



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

**HEARING OFFICE**

**In the Matter of:**  
LINDA OLSON  
6179 E SHIPROCK ST  
APACHE JUNCTION, AZ 85119

**Case Number:** ZO21-0060  
**Complaint Number:** CC-0251-21  
**Parcel Number:** 10022021A  
**Print Date:** 01/13/2022  
**Code Enforcement Officer:** Heather Wright

**HEARING OFFICER  
DECISION**  
Pursuant to Rule 24

<input checked="" type="checkbox"/> In Violation	<input type="checkbox"/> Penalty Suspended
<input type="checkbox"/> Default	<input type="checkbox"/> Case Dismissed
<input type="checkbox"/> Review Hearing:	<input type="checkbox"/> Continuance:
<input checked="" type="checkbox"/> Penalty Imposed	Amount: \$ 3,000.00

**Other Orders:**

01/13/2022 HEARING. ALL PARTIES PRESENT AND SWORN IN. CCO WRIGHT STATES THAT VIOLATIONS STILL EXIST ON PROPERTY. AMENDMENTS WERE RECEIVED TO ADD COUNT 3 AND COUNT 4. RESPONDENT STATES HE WILL FIX VIOLATIONS. PER HEARING OFFICER RESPONDENT IS FOUND IN VIOLATION OF ALL COUNTS WITH A FINE OF \$750 EACH. COUNT 1: OUTSIDE STORAGE AND PARKING- OTHER ITEMS, COUNT 2: OUTSIDE STORAGE AND PARKING- VEHICLE PARKING, COUNT 3 AND COUNT 4. WITH A FINE OF \$750 PER COUNT. TOTALING \$3,000.

**Dated:** 1/12/2022 **By:** Arlene Kete  
Hearing Officer

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

**Respondent:** Linda Olson **Date:** 01-13-22



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<input checked="" type="checkbox"/> <b>Penalty Imposed</b>	<b>Amount:</b> \$ 3,000. <sup>00</sup>

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**Dated:**

**By:**

**Hearing Officer**

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

**Respondent:**

**Date:**



**PINAL COUNTY**

WITH OPEN OPPORTUNITY

**NOTICE OF APPEAL RIGHTS**

Pursuant to Rule 24

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Any party may appeal the Hearing Officer's Decision.

**TICKET COMPLAINT:**

A Hearing Officer's Decision on a Ticket Complaint is appealable to the Pinal County Superior Court. The procedure for such review is set forth in Arizona Revised Statutes, Title 12, Chapter 7, Article 6, Section 12-901 et seq.

An action to review the Hearing Officer's Decision shall be commenced by filing a complaint with the Pinal County Superior Court, within thirty-five (35) days from the date a copy of the Decision is served upon the party. Where the Decision is served by mail, service is complete five (5) calendar days after the date that the Decision was mailed.

Within ten (10) days of filing the complaint with the Pinal County Superior Court, the party seeking judicial review shall file a notice of the action with the Hearing Office. For more information, contact the Pinal County Superior Court.

**NON-TICKET COMPLAINT:**

A Hearing Officer's Decision on a Non-Ticket Complaint is appealable to the Pinal County Board of Supervisors. The procedure for such review is set forth in Rule 27 of the Pinal County Civil Hearing Rules.

The party requesting review shall file a written Notice of Appeal with the Pinal County Civil Hearing Office, on a form provided by the Hearing Office. The Notice of Appeal shall specify the issues on appeal and must be filed within fifteen (15) calendar days from the date the Decision is served. Where the Decision is served by mail, service is complete five (5) calendar days after the date that the Decision was mailed. See the Pinal County Civil Hearing Office Rules at [www.pinalcountyyaz.gov](http://www.pinalcountyyaz.gov), for additional information.

**CERTIFICATE OF SERVICE: (For Mailing of Decision)**

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 or his/her supervisor this day of

January 14, 2022

By: Holly Byrd  
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.pinalcountyyaz.gov](http://www.pinalcountyyaz.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:	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. <i>(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.)</i>	
Name of Attorney or Designated Representative:	Mailing Address:
<b><u>PARTY VERIFICATION:</u></b> 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.pinalcountyaz.gov](http://www.pinalcountyaz.gov)  
PHYSICAL ADDRESS 85 N Florence St. First Floor Florence, AZ 85132, MAILING ADDRESS P.O. Box 1326, FLORENCE, AZ 85132 (520)866-6244 or (520) 866-6292 FAX (520)866-6267



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

# HEARING OFFICE

Date: JANUARY 14, 2022

In the Matter of:  
LINDA OLSON  
6179 E SHIPROCK ST  
APACHE JUNCTION, AZ 85119

Case Number: ZO21-0060  
Complaint Number: CC-0251-21  
Civil Penalty Amount: \$3,000.00

## 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> <b>\$100.00 minimum</b>	<u>Bi-weekly/Monthly:</u> <b>MONTHLY</b>	<u>Beginning Date:</u> <b>FEBRUARY 14, 2022</b>
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Dated: JANUARY 14, 2022

By: \_\_\_\_\_

*Holly Byrd*

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](http://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 JANUARY 14, 2022

