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**CITY OF TEMPE  
HEARING OFFICER**

**Meeting Date: 02/07/2023  
Agenda Item: 5**

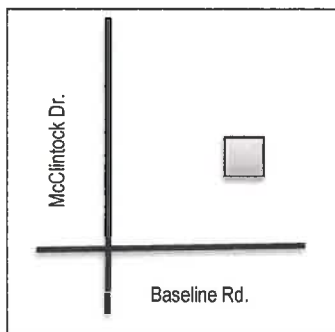
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**ACTION:** Request approval to abate public nuisance items at the Jordan Property located at 1930 E. Minton Drive. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$15,420 for abatement request: remove grass & weeds from all gravel areas, remove junk, trash & debris from front, side & back yards, remove any unregistered vehicles from the front of the property.

**RECOMMENDATION:** Staff – Approval of 180-day open abatement

**BACKGROUND INFORMATION:** City of Tempe – Code Compliance Section requests approval to abate items in violation of the Tempe City Code at the JORDAN PROPERTY. The details of this case represent several months of correspondence for compliance with the property owner. Staff requests the approval of abatement of the following nuisance items under Complaint CE226242 : remove grass & weeds from all gravel areas, remove junk, trash & debris from front, side & back yards, remove any unregistered vehicles from the front of the property.



Property Owner	Aaron Jordan
Applicant	City of Tempe – Code Compliance
Zoning District:	R1-6 Single Family Residential
Code Compliance Inspector:	Julie Scofield

**ATTACHMENTS:** Supporting Attachment

**STAFF CONTACT:** Drew Yocom, Code Administrator (480-858-2190)

Department Director: Jeffrey Tamulevich, Department Director  
Legal review by: N/A  
Prepared by: Barbara Simons, Code Inspector  
Reviewed by: Drew Yocom, Code Administrator

**COMMENTS:**

Code Compliance is requesting approval to abate the Jordan Property located at 1930 E. Minton Drive, in the R1-6 Single Family Residential district. This case was initiated 10/17/2022, after which Code Compliance has attempted to obtain compliance through correspondence with the property owner regarding violations of the Tempe City Code.

Without the intervention of abatement, the property will continue to deteriorate. It is therefore requested that the City of Tempe Community Development Hearing Officer approve a 180-day open abatement of this public nuisance in accordance with Section 21-53 of the Tempe City Code.

**HISTORY & FACTS:**

The history and facts of this case are detailed in an attached memo from the Code Compliance Inspector.

ABATEMENT

# Planning Application Submittal Form

Part 1 of 2

City of Tempe  
Community Development Department  
31 East 5<sup>th</sup> Street, Garden Level, Tempe, Arizona 85281  
(480) 350-4311 Fax (480) 350-8677  
Planning Fax (480) 350-8872  
<http://www.tempe.gov/planning>



All applications must be accompanied by the required plans, submittal materials, and correct fee(s)

### PROJECT INFORMATION – REQUIRED

PROJECT NAME	JORDAN ABATEMENT PROPERTY	EXISTING ZONING	R1-6	<input type="checkbox"/>
PROJECT ADDRESS	1930 E. MINTON DR. TEMPE, AZ 85283	SUITE(S)		<input type="checkbox"/>
PROJECT DESCRIPTION	ABATEMENT OF CE226242 HEARING IS FEBRUARY 7TH, 2023	PARCEL No(s)	133-36-453	<input type="checkbox"/>

### PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)

BUSINESS NAME		ADDRESS	1930 E. MINTON DR.				
CONTACT NAME	AARON JORDAN	CITY	TEMPE	STATE	AZ	ZIP	85283
EMAIL		PHONE 1		PHONE 2			

I hereby authorize the applicant below to process this application with the City of Tempe.

PROPERTY OWNER SIGNATURE	X	DATE	
or attach written statement authorizing the applicant to file the application(s)			

### APPLICANT INFORMATION – REQUIRED

COMPANY / FIRM NAME	CITY OF TEMPE	ADDRESS	21 E. 6TH ST.				
CONTACT NAME	JULIE SCOFIELD	CITY	TEMPE	STATE	AZ	ZIP	85281
EMAIL	JULIE_SCOFIELD@TEMPE.GOV	PHONE 1	480-350-8951	PHONE 2			

I hereby attest that this application is accurate and the submitted documents are complete. I acknowledge that if the application is deemed to be incomplete it will be returned to me without review, to be resubmitted with any missing information.

APPLICANT SIGNATURE	X	DATE	
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### BUSINESS INFORMATION – REQUIRED FOR USE PERMITS & SIGN DPRs

