OF

CERTIFICATE OF SERVICE

THE ESTATE OF YVONNE COOK

Case No: **Z022-0060 / CC-0518-18**
Hearing Date: **10/13/2022 at 8:30 AM**

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 8/16/2022, I received from Pinal County Code Compliance the COMPLAINT, NOTICE OF HEARING.

On 8/28/2022, at 1:21 PM, I served the aforementioned documents on: THE ESTATE OF YVONNE COOK at , 6726 W DENTON LN, GLENDALE, AZ 85303 in the manner set below:

By substitute serving true copies upon: Suzette Cook - daughter, who is of suitable age and discretion and confirmed the residency of the subject.

The description of the person actually served is as follows: Gender: Female Race: Caucasian Age: 56-60 Height: 5'1 - 5'6 Weight: 121-140 Lbs Hair: Gray /White Eye Color: Other:

Marriage Status: N / A

Military Status: N / A

Additional Comments: She said that it is the estate of Yvette Cook, not Yvonne

X



Taryn Bringe, MC-8740, Affiant
Date: 8/28/2022
Registered in Maricopa
Work Order Number: AZ136625
Client Reference: **Z022-0060 / CC-0518-18**

Service of Process - (MARICOPA) 55.00
Total: \$ 55.00



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

IN THE MATTER OF

Plaintiff

VS.

THE ESTATE OF YVONNE COOK

Defendant

CERTIFICATE OF SERVICE

Case No: **ZO22-0060 / CC-0518-18**

Hearing Date: **10/13/2022 at 8:30 AM**

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 8/16/2022, I received from Pinal County Code Compliance and from Paula Mullenix the COMPLAINT, NOTICE OF HEARING.

On 8/28/2022, at 1:21 PM, I served the aforementioned documents on: THE ESTATE OF YVONNE COOK at , 6726 W DENTON LN, GLENDALE, AZ 85303 in the manner set below:

By substitute serving true copies upon: Suzette cook - daughter, who is of suitable age and discretion and confirmed the residency of the subject.

The description of the person actually served is as follows: Gender: Female Race: Caucasian Age: 56-60 Height: 5'1 - 5'6 Weight: 121-140 Lbs Hair: Gray /White Eye Color: Other:

Marriage Status: N / A

Military Status: N / A

Additional Comments: She said that it is the estate of Yvette Cook, not Yvonne

X

Taryn Bringe, MC-8740, Affiant

Date: 8/28/2022

Registered in Maricopa

Work Order Number: AZ136625

Client Reference: **ZO22-0060 / CC-0518-18**

Service of Process - (MARICOPA) 55.00

Total: \$ 55.00





Cynthia Valencia <cynthia.valencia@pinal.gov>

Service of Process Order # AZ136625 Matter: ZO22-0060 / CC-0518-18 Priority: Standard | Pinal County Code Compliance

1 message

contactaz@ontherunlegal.com <contactaz@ontherunlegal.com>
To: cynthia.valencia@pinal.gov

Tue, Aug 16, 2022 at 10:52 AM



Workorder:: AZ136625
Reference Number: ZO22-0060 / CC-0518-18
Case Number: ZO22-0060 / CC-0518-18
Case Title: PINAL COUNTY vs THE ESTATE OF YVONNE COOK
Job Type: 1. Service of Process - Standard
Ordered By: Cynthia Valencia - (520) 866-6478
Ordered On: 8/16/2022
Servee: THE ESTATE OF YVONNE COOK
Service Address: 6726 W DENTON LN GLENDALE, AZ 85303
Documents: COMPLAINT, NOTICE OF HEARING;
Workorder: [download workorder](#)
Uploaded Files: [Document](#)

Thank you for your Business.

If you have any questions please do not hesitate to contact us at contactaz@ontherunlegal.com P: (602) 391-6258

CERTIFIED MAIL



7021 1970 0000 8139 8019

7021 1970 0000 8139 8019

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

See Reverse for Instructions

Sent to
6726 W Denton Ln
Glendale AZ 85303

Sent to
6726 W Denton Ln
Glendale AZ 85303

Sent to
6726 W Denton Ln
Glendale AZ 85303

In the Matter of:
THE ESTATE OF YVONNE COOK
6726 W DENTON LN
GLENDALE, AZ 85303

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
The Estate of Yvette Cook
67216 W. Denton Ln
Glendale AZ 85303



9590 9402 7331 2028 7747 07

2. Article Number (Transfer from service label)

7021 1970 0000 8139 8019

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Insured Mail
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

Certified Mail :
■ A receipt (this portion of delivery)
■ A unique identifier for y
■ Electronic verification o
■ A record of delivery (inc
signature) that is retain
for a specified period.
Important Reminders:
■ You may purchase Cert
First-Class Mail® First-
or Priority Mail® service
■ Certified Mail service is
international mail.
■ Insurance coverage is n
with Certified Mail servi
of Certified Mail service
insurance coverage aut
certain Priority Mail item
For an additional fee, ar
endorsement on the ma
the following services:
- Return receipt service
of delivery (including
You can request a ha
electronic version. Fo
complete PS Form 38
Receipt; attach PS Fo
PS Form 3800, April 2011



PINAL COUNTY
WIDE OPEN OPPORTUNITY

HEARING OFFICE

08/16/2022

In the Matter of:
THE ESTATE OF YVONNE COOK
6726 W DENTON LN
GLENDALE, AZ 85303

Case Number: ZO22-0060
Complaint Number: CC-0518-18
Parcel Number: 503420760
Code Enforcement Officer: Jose Gaxiola

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:
Jose Gaxiola

Date:
08/16/2022

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: *August 16, 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@pinalcountyaz.gov.