*Holly Byrd*

By: \_\_\_\_\_

Civil Hearing Office

**TABLE OF CONTENTS FOR EXHIBITS  
PINAL COUNTY CODE COMPLIANCE HEARING**



**Address: 6179 E Shiprock Street Apache Junction, AZ 85119 (APN 100-22-021A)**

**Pinal County**

**Case: CC-0251-21**

**Exhibits:**

Exhibit A	Staff Report
Exhibit B	Pinal County Web Map
Exhibit C	First Letter of Violation Dated 05/10/2021
Exhibit D	Demand Letter of Violation Dated 08/30/2021
Exhibit E	Zoning Complaint Dated 11/24/2021
Exhibit F	Notice of Hearing – Personal Service Signed and Dated 12/02/2021
Exhibit G	Photo Log Dated 05/10/2021
Exhibit H	Photo Log Dated 01/10/2022

Pinal County Code Compliance Hearing  
Staff Report  
Hearing Date and Time:

**Department** Community Development Department – Code Compliance

**Subject Property** 6179 E Shiprock Street Apache Junction, AZ 85119

Jurisdiction of Pinal County

**Code Comp. Case** CC-0251-21

**Assessor’s Parcel #** 100-22-021A

**Owner of Record** Linda Olson, 6179 E Shiprock St Apache Junction, AZ 85119

**Property Zoning** CR-1A

**Code Sections** Pinal County Zoning Code Sections 2.185.010/100, 2.185.010/050 and 2.150.160/F

**Violation**

**Count 1 : 2.185.010/100 Outside Storage and Parking – Other Items,** The property owner has allowed the outside storage of scrap and debris including but not limited to scrap metal and lumber/wood which is visible from the roadway of Roundup Street and neighboring properties.

**Count 2: 2.185.010/050 Outside Storage and Parking – Vehicle Parking,** a partially demolished RV is stored in the southern portion of the property. Was previously observed in demolition stage in the northern portion of the property near the garage.

**Count 3: (Amend to add this count) Outside Storage and Parking – Heavy Trucks – Standing, parking or storage (PCDSC §§2.1853.010/055) as the property owner has parked/stored a white dump truck near the southeast portion of the parcel and it’s dump bed contains indiscernible scrap and debris. This was observed onsite during the pre-hearing inspection conducted on 01/10/2022.**

**Count 3 : 2.150.160/F Storage and Accessory Uses,** The property owner has placed or allowed the placement of a large storage container along the southern property line. The storage container is approx. 400 sq ft and reddish in color. Storage containers are not permitted in specific zone CR-1A.

# Pinal County Code Compliance Hearing

## Staff Report

Hearing Date and Time:

### **Background/ Previous History And Disposition**

Property has two prior cases; CC-0220-19 and CC-0685-18 violations were related to outside storage of scrap and debris, inoperable/unlicensed vehicles and outside storage of building materials. CC-0220-19 was referred to the CHO and found in violation on two counts which were related to outside storage of scrap/debris and inoperable/unlicensed vehicles.

New complaint received 03/30/2021. Courtesy Notice sent on 04/08/2021. Initial Inspection on 05/10/2021 found outside storage of scrap and debris most of which is indiscernible but also includes, but not limited to, scrap metal and scrap wood/lumber (visible from Shiprock St and Roundup Rd and neighboring properties), a large storage container along the southern property line, painted reddish and white and clearly visible from Roundup Rd and neighboring properties and an inoperable box truck located near the southeast corner of the parcel with a flat tire and visible from roadways and neighboring properties. Initial Notification sent 05/10/2021. Re-inspect on 06/14/2021 found scrap and debris still present and storage container remains, inoperable vehicle violation appears to have been corrected with the box truck being moved and tires inflated. Multiple inspections made with no notable movement toward correction, scrap and debris was shifted from the front of the parcel to the rear.

Demand Notice sent 08/31/2021. Inspection on 10/04/2021 found no movement toward correction, RV that had been parked near the front of the parcel is now being demolished. Re-inspect on 11/08/2021 found no movement toward correction and the addition of a white car on a trailer in the southeastern corner of the parcel and the partially demolished RV remains in the same state previously observed on 10/04/2021 with the white classic heavy duty truck that has been parked near the RV with its passenger side hood open. Complaint submitted to CHO on 11/24/2021.

### **Findings**

A Pre-Hearing Inspection conducted on 01/10/2022, from the right of ways of Shiprock St and Roundup St, found the violations of 2.185.010/100 concerning outside storage of scrap and debris and 2.150.160 concerning the presence of a storage container in prohibitive zone CR-1A are continuing. The inspection also found the violation of 2.185.010/060 concerning an inoperable RV to be continuing as it was moved to the southern portion of the property and an additional violation of 2.185.010/055 concerning the presence of a heavy truck in probative zone CR-1A. This property continues to degrade and is a great blight to the neighborhood.