BUSINESS NAME		ADDRESS	
CONTACT NAME		CITY	
STATE		ZIP	
TYPE OF BUSINESS		PHONE	
EMAIL			

<input checked="" type="checkbox"/> APPLICATION (Check all that apply)	QTY	SPECIFIC REQUEST (See <a href="#">Planning &amp; Zoning Fee Schedule</a> for types)	FOR CITY USE ONLY (Planning record tracking numbers)	
<input type="checkbox"/> A. PRELIMINARY SITE PLAN REVIEW			SPR	
<input type="checkbox"/> B. ADMINISTRATIVE APPLICATIONS			ADM	
<input type="checkbox"/> C. VARIANCES			VAR	
<input type="checkbox"/> D. USE PERMITS / USE PERMIT STANDARDS			ZUP	
<input type="checkbox"/> E. ZONING CODE AMENDMENTS			ZOA	ZON
<input type="checkbox"/> F. PLANNED AREA DEVELOPMENT OVERLAYS			PAD	REC
<input type="checkbox"/> G. SUBDIVISION / CONDOMINIUM PLATS			SBD	REC
<input type="checkbox"/> H. DEVELOPMENT PLAN REVIEW			DPR	
<input type="checkbox"/> I. APPEALS				
<input type="checkbox"/> J. GENERAL PLAN AMENDMENTS			GPA	
<input type="checkbox"/> K. ZONING VERIFICATION LETTERS			ZVL	
<input checked="" type="checkbox"/> L. ABATEMENTS			CE	CM
<input type="checkbox"/> M. SIGN TYPE K			GO	SE
TOTAL NUMBER OF APPLICATIONS	0			

### FOR CITY USE ONLY

DS TRACKING #		FILE APPLICATION WITH CE / CM / IP TRACKING #	DATE RECEIVED (STAMP)	VALIDATION OF PAYMENT (STAMP)
PL TRACKING #				TOTAL APPLICATION FEES
SPR TRACKING # (if 2 <sup>nd</sup> or 3 <sup>rd</sup> submittal, please use Planning Resubmittal Form)				RECEIVED BY INTAKE STAFF (INITIALS)

**SEE REVERSE SIDE FOR REQUIRED PROJECT DATA**

**DATE:** 01/04/2023  
**FROM:** Julie Scofield, Sr. Code Inspector  
**SUBJECT:** CE226242, Jordan Property Abatement

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**LOCATION:** 1930 E. MINTON DR. TEMPE, AZ 85282

**LEGAL:** CONTINENTAL EAST 3

**PARCEL:** 133-36-453

**OWNER:** AARON JORDAN  
1930 E. MINTON DR  
TEMPE, AZ 85282

**FINDINGS:**

10/17/2022 The Code Compliance Division received a complaint for this property for deteriorated landscape, unregistered vehicle, junk, trash, and debris, lawn parking, and structures in the front and back yard.

10/18/2022 An inspection conducted by Code Inspector Cody Oas, found that the property was in violation for grass and weeds in a gravel landscape, items stored in the front, sides, and back yard of the property. There was a vehicle parked in the lawn and a trailer parked in the setback. A notice was mailed to the owner, Aaron Jordan.

11/01/2022 There had been no change to the property, besides the trailer being removed from being parked in the setback. A final notice was mailed to the owner, from Inspector Cody Oas.

11/17/2022 The case has been turned over to me, inspector Julie Scofield. Went to the property. There was a lot of items in the front and back yard. A van was parked in the yard. A final notice was mailed and emailed to the owner.

12/05/2022 Issued a citation to the property owner for the junk, trash, and debris. Citation # 1702583. Pictures were taken to show the condition of the property. A notice was mailed regarding the structures in the back yard.

12/06/2022 Received an anonymous complaint for junk, trash, debris, lawn parking, and inoperable vehicle.

12/07/2022 Received an anonymous complaint for junk, trash, and debris.

12/21/2022 Requested bids to have the property abated. Also mailed a final notice for the structures in the back yard and an unregistered vehicle now in the driveway.

01/04/2023 Turning in the paperwork for the abatement hearing to be heard February 7<sup>th</sup>, 2023. The citation has gone unpaid, and the owner has failed to appear.

**RECOMMENDATIONS:**

I recommend an abatement of the nuisance violation at the property located at 1930 E. Minton Dr., due to property owner's failure to bring property into compliance with Tempe City Code 21-3. b.8., 21-3. b.3, and 21-3. b.1. Mr. Jordan was issued multiple notices. A citation was issued but has gone to collections. There has been no indication that the property owner will bring the property into compliance. The property represents an eyesore to the community.

Without the intervention of abatement, the property will continue to deteriorate. I therefore make a request to the City of Tempe Community Development Hearing Officer for authorization to abate this public nuisance in accordance with section 21-53 of the Tempe City Code. I also request that the abatement be approved for 180 days.

Respectfully submitted,

Julie Scofield  
Code Inspector II

ACTION TAKEN: submitted  
NAME Julie Scofield  
DATE: 1/4/23



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 01/04/2023  
CASE #: CE226242

**JORDAN AARON**  
1930 E MINTON DR  
TEMPE, AZ 85282

This serves as notification of the City of Tempe's intentions regarding the abatement of code violations on the following described property:

**LOCATION:** 1930 E MINTON DR TEMPE, AZ 85282  
**PARCEL:** 133-36-453

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers **02/07/2023**. We are requesting Hearing Officer Authorization to abate this public nuisance in accordance with Section 21-53 of the Tempe City Code by removal and repair of:

- CC 21-3.b.1** Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building
- CC 21-3.b.8** Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches
- CC 21-3.b.3** An unregistered vehicle outside of or under a roof area not enclosed

**As owner of the property, you have thirty (30) days after receipt of this letter to abate or correct any violation as described below. If the violation(s) have not been corrected, our office will proceed with the abatement process.**

