



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

MEMORANDUM

TO: Cochise County Board of Supervisors
Through: Michael J. Ortega, County Administrator

FROM: Chris Saylor, Zoning Enforcement Officer
For: Beverly Wilson, Deputy Director Planning Division

SUBJECT: Dockets No. H-13-01 through H-13-11

DATE: April 19, 2013 for the May 7, 2013 Meeting

I. NATURE OF REQUEST

This request is to establish 11 liens for the cost of abating hazards pursuant to the Hazard Abatement Ordinance adopted by the Board of Supervisors on September 8, 1987, per Resolution No. 87-91. The Hazard Abatement Ordinance was amended in 2011 per Resolution 041-11 to allow staff to administratively assess liens to recover abatement costs. However, staff enforced the abatement of these Hazards under the prior Ordinance adopted in 1987, which required Board of Supervisors approval to establish liens to recover assessed Hazard Abatement costs.

Staff is requesting that the Board of Supervisors establish 11 liens in varying amounts against the Parcels indicated in the attached chart (Attachment 1). When assessed, these liens will allow Cochise County to recover costs incurred from abating Hazards on the properties as shown on the chart. The owners of record for the properties are also indicated on the chart.

II. BACKGROUND

Dockets H-13-01 through H-13-11 were abated by Southwest Hazard Control, Inc. Invoices are attached showing the costs of each abatement (Attachment 2.) As required by Hazard Abatement Ordinance 87-91, notice of the Board hearing to establish these liens that are being requested was advertised, posted on the properties, and sent by certified mail to the property owners at the addresses indicated from the Assessor's records.

III. RECOMMENDATION

Staff recommends the Board approve this request to assess liens against each Parcel in the amounts shown, to recover costs associated with the abatements.

Sample Motion: *Mr. Chairman, I move to assess the costs of abating hazards on the Parcels in Attachment 1, in the amounts indicated and authorize the Chairman to sign and record a lien for said amounts against each Parcel*

IV. ATTACHMENTS

Attachment 1: Informational Chart

Attachment 2: Invoices from SWHC

Attachment 1: ABATED HAZARDS

| DOCKET # | VIOLATION # | PARCEL # | ADDRESS | CLEAN UP COST | DATE ABATED | Owner Name |
|----------|-------------|-------------|--|---------------|-------------|------------------------------------|
| H-13-01 | VH-06-0008 | 106-39-151 | 504 E Yuma Street, Huachuca City | \$16,905.00 | 5/8/2007 | Russell M & Denise E Glenn |
| H-13-02 | VH-09-0022 | 104-44-014P | 9695 E Ellis Way, Hereford | \$4,734.00 | 3/4/2010 | George & Sherri Hardcastle |
| H-13-03 | VH-08-0006 | 408-24-058A | 223 & 227 E 22nd Street, Douglas | \$4,850.00 | 9/3/2008 | Lori & Clyde Geiger |
| H-13-04 | VH-05-0010 | 403-21-007 | 4153 W Gleeson Road, Elfrida | \$24,289.00 | 5/8/2008 | Floyd Eugene & Ida M Gipson |
| H-13-05 | VH-06-0016 | 403-36-013 | W Whitewater School Road E of Hwy 191, Elfrida | \$14,000.00 | 6/21/2007 | Louis R & Gloria Gonzales |
| H-13-06 | VH-09-0013 | 410-07-415 | 2514 E Primrose Street, Douglas | \$8,585.15 | 5/5/2011 | L J Whitehead |
| H-13-07 | VH-09-0016 | 302-14-092 | 104 E Business Loop, Bowie | \$10,198.00 | 10/13/2009 | Larue Consolidated Enterprises Inc |
| H-13-08 | VH-08-0027 | 202-39-014 | 2980 W Torres Lane, Willcox | \$24,440.00 | 7/31/2009 | Gwenda Kizer Evans |
| H-13-09 | VH-09-0027 | 107-61-010C | 4574 S Calle Eldorado, Sierra Vista | \$15,088.00 | 4/12/2010 | Leonardo & Eva Franco |
| H-13-10 | VH-07-0012 | 102-39-186 | 2010 S Bowers Street, Bisbee | \$8,880.00 | 4/15/2008 | Bisbee MHP LLC |
| H-13-11 | VH-06-0003 | 124-15-443 | 3156 W Linda Lane, Benson | \$4,973.00 | 4/7/2006 | Jack L Farrer Jr |

STATUTORY LIEN

HAZARD ABATEMENT LIEN ON REAL PROPERTY

**Pursuant to A.R.S. § 11-268 and
Cochise County Ordinance 87-91**

Address of property affected: 504 E YUMA STREET
HUACHUCA CITY, 85616

Legal Description of property: BABACOMARI VISTA #2 LOT 3 & 4 BLK 2

Tax Parcel Number: 106-39-151

Property owner(s): RUSSELL M. & DENISE E. GLENN

Address of property owner
(if different than above): 6439 W MYRTLE AVE #132
GLENDAL, AZ 85301

Amount of lien: \$ 16,905.00

Issued on behalf of and for the benefit of Cochise County

To recover costs of abatement of public nuisance on the above-referenced property.