Pinal County Code Compliance Hearing  
Staff Report

Hearing Date and Time:

**Recommendation**    **Recommend Hearing Officer find the property owner in violation of Counts 1, 2 and 3 with a fine of \$750 each and order the immediate abatement of the property.**

**Owner Contact**      **3 telephonic conversations with Linda Olson, last of which she stated that her husband disagreed that the storage container is in violation.**

**Contact**                This report was prepared by Code Compliance Officer Wright . (520) 866-6119.

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



**Assessor Parcel Number: 10022021A**

Parcel Size: 1.25

Tax Area Code: 4301

Legal Description: E1/2 NE SW NE SE OF SEC 13-1N-8E 1.25 AC

### Ownership

Name1: OLSON LINDA

Name2:

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

### Mailing Address

Mail Address1: 6179 E SHIPROCK ST

City: APACHE JUNCTION

State: AZ Zip Code: 85119

### Property Address

Primary Property Address: 6179 E SHIPROCK ST APACHE JUNCTION, AZ 85119

(Note: additional addresses may exist on this property)

### Other Characteristics

Current Zoning Designation(s): CR-1A

Zoning Case Number: PZ-C-055-83

Code Inspector Area: Heather Wright

2019 Comprehensive Plan Area: VERY LOW DENSITY RESIDENTIAL (0-1 du/ac)

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



**PINAL COUNTY**  
WINE OPIX OPPORTUNITY

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**OPPORTUNITY TO CORRECT**

Linda Olson  
6179 E Shiprock St  
Apache Junction, AZ 85119

5/10/2021  
Case # CC-0251-21

**Tax Parcel Number:** 10022021A

**Situs:** 6179 E Shiprock ST  
Apache Junction, AZ 85119

Dear: Linda Olson

On 05/10/2021 an inspection was made of the property located at 6179 E Shiprock ST. This inspection revealed an apparent violation of the Pinal County Zoning Ordinance:

Article: 2.150 Section: 160 - Storage and Accessory Uses  
Article: 2.185 Section: 010 - Outside Storage and Parking  
Article: 2.185 Section: 050 - Vehicle Parking

I specifically note:

Miscellaneous scrap on property

Remove miscellaneous scrap off property

Inoperable/unlicensed vehicle/s on property

Repair/ License or remove vehicle/s from property

Cargo container illegally stored on property

Remove cargo container (Containers are not permissible in zone CR-1A, which your parcel resides in)

**This office would like to solicit your cooperation and community spirit in correcting the violation on or before 06/12/2021 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) 866-6119 upon receipt of this letter, and I will be happy to assist you.

Sincerely,

Heather Wright

Code Compliance Officer  
(520) 866-6119



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## OPPORTUNITY TO CORRECT

### Article 2.150 - GENERAL PROVISIONS

Section 160 - A. Mobile homes, manufactured homes and recreational vehicles (RV)/travel trailers are prohibited as storage facilities in any zone.

B. Mobile homes and manufactured homes are prohibited as a guest house or casita, except where a mobile home or manufactured home is a permitted use in the zone.

C. Manufactured homes and travel trailers are prohibited as an accessory use, except where permitted by a special density permit.

D. Containers that are designed to be used for storage and appear to be cargo containers, yet do not meet the specifications for commercial shipping, packing, or transportation or freight, shall comply with the requirements of this section; except under special circumstances, as determined by the zoning inspector, or natural disasters, such containers may be used for storage on a short-term basis in any zone.

E. Containers formerly used for transporting sea-going cargo, railroad cars, cabooses, semi-trailers, shipping containers, camper shells, or other units which slide off a chassis or frame including a body, box or unit which is removed from a chassis are not allowed for human occupancy in any zone.

F. Containers formerly used for transporting sea-going cargo, railroad cars, cabooses, semi-trailers, shipping containers, camper shells, or other units which slide off a chassis or frame including a body, box or unit which is removed from a chassis are prohibited as storage facilities or accessory buildings in the following zones: CR-1A, CR-1, CR-2, CR-3, CR-4, CR-5, MH, RV, MHP, PM/RVP, TR, R-43, R-35, R-20, R-12, R-9, R-7, MD, MR, AC-1, AC-2, AC-3, O-1, O-2, C-1, MH-8, MHP-435 and PM/RVP-435.

G. Containers formerly used for transporting sea-going cargo, railroad cars, cabooses, semi trailers, shipping containers, or other units which slide off a chassis or frame including a body, box or unit which is removed from a chassis are allowed as storage facilities in CAR, SR, SR-1, SH, GR, RU-10, RU-5, RU-3.3, RU-2 and RU-1.25, subject to the following requirements:

1. Containers may not be stacked;
2. Containers shall be:
  - a. Limited to one per acre, but not to exceed three per parcel;
  - b. Shall not be larger than 400 square feet in size;
  - c. Shall be painted in a mono-color; and
  - d. Shall not be used for advertisements.

H. Containers formerly used for transporting sea-going cargo, railroad cars, cabooses, semi-trailers, shipping containers, or other units which slide off a chassis or frame including a body, box or unit which is removed from a chassis are allowed as storage facilities in CB-1, CB-2, CI-B, C-2, and C-3, subject to the following requirements:

1. Limited to one per parcel;
2. Shall not be larger than 400 square feet in size;
3. Shall be painted in a mono-color; and



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## OPPORTUNITY TO CORRECT

4. Shall not be used for advertisements.

I. Containers formerly used for transporting sea-going cargo, railroad cars, cabooses, semi trailers, shipping containers, or other units which slide off a chassis or frame including a body, box or unit which is removed from a chassis are allowed as storage facilities in CI-1, CI-2, I-1, I-2, and I-3, subject to the following requirements:

1. Containers used for storage:

- a. Shall be painted in a mono-color; and
- b. Shall not be used for advertisements.