COMMUNITY DEVELOPMENT DEPARTMENT

CODE COMPLIANCE DIVISION

08/12/2022	
In the Matter of: The Estate of Yvette Cook 6726 W Denton Ln Glendale, AZ 85303	CHO Case Number : ZO22-0060 Complaint Number: CC-0518-18 Parcel Number: 503420760 Hearing Date: 10/13/2022
COMPLAINT	

ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

The undersigned says the respondent(s) did on or about July 5, 2018 commit violation(s) of Pinal County Development Services Code [Ord.021010-DSC § 1] based on the following:

COUNT 1: Outside Storage and Parking – Vehicle Parking (PCDSC § 2.185.010). Beginning on July 5, 2018, and continuing to the present, on the property identified as parcel# 503420760, zoned CR-3, the property owner has maintained multiple inoperable and unregistered/expired registration vehicles on the property. This is in violation of PCDSC § 2.185.010 as it pertains to 2.185.050.

COUNT 2: Outside Storage and Parking – Other Items (PCDSC § 2.185.010). Beginning on July 5, 2018, and continuing to the present, on the property identified as parcel# 503420760, zoned CR-3, the property owner has maintained outside storage of tires, scrap metals, and other indiscernible/inoperable items within view of the public roadways, right of ways, easements, and contiguous properties, in violation of PCDSC § 2.185.010 as it pertains to 2.185.100.

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:
Jose Gaxiola

Date:
08/12/2022

Signature: **Jose Gaxiola**
Digitally signed by Jose Gaxiola
Date: 2022.08.12 07:37:21
-07'00'

Phone:
(520)866-3959

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

SERVICE: ☒ PERSONAL SERVICE / ☐ ALTERNATIVE POSTING / ☒ CERTIFIED MAIL
SERVICE ADDRESS: 6726 W Denton Ln, Glendale, AZ 85303

COMMUNITY DEVELOPMENT DEPARTMENT

HEARING OFFICE

In the Matter of: THE ESTATE OF YVONNE COOK 6726 W DENTON LN GLENDALE, AZ 85303	Case Number: ZO22-0060 Complaint Number: CC-0518-18 Parcel Number: 503420760 Civil Penalty Amount \$
ADMISSION FORM Disposition Prior to Hearing - Pursuant to Rule 6	

Check Box for Admit or Deny:

<input type="checkbox"/>	I ADMIT THE ALLEGATIONS OF THE COMPLAINT <input type="checkbox"/> I have enclosed the penalty amount listed above. <input type="checkbox"/> I agree to correct the cited violation(s) prior to the date set for hearing. * YOU HAVE DISPOSED OF YOUR CASE AND DO NOT NEED TO APPEAR FOR HEARING. <ul style="list-style-type: none">This form must be received by the Hearing Office seven(7) days prior to hearing.* If the violation(s) are not corrected prior to the date set for hearing, your case will be reset for hearing and the Hearing Office will notify you of the date and time of hearing.Copy of complaint attached.
<input type="checkbox"/>	I DENY THE ALLEGATIONS OF THE COMPLAINT AND/OR HAVE NOT CORRECTED THE VIOLATION(S). The Hearing Office will not make copies and will not return submitted exhibits. Should you wish to submit exhibits (licenses/receipts/pictures/letters/notes) you must have three copies for yourself, hearing office and Zoning or Building Safety at the time of your hearing. YOUR CASE WILL PROCEED TO HEARING ON THE DATE LISTED ON THE COMPLAINT. <ul style="list-style-type: none">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 comply with Rule 9 of the Pinal County Civil Hearing Office rules.If you were personally served a copy of the Complaint, your failure to appear on the date and time set for hearing may result in a JUDGMENT AGAINST YOU.If you were not personally served a copy of the Complaint you will be personally served with a Notice of Hearing.YOU CAN AVOID PERSONAL SERVICE OF A NOTICE OF HEARING UPON YOU BY COMPLETING THIS FORM AND RETURNING IT TO THE HEARING OFFICE BY October 6, 2022.

RESPONDENT VERIFICATION: I acknowledge the above is my admission or denial of the cited violation. I agree to waive personal service of the Notice of Hearing in the manner provide by in Rule 5 of the Pinal County Civil Hearing Office Rules and A.R.S §§ 11-808 and 11-606. I understand and agree that all future notices and correspondence may be served upon me by first-class mail at the address that I have provided below. **I understand that a Decision may be entered against me if I fail to appear for hearing.**

Respondent: (Print Name)	Date:
Mailing Address: (Street)	(City/Zip Code)
Signature:	Phone:

SEE REVERSE SIDE FOR PAYMENT OPTIONS