- CC 21-3.b.1 REMOVE AND OR PROPERLY DISCARD THE ITEMS IN THE FRONT, SIDES, AND BACK YARD OF THE PROPERTY.**
- CC 21-3.b.8 REMOVE ALL GRASS AND OR WEEDS FROM THE FRONT AND OR SIDES OF THE PROPERTY IN THE GRAVEL LANDSCAPED AREAS.**
- CC 21-3.b.3 REGISTER OR REMOVE ANY UNREGISTERED VEHICLES FROM THE FRONT OF THE PROPERTY.**

Upon receipt of the Hearing Officer approval to abate this public nuisance, the necessary work will be performed at the expense of the property owner. The cost of this work will be **\$15,420.00**. In addition to the actual cost of abatement, an administrative charge of fifteen percent (15%) of the actual cost of abatement or three hundred (\$300) dollars, whichever is greater, for expenses incurred by the city for abatement procedures, and the cost of recording liens and releases will be charged. The recorded lien may bear interest at the legal rate of judgments in the State of Arizona. Administrative charges and the cost of recording liens and releases shall become a lien on the property whether or not the public nuisance is abated by the City.

**If you have questions regarding this matter, please contact our office at (480)350-4311.**

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**Code Inspector: Julie Scofield**  
**Phone Number: 480-350-8951**  
**E-mail: julie\_scofield@tempe.gov**



**Artistic Land Management, Inc.**

December 27, 2022

City of Tempe  
Attn: Julie Scofield  
Code Inspector

RE: Clean-Up at 1930 E. Minton Dr.

Thank you for giving Artistic Land Management, Inc the opportunity to serve your landscaping needs. Below is our price to provide all labor, equipment, landfill fees, and supervision to perform the work listed below at 1930 E. Minton Dr, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

#### Scope of Work

- Remove junk, trash, and debris from the front and backyard of the property
- Cut down any overheight grass/weeds in the front and backyard
- Tow El Camino Vehicle parked in the driveway
- Dispose of removed items off-site
- Police presence on-site for duration of the visit