2. Cargo or shipping containers used for cargo purposes in industrial zones are not considered storage facilities and may be stacked.

J. Cargo containers used by licensed contractors for temporary storage of equipment and/or materials at a construction site during construction that is authorized by a county building permit are allowed in any zone. [Ord. 011812-ZO-PZ-C-007-10 § 11].

### 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].

Section 050 - A. Unless otherwise prohibited or restricted in this chapter, vehicles may be parked on residential or rural property provided said vehicles comply with all the following requirements:

1. Vehicles must be owned or leased by the current resident/occupant of the parcel.
2. Vehicles shall not be up on jacks, blocks or other similar equipment.
3. Vehicles shall not have deflated tires, nor have the chassis, engine, body parts, wheels or tires removed.
4. Said vehicles shall not be parked in such a manner as to block access to sidewalks or driveways/entrances to any other property.
5. Vehicles must have a current, valid registration affixed to the license plates. The lack of a current license plate and/or license tag or an expired license tag affixed to a vehicle shall constitute proof that a vehicle does not have a valid and current registration.
6. No more than two personally owned vehicles may be offered for sale at any one time.
7. Vehicles must currently be operable.

B. Public service and public safety vehicles may be parked by a resident in any residential or rural zoning district if the vehicle is required to be available at designated periods at the person's residence as a condition of the person's employment and either of the following applies pursuant to ARS 11-269.10:

1. The resident is employed by a public service corporation that is regulated by the Corporation Commission, an entity regulated by the Federal Energy Regulatory Commission or a municipal utility and the public service corporation, federally regulated utility or municipal utility is required to prepare for emergency deployments of personnel and equipment for repair or maintenance of natural gas, electrical, telecommunications or water



## **OPPORTUNITY TO CORRECT**

infrastructure, the vehicle has a gross vehicle weight rating of 20,000 pounds or less and is owned or operated by the public service corporation, federally regulated utility or municipal utility and the vehicle bears an official emblem or other visible designation of the public service corporation, federally regulated utility or municipal utility.

2. The resident is employed by a public safety agency, including police or fire service for a federal, state, local or tribal agency or a private fire service provider or an ambulance service provider that is regulated pursuant to ARS Title 36, Chapter 21.1, and the vehicle has a gross vehicle weight rating of 10,000 pounds or less and bears an official emblem or other visible designation of that agency. [Ord. PZ-C-003-12 §§ 3, 4; Ord. 61862 § 3405].

Pinal County  
Community Development  
Lester Chow, Director



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

Aquifer Protection  
Building Safety  
Code Compliance  
Engineering  
Planning

**Code Compliance Division  
NOTICE OF VIOLATION**

Date: August 30, 2021	Assessor Parcel #: 100-22-021A	Case #: CC-0251-21
Mailing Address: 6179 E Shiprock St Apache Junction, AZ 85119		
Property Owner: Linda Olson		
ON Inspection Date: August 30, 2021	AT Location of violation: 6179 E Shiprock St Apache Junction, AZ 85119	
Is in violation of the following Pinal County Development Services Codes (PCDSC):		
<b>COUNTY CODE VIOLATION 1</b>		
PCDSC §	2.185.010/100	Outside Storage and Parking - Other Items
Explanation: On 08/30/2021 an inspection of 6179 E Shiprock St, a parcel residing in specific zone CR-1A, found indiscernible scrap and debris, including but not limited to, scrap metal and scrap wood/lumber in the rear of the parcel.		
<b>COUNTY CODE VIOLATION 2</b>		
PCDSC §	2.150.160/F	Storage and Accessory Uses
Explanation: On 08/30/2021 an inspection of 6179 E Shiprock St, a parcel residing in specific zone CR-1A, found a storage container along the southern property line. Storage containers are prohibited in zone CR-1A. Please remove or submit a proposal for adding siding and a roof to alter the appearance to that of a shed (must include a site plan, photo and a sample of siding and roofing material).		
<b>COUNTY CODE VIOLATION 3</b>		
PCDSC §		
Explanation:		
<b>COUNTY CODE VIOLATION 4</b>		
PCDSC §		
Explanation:		
<b>OPPORTUNITY TO CORRECT</b>		
<b>This office would like to solicit your cooperation in correcting the violations on or before:</b>		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.		
<b>DEMAND LETTER</b>		
On <u>May 10, 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: Heather A Wright Digitally signed by Heather A Wright Date: 2021.08.30 16:45:42 -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](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)

#### 2.185.100. - 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

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

### Pinal County Development Services Codes (continued):

2.150.160. - Storage and accessory uses.