This lien has been issued in compliance with all requirements of the above-referenced statute and ordinance.

_____ Date: _____
Chairman,
Board of Supervisors of Cochise County

STATUTORY LIEN

HAZARD ABATEMENT LIEN ON REAL PROPERTY

**Pursuant to A.R.S. § 11-268 and
Cochise County Ordinance 87-91**

Address of property affected: 9695 E ELLIS WAY
HEREFORD, AZ. 85615

Legal Description of property:

THE ELY 228' OF FLLWNG DESC PCL POR S2 SEC31 BY M&B COM AT SE COR SAID SEC31
THN N786.56' S89DEG 59MIN W1321.24' N0DEG 03MIN W298.59' S89DEG 59MIN W605.82'
S0DEG 03MIN E267.33' TO POB THN CONT S0DEG 03MIN E470.98' S89DEG 59MIN W714'
N0DEG 03MIN W203.65' N89DEG 59MIN E376.14' N0DEG 03MIN W267.33' N89DEG 59MIN
E337.86' TO POB EXC THE NLY 267.33' THEREOF SEC31-23-22 1.066AC 6-08 LV CHT 06-2

Tax Parcel Number: 104-44-014P

Property owner(s): GEORGE AND SHERI HARDCASTLE

Address of property owner
(if different than above): 16000 WICKSTRAND ROAD
BILOXI, MS 39532

Amount of lien: \$ 4,734.00

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This lien has been issued in compliance with all requirements of the above-referenced statute and ordinance.

Chairman,
Board of Supervisors of Cochise County

Date: _____

STATUTORY LIEN

HAZARD ABATEMENT LIEN ON REAL PROPERTY

**Pursuant to A.R.S. § 11-268 and
Cochise County Ordinance 87-91**

Address of property affected: 223 AND 227 E 22ND ST
DOUGLAS, 85607

Legal Description of property: NORTHWEST LOTS 14 15 16 & 17 BLK 6

Tax Parcel Number: 408-24-058A

Property owner(s): LORI AND CLYDE GEIGER

Address of property owner
(if different than above): PO BOX 583
MARANA, AZ 85653

Amount of lien: \$ 4,850.00

Issued on behalf of and for the benefit of Cochise County

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_____ Date: _____
Chairman,
Board of Supervisors of Cochise County

STATUTORY LIEN

HAZARD ABATEMENT LIEN ON REAL PROPERTY

**Pursuant to A.R.S. § 11-268 and
Cochise County Ordinance 87-91**

Address of property affected: 4153 W GLEESON RD
ELFRIDA, 85610

Legal Description of property:

H+IN NW NW NW BEG 559.82' E OF NW COR OF NW NW NW E 100' S 236' W
100' N236'02O BEG SEC 15 20 26 .543AC 01-09 LV MAP BOOK CHT 08-3 +HS

Tax Parcel Number: 403-21-007

Property owner(s): GIPSON FLOYD EUGENE & IDA M

Address of property owner
(if different than above): P O BOX 607
ELFRIDA, AZ 85610

Amount of lien: \$ 24,289.00

Issued on behalf of and for the benefit of Cochise County

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Chairman,
Board of Supervisors of Cochise County

Date: _____

STATUTORY LIEN

**HAZARD ABATEMENT LIEN ON REAL PROPERTY
Pursuant to A.R.S. § 11-268 and
Cochise County Ordinance 87-91**

Address of property affected: W WHITEWATER SCHOOL ROAD AND
HIGHWAY 191

Legal Description of property:

POR OF SW4 OF SEC 22; BEG AT INTERSECTION OF E R/W LINE OF HWY 66 6
WITH S L02E OF SEC 22; THENCE NWLY ALONG SAID R/W LINE 255' THE
NCE NELY AT RIGHT ANGLE TO SAID R/W03INE 160'; THENCE SELY
PARALL EL TO SAID R/W LINE 285' TH W TO PNT OF BEG SEC 22 20 26
.904AC 2/03 LV CHT 01-2 + HS

Tax Parcel Number: 403-36-013

Property owner(s): GONZALES LOUIS R & GLORIA

Address of property owner
(if different than above): 4833 E 28TH STREET
TUCSON, AZ 85711