\*Please be advised this work will take two days to complete

Total: \$15,420.00

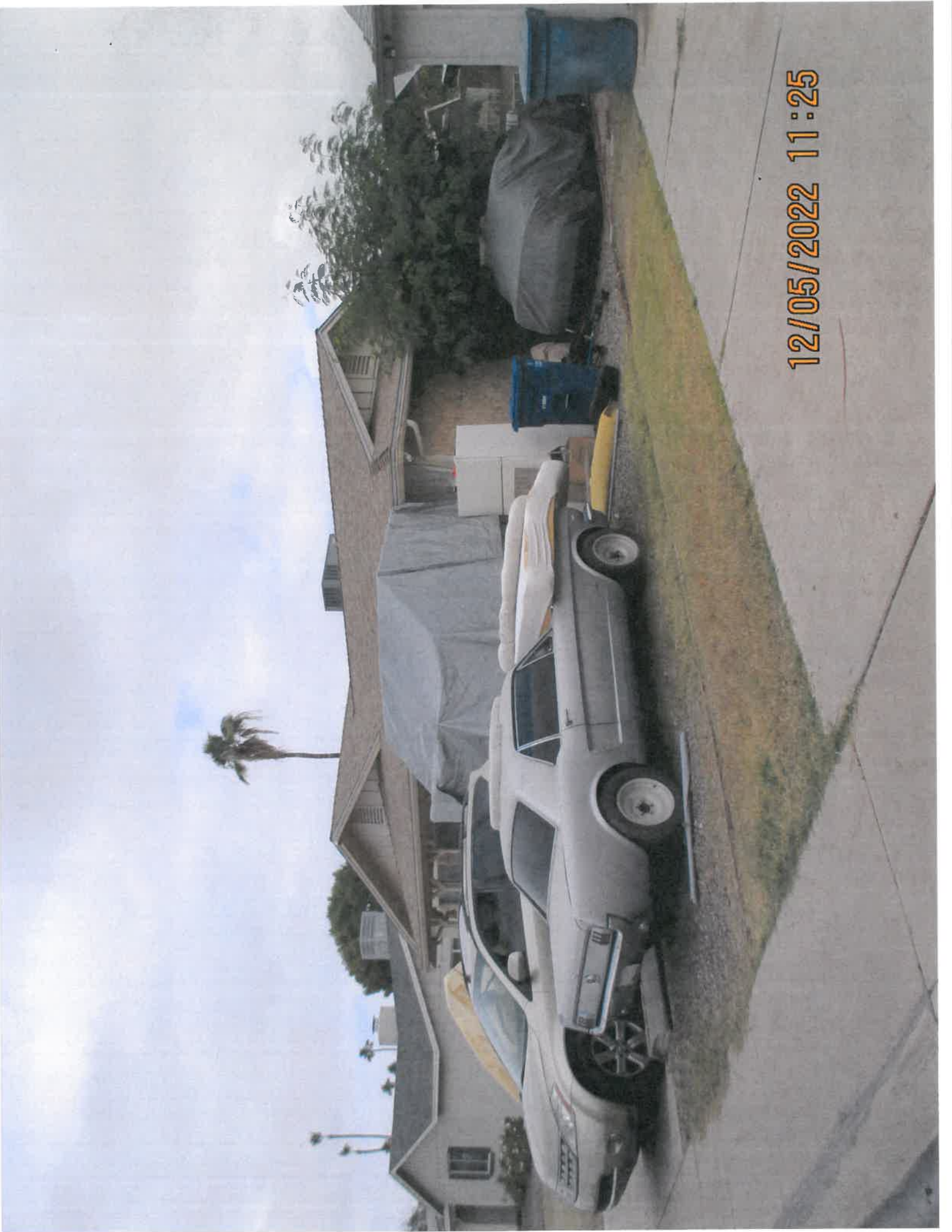
Respectfully,

Jose Hernandez



12/05/2022 11:24





12/05/2022 11:25



01/03/2023 10:36

61930



01/03/2023 10:36



12/05/2022 11:28

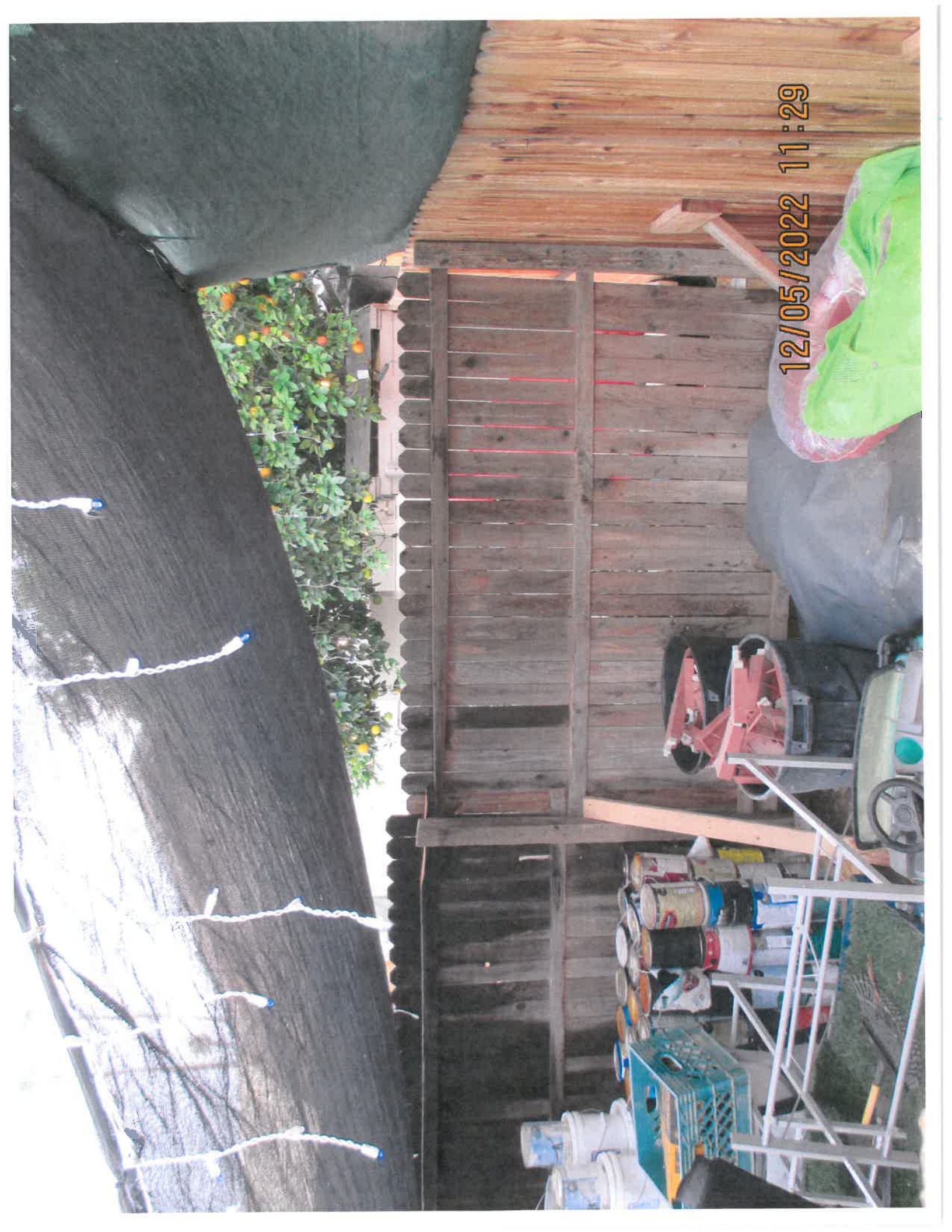


12/05/2022 11:28



12/05/2022 11:28

12/05/2022 11:29





COMMUNITY DEVELOPMENT DEPARTMENT  
 CODE COMPLIANCE  
 CORRECTION NOTICE

10/18/2022

JORDAN AARON  
 1930 E MINTON DR  
 TEMPE, AZ 85282

Case #: CE226242  
 Site Address: 1930 E MINTON DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 10/18/2022 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building
CC 21-3.b.4	To permit outside of any single-family or multifamily dwelling or accessory building any camper, vehicle or parts thereof in the front or side area of the building visible from the street that is not on an improved area intended for parking
ZDC 4-602.B.7	Recreational vehicles and unmounted truck campers, exceeding twenty-one (21) feet in length and all boats and trailers shall not be parked in the required front yard building setback or required street yard setback
CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	PLEASE REMOVE AND OR PROPERLY DISCARD THE ITEMS IN THE FRONT, SIDES, AND BACK YARD OF THE PROPERTY. THIS INCLUDES THE FURNITURE, CHAIRS, TIRES, REFRIGERATOR, TRASH, ANY HOUSEHOLD ITEMS, AND ANY OTHER MISCELLANEOUS ITEMS.	11/1/2022
CC 21-3.b.4	PLEASE DO NOT PARK OR ALLOW ANYONE TO PARK IN THE LANDSCAPING AREA OF THE FRONT AND OR SIDE OF THE PROPERTY. ADDITIONAL PARKING MUST MEET REQUIREMENTS OF 21-3-B-4. THIS INCLUDES THE BLUE CAR IN FRONT YARD.	11/1/2022
ZDC 4-602.B.7	PLEASE EMPTY AND OR REMOVE/MOVE TRAILER IN DRIVEWAY. IN ORDER TO KEEP IT IN THE FRONT OF THE PROPERTY IT MUST BE BEYOND THE SETBACK OF 20 FEET.	11/1/2022
CC 21-3.b.8	PLEASE REMOVE ALL GRASS AND OR WEEDS FROM THE FRONT AND OR SIDES OF THE PROPERTY IN THE GRAVEL LANDSCAPED AREAS. ALL GRAVEL LANDSCAPES MUST BE MAINTAINED FREE AND CLEAR OF ANY UNCONTROLLED GROWTH REGARDLESS OF HEIGHT. THIS INCLUDES THE EAST SIDE OF DRIVEWAY.	11/1/2022

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.



Cody Oas  
Code Inspector

Direct: 480-858-2142  
Code Compliance: 480-350-4311  
Email: Cody\_Oas@tempe.gov

**Please Note:** In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$82.00 pursuant to City Code Section 21-51, subsection (b).

**Civil and Criminal Penalties**

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.



COMMUNITY DEVELOPMENT DEPARTMENT  
 CODE COMPLIANCE  
**FINAL CORRECTION NOTICE**

11/01/2022

JORDAN AARON  
 1930 E MINTON DR  
 TEMPE, AZ 85282

Case #: CE226242  
 Site Address: 1930 E MINTON DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 11/01/2022 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