- A. Mobile homes, manufactured homes and recreational vehicles (RV)/travel trailers are prohibited as storage facilities in any zone.
- B. Mobile homes and manufactured homes are prohibited as a guest house or casita, except where a mobile home or manufactured home is a permitted use in the zone.
- C. Manufactured homes and travel trailers are prohibited as an accessory use, except where permitted by a special density permit.
- D. Containers that are designed to be used for storage and appear to be cargo containers, yet do not meet the specifications for commercial shipping, packing, or transportation of freight, shall comply with the requirements of this section; except under special circumstances, as determined by the zoning inspector, or natural disasters, such containers may be used for storage on a short-term basis in any zone.
- E. Containers formerly used for transporting sea-going cargo, railroad cars, cabooses, semi-trailers, shipping containers, camper shells, or other units which slide off a chassis or frame including a body, box or unit which is removed from a chassis are not allowed for human occupancy in any zone.
- F. Containers formerly used for transporting sea-going cargo, railroad cars, cabooses, semi-trailers, shipping containers, camper shells, or other units which slide off a chassis or frame including a body, box or unit which is removed from a chassis are prohibited as storage facilities or accessory buildings in the following zones: CR-1A, CR-1, CR-2, CR-3, CR-4, CR-5, MH, RV, MHP, PM/RVP, TR, R-43, R-35, R-20, R-12, R-9, R-7, MD, MR, AC-1, AC-2, AC-3, O-1, O-2, C-1, MH-8, MHP-435 and PM/RVP-435.
- G. Containers formerly used for transporting sea-going cargo, railroad cars, cabooses, semi-trailers, shipping containers, or other units which slide off a chassis or frame including a body, box or unit which is removed from a chassis are allowed as storage facilities in CAR, SR, SR-1, SH, GR, RU-10, RU-5, RU-3.3, RU-2 and RU-1.25, subject to the following requirements:
  1. Containers may not be stacked;
  2. Containers shall be:
    - a. Limited to one per acre, but not to exceed three per parcel;
    - b. Shall not be larger than 400 square feet in size;
    - c. Shall be painted in a mono-color; and
    - d. Shall not be used for advertisements.



# COMMUNITY DEVELOPMENT DEPARTMENT CODE COMPLIANCE DIVISION

Date 11/24/2021	
In the Matter of:  Linda Olson 6179 E Shiprock St Apache Junction, AZ 85119	CHO Case Number : ZO21-0060 Complaint Number: CC-0251-21 Parcel Number: 100-22-021A Hearing Date: January 13, 2022
<b>COMPLAINT</b>	

**ADDRESS OR LEGAL DESCRIPTION OF PROPERTY:**

The undersigned says the Respondent(s) did on or about 05/10/2021 commit violation(s) of Pinal County Development Services Code [Ord.021010-DSC § 1] based on the following:

**COUNT 1: 2.185.010/100 Outside Storage and Parking – Other Items, The property owner has allowed the outside storage of scrap and debris including but not limited to scrap metal and lumber/wood which is visible from the roadway of Roundup Street and neighboring properties.**

**COUNT 2: 2.185.010/050 Outside Storage and Parking – Vehicle Parking, a partially demolished RV is stored in the northern portion of the property near a white classic heavy duty pick up with its passenger side hood open – neither of these vehicles have moved since the inception of this case. Both vehicles are visible from the roadway of Shiprock Street.**

**Count 3: 2.150.160/F Storage and Accessory Uses, The property owner has placed or allowed the placement of a large storage container along the southern property line. The storage container is approx. 400 sq ft and reddish in color. Storage containers are not permitted in specific zone CR-1A.**

<b>CODE COMPLIANCE OFFICER VERIFICATION:</b> I hereby certify that on reasonable grounds I believe the Respondent committed the act described contrary to law.	
Code Compliance Officer: Heather Wright	Date: 11/24/2021
Signature: <i>Heather Wright</i>	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**  
WHERE EVERY OPPORTUNITY COUNTS

# COMMUNITY DEVELOPMENT DEPARTMENT

## CODE COMPLIANCE DIVISION

**SERVICE:**  PERSONAL SERVICE /  ALTERNATIVE POSTING /  CERTIFIED MAIL

**SERVICE ADDRESS: ALTERNATIVE PROPERTY OWNER ADDRESS:**

**6179 E Shiprock St 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.pinalcountyaz.gov](http://www.pinalcountyaz.gov)



**PINAL COUNTY**

WIDE OPEN OPPORTUNITIES

**HEARING OFFICE**

11/24/2021	
<b>In the Matter of:</b> LINDA OLSON 6179 E SHIPROCK ST APACHE JUNCTION, AZ 85119	<b>Case Number:</b> ZO21-0060 <b>Complaint Number:</b> CC-0251-21 <b>Parcel Number:</b> 10022021A <b>Code Enforcement Officer:</b> Heather Wright
<b>NOTICE OF HEARING</b> 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 **January 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: 11/24/2021
--	---------------------

<p><b>VERIFICATION:</b> I certify that a copy of this Notice of Hearing was personally served on the above-named individual at the time and date specified.</p> <p style="text-align: center;"><i>This Notice must be served five (5) days prior to hearing per A.R.S. §11-808(E).</i></p>
--

Name of Person Sending Notice: HOLLY BYRD	Title: HEARING SPECIALIST
Signature: 	Date: NOVEMBER 24, 2021

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](mailto: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

VS.  
LINDA OLSON

Plaintiff

Defendant

**CERTIFICATE OF SERVICE**

Case No: **ZO21-0060 / CC-0251-21**  
Hearing Date: **1/13/2022 at 8:30 AM**  
Atlas #: HEARING NOTICE, COMPLA

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 11/29/2021, I received from Pinal County Code Compliance and from Paula Mullenix the HEARING NOTICE, COMPLAINT.