Amount of lien: \$ 14,000.00

Issued on behalf of and for the benefit of Cochise County

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Chairman,
Board of Supervisors of Cochise County

Date: _____

STATUTORY LIEN

HAZARD ABATEMENT LIEN ON REAL PROPERTY

**Pursuant to A.R.S. § 11-268 and
Cochise County Ordinance 87-91**

Address of property affected: 2514 E PRIMROSE ST
DOUGLAS, 85607

Legal Description of property: BAY ACRES AMENDED LOT 415 5-00 LV
SITE VALUE

Tax Parcel Number: 410-07-415

Property owner(s): L. J. WHITEHEAD

Address of property owner
(if different than above): 1330 SAN ANTONIO AVE PMB 218
DOUGLAS, AZ 85607

Amount of lien: \$ 8,585.15

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Chairman,
Board of Supervisors of Cochise County

Date: _____

STATUTORY LIEN

HAZARD ABATEMENT LIEN ON REAL PROPERTY

**Pursuant to A.R.S. § 11-268 and
Cochise County Ordinance 87-91**

Address of property affected: 104 E BUSINESS LOOP
BOWIE, AZ. 85608

Legal Description of property: BOWIE LOTS 13 THRU 20 INC BLK 15 4-02
LV VALUATION MAP BOOK

Tax Parcel Number: 302-14-092

Property owner(s): LARUE CONSOLIDATED ENTERPRISES INC.

Address of property owner
(if different than above): 312 PINE DRIVE
OCEAN SPRINGS, MS 39564-3916

Amount of lien: \$ 10,198.00

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Chairman,
Board of Supervisors of Cochise County

Date: _____

STATUTORY LIEN

HAZARD ABATEMENT LIEN ON REAL PROPERTY

**Pursuant to A.R.S. § 11-268 and
Cochise County Ordinance 87-91**

Address of property affected: 2980 W TORRES LN
WILLCOX, 85643

Legal Description of property: EL CAMINO EST LOT 14

Tax Parcel Number: 202-39-014

Property owner(s): EVANS GWENDA KIZER

Address of property owner
(if different than above): 8746 STOCKTON HILL RD PMC 82
KINGMAN, AZ 86409

Amount of lien: \$ 24,440.00

Issued on behalf of and for the benefit of Cochise County

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_____ Date: _____
Chairman,
Board of Supervisors of Cochise County

STATUTORY LIEN

HAZARD ABATEMENT LIEN ON REAL PROPERTY

**Pursuant to A.R.S. § 11-268 and
Cochise County Ordinance 87-91**

Address of property affected: 4574 S CALLE ELDORADO
SIERRA VISTA, 85650

Legal Description of property: NESE EXC THE W852' & N890.06' & EXC THE E50'
SEC 25 22 21 4.167AC 5-05 LV CHT 97-2

Tax Parcel Number: 107-61-010C

Property owner(s): FRANCO LEONARDO & EVA

Address of property owner
(if different than above): 7229 E CHIPPEWA
HEREFORD, AZ 85615

Amount of lien: \$ 15,088.00

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Chairman,
Board of Supervisors of Cochise County

Date: _____

STATUTORY LIEN

HAZARD ABATEMENT LIEN ON REAL PROPERTY

**Pursuant to A.R.S. § 11-268 and
Cochise County Ordinance 87-91**

Address of property affected: 2010 S BOWERS ST
BISBEE, 85603

Legal Description of property: SUNSET ACRES IN NENE BY M&B BEG 30'S
& 495.6'W OF NE COR NENE S300' W217.8' N200' E6' N100' E211.8' SEC 5 24 24

Tax Parcel Number: 102-39-186

Property owner(s): BISBEE MHP LLC, C/O JOSEPH LUIS MEDINA

Address of property owner
(if different than above): 8551 MADRONE AVE
RANCHO CUCAMONGA, CA 91730

Amount of lien: \$ 8,880.00

Issued on behalf of and for the benefit of Cochise County

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Chairman,
Board of Supervisors of Cochise County

Date: _____

STATUTORY LIEN

HAZARD ABATEMENT LIEN ON REAL PROPERTY

**Pursuant to A.R.S. § 11-268 and
Cochise County Ordinance 87-91**

Address of property affected: 3156 W LINDA LANE
BENSON, AZ 85602

Legal Description of property: MESCAL LAKES UNIT III LOT 603

Tax Parcel Number: 124-15-443

Property owner(s): FARRER JACK L JR XXX

Address of property owner
(if different than above): 3156 W LINDA LANE
BENSON, AZ 85602

Amount of lien: \$ 4,973.00

Issued on behalf of and for the benefit of Cochise County

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Chairman,
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