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CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches

<b>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</b>		<b>SITE REINSP ON OR AFTER</b>
CC 21-3.b.1	PLEASE REMOVE AND OR PROPERLY DISCARD THE ITEMS IN THE FRONT, SIDES, AND BACK YARD OF THE PROPERTY. THIS INCLUDES THE FURNITURE, CHAIRS, TIRES, REFRIGERATOR, TRASH, ANY HOUSEHOLD ITEMS, AND ANY OTHER MISCELLANEOUS ITEMS.	11/15/2022
CC 21-3.b.4	PLEASE DO NOT PARK OR ALLOW ANYONE TO PARK IN THE LANDSCAPING AREA OF THE FRONT AND OR SIDE OF THE PROPERTY. ADDITIONAL PARKING MUST MEET REQUIREMENTS OF 21-3-B-4. THIS INCLUDES THE BLUE CAR IN FRONT YARD.	11/15/2022
CC 21-3.b.8	PLEASE REMOVE ALL GRASS AND OR WEEDS FROM THE FRONT AND OR SIDES OF THE PROPERTY IN THE GRAVEL LANDSCAPED AREAS. ALL GRAVEL LANDSCAPES MUST BE MAINTAINED FREE AND CLEAR OF ANY UNCONTROLLED GROWTH REGARDLESS OF HEIGHT. THIS INCLUDES THE EAST SIDE OF DRIVEWAY.	11/15/2022

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

**Cody Oas**  
**Code Inspector**

**Direct: 480-858-2142**  
**Code Compliance: 480-350-4311**  
**Email: Cody\_Oas@tempe.gov**

**Please Note:** In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$82.00 pursuant to City Code Section 21-51, subsection (b).  
**Civil and Criminal Penalties**

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.



COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
**FINAL CORRECTION NOTICE**

11/17/2022

JORDAN AARON  
1930 E MINTON DR  
TEMPE, AZ 85282

Case #: CE226242  
Site Address: 1930 E MINTON DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 11/17/2022 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
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CC 21-3.b.4	PLEASE DO NOT PARK OR ALLOW ANYONE TO PARK IN THE LANDSCAPING AREA OF THE FRONT AND OR SIDE OF THE PROPERTY. ADDITIONAL PARKING MUST MEET REQUIREMENTS OF 21-3-B-4. THIS INCLUDES ANY VEHICLES OR TRAILERS PARKED IN FRONT YARD.	12/1/2022
CC 21-3.b.8	PLEASE REMOVE ALL GRASS AND OR WEEDS FROM THE FRONT AND OR SIDES OF THE PROPERTY IN THE GRAVEL LANDSCAPED AREAS. ALL GRAVEL LANDSCAPES MUST BE MAINTAINED FREE AND CLEAR OF ANY UNCONTROLLED GROWTH REGARDLESS OF HEIGHT. THIS INCLUDES THE EAST SIDE OF DRIVEWAY.	12/1/2022

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

Julie Scofield  
Code Inspector

Direct: 480-350-8951  
Code Compliance: 480-350-4311  
Email: [julie\\_scofield@tempe.gov](mailto:julie_scofield@tempe.gov)

**IF THE VIOLATION(S) ARE NOT CORRECTED ON OR BY 12/1/2022, CITATIONS MAY BE ISSUED.**

**Please Note:** In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$82.00 pursuant to City Code Section 21-51, subsection (b).