On 12/2/2021, at 9:32 AM, I served the aforementioned documents on: LINDA OLSON at , 6179 E SHIPROCK SR, APACHE JUNCTION, AZ 85119 in the manner set below:

By substitute serving true copies upon: GENE OLSON - SPOUSE, 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: Male Race: Caucasian Age: 51-55 Height: 5'7 - 6'0 Weight: 181-200 Lbs Hair: Bald Eye Color: Brown Other:

Marriage Status: N / A

Military Status: N / A

Additional Comments:

X 

**Tim Yancy, MC - 7482, Affiant**  
Date: 12/2/2021  
Registered in Maricopa  
Work Order Number: AZ96938  
Client Reference: ZO21-0060 / CC-0251-21

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: 2022.01.10 14:51:52 -07'00'    Date: 01/10/2022

Address / Assessor Parcel Number: 100-22-021A

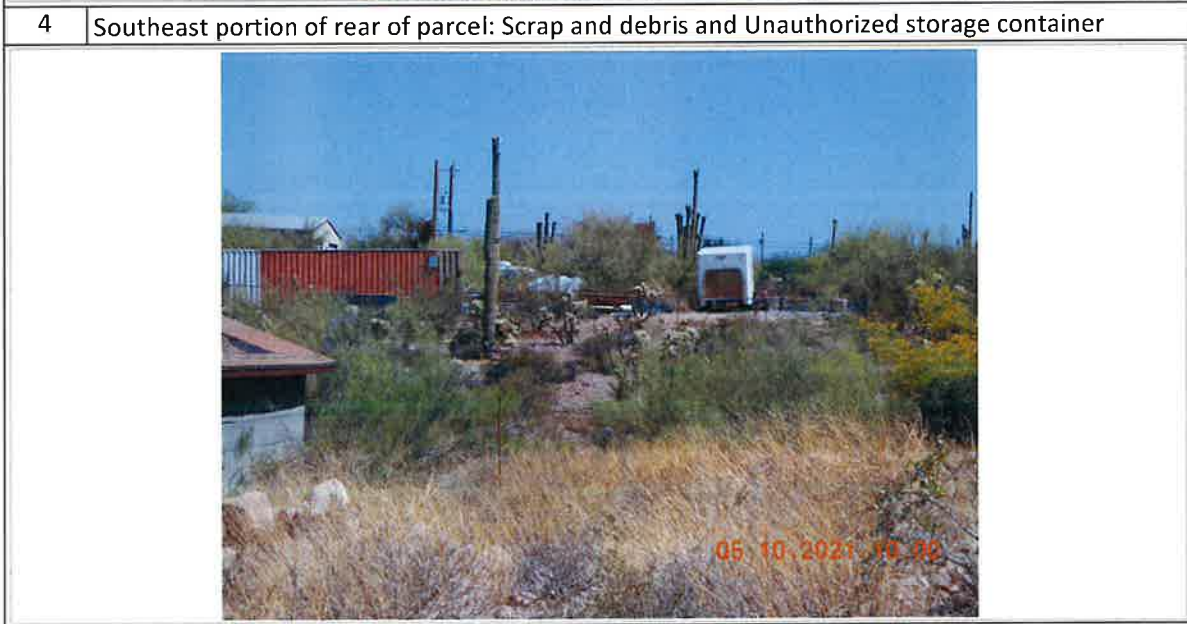
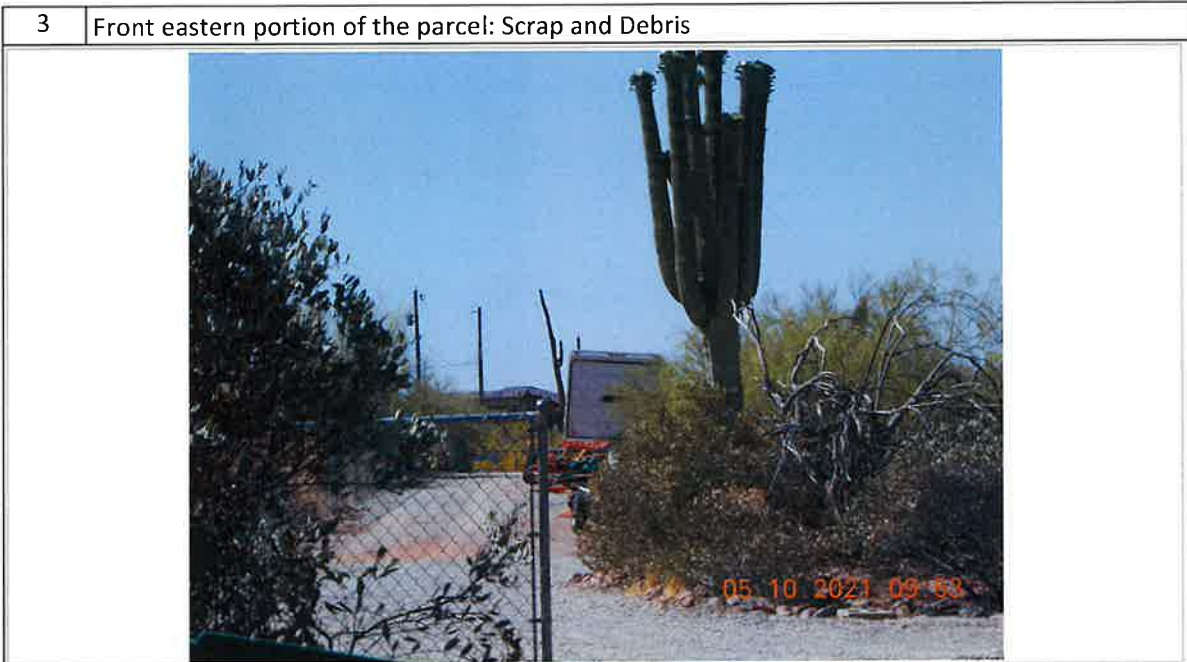
Case Number: CC-0251-21