**Civil and Criminal Penalties**

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.



COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
**FINAL CORRECTION NOTICE**

12/21/2022

AARON JORDAN  
1930 E. MINTON DR.  
TEMPE, AZ 85283

Case#: CE226242  
Site Address: 1930 E. MINTON DR. TEMPE, AZ 85283

**SITE REINSPECTION ON OR AFTER: 01/04/2023**

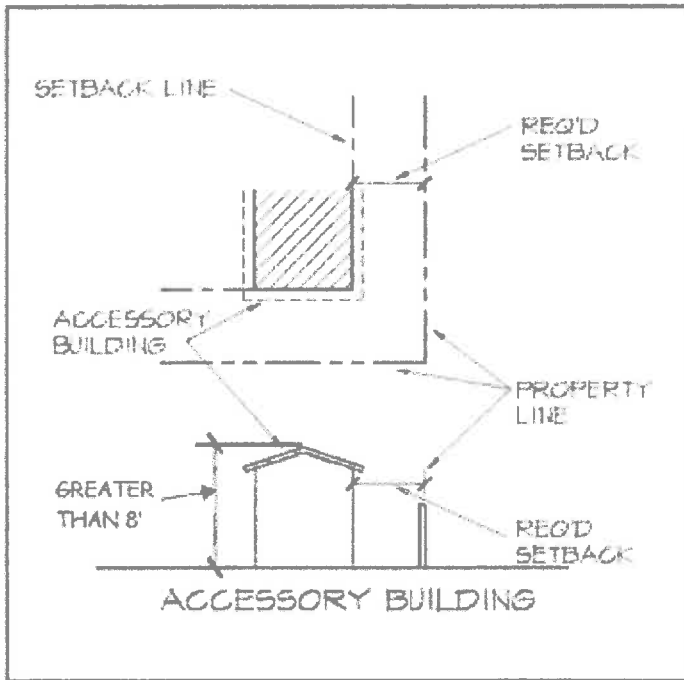
This is a notice to inform you that this site was inspected on 12/21/2022 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

VIOLATION SECTION:

**Section 3-401 Accessory Buildings, Uses and Structures.**

- A. **Applicability.** *Accessory buildings, uses and structures* shall be incidental to the principal use. They must occupy less floor area, cover less *lot* area, and have a use that is secondary to the primary *structure(s)* and use(s) on the property. *Buildings, structures* (e.g., fence, carport, deck, etc.), and uses may all function as "accessory," subject to the provisions below.
- B. **Accessory Uses.** *Accessory buildings* may be used for *home occupations* in reference to Section 3-412.
- C. **Accessory Building.** Buildings that exceed two hundred (200) square feet in area or eight (8) feet in height are *accessory buildings* (e.g., freestanding garages, large sheds, workshops, etc.). Such buildings are permitted on properties in *single-family* residential districts or with a *single-family* use, subject to the following:
  1. Use. *Accessory buildings* used as a *dwelling* shall comply with the provisions identified for *quest quarters*, pursuant to Section 3-411, and for accessory dwellings, pursuant to Section 3-402.
  2. Setback.
    - a. *Accessory buildings* shall not be located in the required front *yard* and street *sideyard building setbacks*. Such buildings shall be *setback* at least three (3) feet from all side and rear property lines. An additional one (1) foot setback is required for every additional foot in height above nine (9) feet, up to fifteen (15) feet in height. Refer to Table 3-401(C)(1). This requirement may be reduced to the minimum setback standards required in the district, subject to approval of a Use Permit Standard, pursuant to Section 6-308;
    - b. *Accessory buildings* in the AG district shall comply with the setback standards required in the district;
    - c. When adjacent to a dedicated public alley, the side and rear *yard setbacks* for an *accessory building* shall be measured from the midpoint of the alley; and
    - d. *Accessory buildings* shall comply with required separation for applicable building codes.

**Figure 3-401 C1**  
**Accessory Building**



3. Height.

- a. The maximum allowed building height shall be fifteen (15) feet. Additional height may be permitted up to the maximum height allowed in the district, subject to approval of a Use Permit, pursuant to Section 6-308; and
- b. In the AG district, *accessory buildings* may be erected to the maximum allowed height in the district.