Date of Photograph(s): 05/10/2021

1	RV as viewed from Shiprock Street 
2	Northeast corner (viewed from Shiprock St): Scrap and Debris, inop refrigerator 

PINAL COUNTY COMMUNITY DEVELOPMENT  
CODE COMPLIANCE  
PHOTO LOG

Initial Inspection    Pre-Hearing Inspection    Other: \_\_\_\_\_



PINAL COUNTY COMMUNITY DEVELOPMENT  
CODE COMPLIANCE  
PHOTO LOG



Initial Inspection    Pre-Hearing Inspection    Other: \_\_\_\_\_

5	Same as Photo #4 without the zoom applied
	
6	Scrap and Debris in rear southeast portion of parcel, zoom used; scrap metal, pipe, etc
	



PINAL COUNTY COMMUNITY DEVELOPMENT  
CODE COMPLIANCE  
PHOTO LOG

Initial Inspection    Pre-Hearing Inspection    Other: \_\_\_\_\_

7	Rear southwest portion of parcel as viewed from Roundup St, zoomed: Scrap/Debris
 A photograph showing the rear southwest portion of a parcel. The view is from Roundup St, zoomed in. The image shows a residential building with a red roof, a large tree in the foreground, and mountains in the background. A timestamp in the bottom right corner reads "05-10-2021 10:03".	
8	Rear southwest portion of parcel as viewed from Roundup St, zoomed: Scrap/Debris
 A photograph showing the rear southwest portion of a parcel. The view is from Roundup St, zoomed in. The image shows a residential building with a red roof, a large tree in the foreground, and mountains in the background. A timestamp in the bottom right corner reads "05-10-2021 10:03".	

PINAL COUNTY COMMUNITY DEVELOPMENT  
CODE COMPLIANCE  
PHOTO LOG

EXHIBIT H

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: 2022.01.10 14:59:10 -07'00' Date: 01/10/2022

Address / Assessor Parcel Number: 100-22-021A

Case Number: CC-0251-21

Date of Photograph(s): 01/10/2022

1	RV Gone 
2	Eastern Property line as viewed from NE parcel on Shiprock Street, Heavy Truck (dump truck) 

PINAL COUNTY COMMUNITY DEVELOPMENT  
CODE COMPLIANCE  
PHOTO LOG

Initial Inspection  Pre-Hearing Inspection  Other: \_\_\_\_\_

3 Zoom photo to show indiscernible scrap and debris in bed of dump truck (taken from Shiprock)





4 Southeast portion of rear of parcel: Scrap and debris and Unauthorized storage container



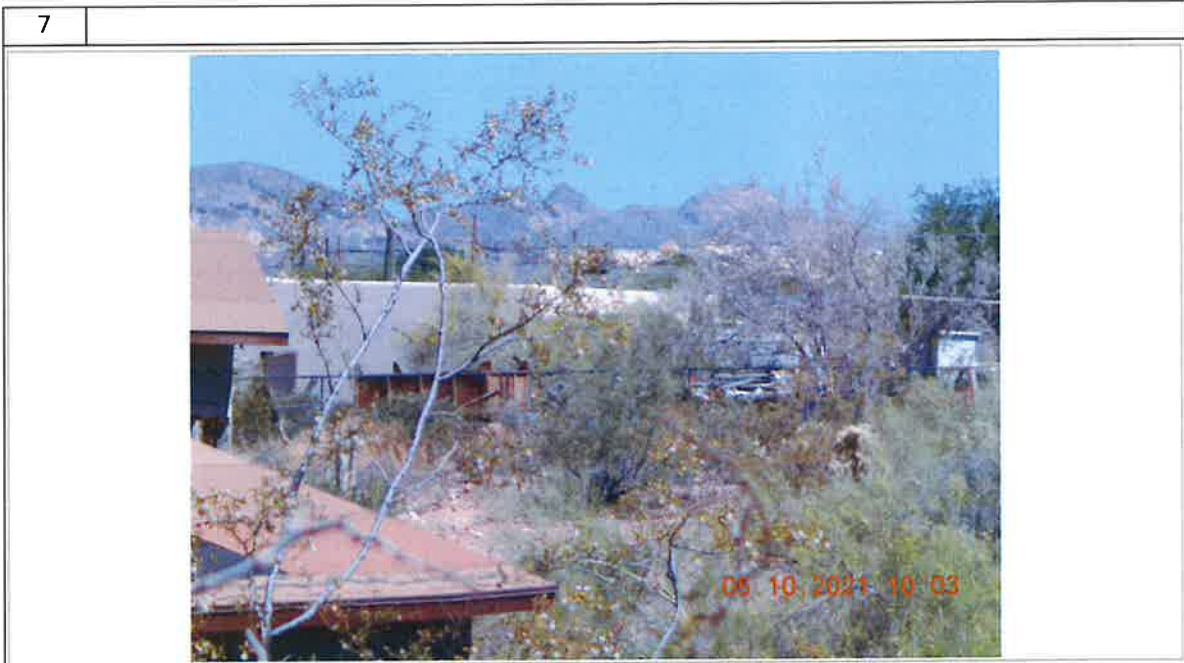
PINAL COUNTY COMMUNITY DEVELOPMENT  
CODE COMPLIANCE  
PHOTO LOG

Initial Inspection  Pre-Hearing Inspection  Other: \_\_\_\_\_

5	Rear of parcel viewed from Roundup St. Storage Container
 A photograph showing the rear of a parcel. In the foreground, the corner of a storage container with a brown roof and light-colored walls is visible. In the background, there is a red metal storage container, a white building, and a tall saguaro cactus. The sky is clear blue.	
6	Scrap and Debris in rear southwest portion of parcel, zoom used.
 A zoomed-in photograph of the rear southwest portion of the parcel. It shows a red metal storage container partially obscured by dense green and brown scrub vegetation. A saguaro cactus is visible in the background. The sky is clear blue.	

PINAL COUNTY COMMUNITY DEVELOPMENT  
CODE COMPLIANCE  
PHOTO LOG

Initial Inspection  Pre-Hearing Inspection  Other: \_\_\_\_\_



8	Rear southwest portion of parcel as viewed from Roundup St, zoomed: Scrap/Debris
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**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

# HEARING OFFICE

## PROPOSED AMENDMENT TO COMPLAINT

Pursuant to Rule 7

*This form is to be completed by the Code Enforcement Officer prior to Hearing. The Respondent may object to the proposed amendment in writing or in person on the date and time set for Hearing. The Hearing Officer shall rule on the proposed amendment on the date and time set for Hearing.*

Today's Date: <b>01/11/2022</b>	Complaint Number: <b>CC-0251-21</b>
Respondent's Name: Linda Olson	
Mailing Address: 6179 E Shiprock Street Apache Junction, AZ 85119	
<b>PROPOSED AMENDMENT</b>	
<b>CHANGE FROM:</b> Add Count 3 2.185.010/055 Heavy Trucks, see below.	
<b>CHANGE TO:</b> Add Count 3: Heavy Trucks – Standing, parking or storage (PCDSC §§2.1853.010/055) as the property owner has parked/stored a white dump truck near the southeast portion of the parcel and it's dump bed contains indiscernible scrap and debris. This was observed onsite during the pre-hearing inspection conducted on 01/10/2022.	
<b>CODE ENFORCEMENT OFFICER VERIFICATION:</b> I hereby request that the above-referenced Complaint issued against the Respondent be amended as provided.	
Code Enforcement Officer: (Print Name)	Date: 1/11/22
Signature:  Digitally signed by Heather A Wright Date: 2022.01.11 07:39:33 -0700'	Phone: 520-866-6119

I certify that a copy of the foregoing was mailed this \_\_\_\_\_ to the Respondent's mailing address as provided herein.

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.pinalcountyyaz.gov](http://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 (520)866-6292 FAX :(520)866-6267



Heather Wright <heather.wright@pinal.gov>

**Case # CC0251-21**

1 message

**coues@mchsi.com** <coues@mchsi.com>  
To: heather wright <heather.wright@pinal.gov>  
Cc: coues <coues@mchsi.com>

Tue, Jan 11, 2022 at 3:23 PM

Hi Heather,

What is the status of Case # CC0251-21?

As you can see from the attached photos, the junk piles have only gotten worse, and in some areas are two-stories high.

The Mini Mobil is still sitting where it was when we originally lodged the complaint.

What can the county do to remediate the problem and to fulfill the mission statement.

**Pinal County Code Compliance Mission Statement:**

Pinal County Community Development, Code Compliance Division is responsible to our property owners and residents to ensure that our neighborhoods and properties are well-kept to enhance the overall image of our community as a whole. As a means of ensuring that property values are maintained and citizens are afforded the quality of life they desire, our Code Compliance Division works with our residents to prevent the unsightly, unsafe, and unhealthy conditions by ensuring that all properties meet the code requirements and are not left to deteriorate and become unsightly.

We believe we have been more than patient and want to try to prevent litigation against the county, breach of fiduciary duty and the homeowner.

Thank you,  
Mark and Lynda Kessler  
602-616-2577

**4 attachments**



**Junk yard4.jpeg**  
660K

**Junk yard3.jpg**  
158K