TABLE 3-401 C1. Applicable to all Single-Family Residential Zoning districts or use except AG	
Building Height	Setback (Sides / Rear)
0' to 8'-0"	No setback required
8'-1" to 9'0"	3' min. setback
9'-1" to 10'0"	4' min. setback
10'-1" to 11'0"	5' min. setback
11'-1" to 12'0"	6' min. setback
12'-1"—13'0"	7' min. setback
13'-1" to 14'0"	8' min. setback
14'-1" to 15'0"	9' min. setback
15'-1" +	9' min. setback

Figure 3-401 C2.  
Accessory Building Height

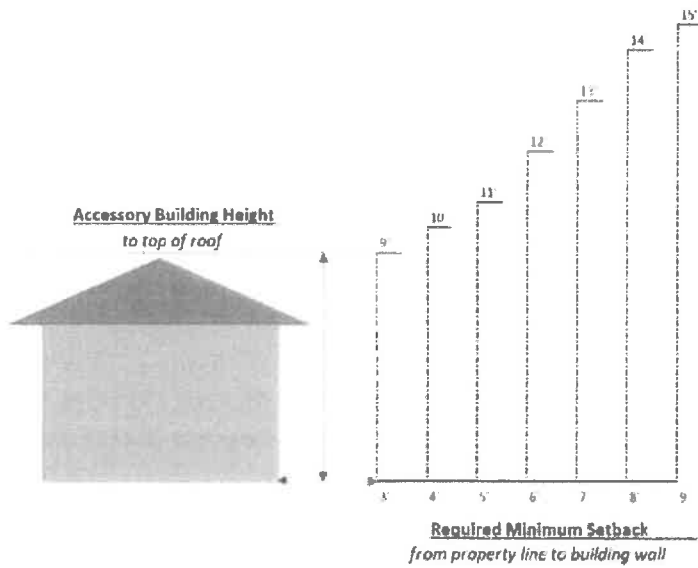
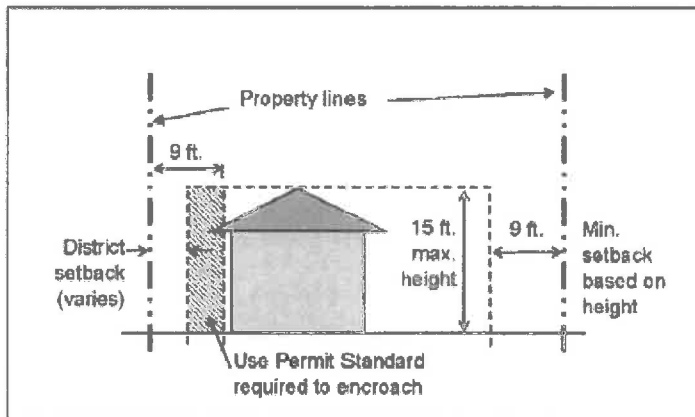


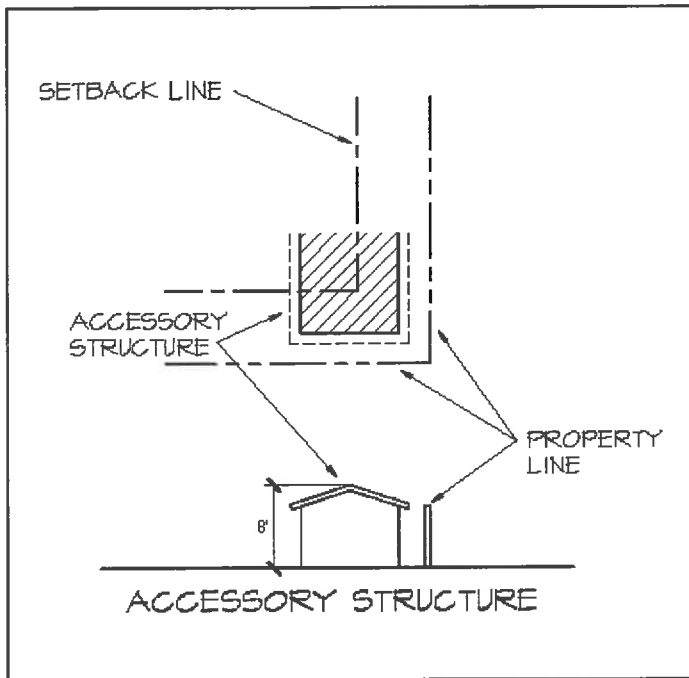
Figure 3-401 C3.  
Accessory Building Envelope Example



4. Area. *Lot coverage*, as defined in this Code, for *accessory buildings* shall be included in the overall maximum allowed in the district.
- D. **Accessory Structure.** *Accessory structures* (e.g., ramadas, small sheds) are *structures* that are a maximum of two hundred (200) square feet in area and equal to or less than eight (8) feet in height. A *structure* that exceeds this building area or height shall be considered an *accessory building*. Such *structures* are permitted in single-family residential districts or with a *single-family* use, subject to the following:

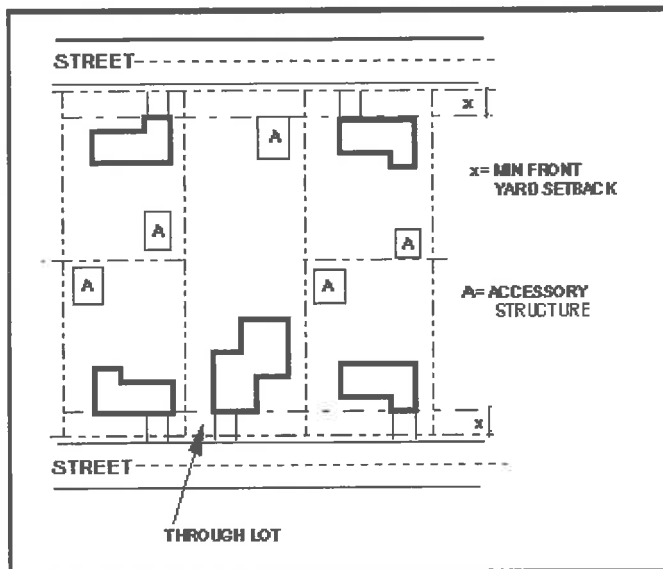


Figure 3-401 D1.  
Accessory Structure



1. Accessory structures shall not be located in the required front *yard building setback*. An accessory structure may be located in the required rear, side, and street side *yard setbacks* provided that required separation for applicable building codes is provided.
2. On a *through lot*, an accessory structure shall not be located closer to the rear *property line* than the distance required for the front *yard building setback*; and

Figure 3-401 D2.  
Through Lot



3. *Lot coverage*, as defined in this Code, for *accessory structures* shall be included in the overall maximum allowed in the district.

**Violation of City of Tempe Code 21-3-B-3**

Any inoperable or unregistered vehicle, or parts thereof, outside of or under a roof area not enclosed by walls, doors or windows of any building on any lot, except the safe and neat keeping of:

- a. Substantially complete inoperable or unregistered vehicles with inflated tires under the roof area of any building;
- b. A vehicle undergoing repair, titled to the owner or resident of the property, provided that the repair is complete within fourteen (14) days after the repair was begun, provided that not more than three (3) such fourteen (14) day repairs will be permitted in any twelve (12) month period;
- c. Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the city code;
- d. Lawful commercial activities involving vehicles as allowed by the Zoning and Development Code; or
- e. Operable, off-road vehicles, under the roof area of any building, or in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the city code.

**PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION:**

- 1. PLEASE MOVE ALL ACCESSORY BUILDINGS AND OR STRUCTURES TO PROPER LOCATION FOLLOWING THE STANDARDS OF THE SIDE AND BACK YARD SETBACKS. THIS MAY REQUIRE LOWERING THE HEIGHT/SIZE OF THE STRUCTURES AS WELL. THIS INCLUDES THE CARPORT SHADE/STRUCTURES IN THE BACK YARD OF THE PROPERTY. THE OTHER OPTION IS TO REMOVE THE STRUCTURES FROM THE BACK YARD.
- 2. VEHICLES OUT IN THE OPEN MUST BE REGISTERED AND APPEAR OPERABLE. PLEASE PROPERLY REGISTER ANY UNREGISTERED VEHICLE(S) WITH AZ MVD AND DISPLAY CURRENT PLATES AND OR TAGS. OR REMOVE THE VEHICLE(S) FROM THE FRONT OF THE PROPERTY.

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

Julie Scofield  
Code Inspector II  
E-Mail

Direct: 480-350-8951  
Code Compliance: 480-350-8372  
julie\_scofield@tempe.gov

**Civil and Criminal Penalties**

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.

**Please Note: In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$82.00 pursuant to City Code Section 21-51, subsection (b).**

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County,  
State of Arizona



Complaint Number <b>1702583</b>		Case Number		Social Security Number		Military		<input type="checkbox"/> Serious Physical Injury		<input type="checkbox"/> Accident <input type="checkbox"/> Fatality		<input type="checkbox"/> Commercial			
Driver's License No.		DLP <input type="checkbox"/>		State		Class		Endorsements M H N P T X D				Incident Report Number <b>CE226242</b>			
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language													Juvenile		
<b>Defendant</b>		Name (First, Middle, Last) <b>Aaron Jordan</b>													
Residence Address, City, State, Zip Code <b>1930 E. MINTON Dr. Tempe, AZ 85283</b>										Telephone: (cell phone) <input type="checkbox"/>					
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth		Restrictions		Email Address					
Business Address, City, State, Zip Code										Business Phone No.					
<b>Vehicle</b>		Color		Year		Make		Model		Style		License Plate		State	Expiration Date
Registered owner & address, City, State, Zip Code										Vehicle Identification Number					
The Undersigned Certifies That:															
On	Month	Day	Year	Time	<input checked="" type="checkbox"/> AM <input type="checkbox"/> PM	Speed	Approx.	Posted	R & P	Speed Measurement Device <input type="checkbox"/> Radar <input type="checkbox"/> Laser <input type="checkbox"/> Pace		Direction of Travel			
At	Location <b>1930 E. MINTON DR.</b>										<input checked="" type="checkbox"/> Tempe	<b>85283</b>	State of Arizona	Area	Dist.
The Defendant Committed the Following:															
<b>A</b>	Section: <b>TCC 21-3A</b>		ARS Violation: <b>CC 21-3-B-1 Junk, trash, debris</b>		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal		<input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code				
	Docket Number		Disp. Code:		Date of Disposition:		Sanction: <b>Outdoor Storage</b>		<input checked="" type="checkbox"/> Civil Traffic		<input type="checkbox"/> Petty Offense				
MVD															
<b>B</b>	Section:		ARS Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal		<input type="checkbox"/> Criminal Traffic		<input type="checkbox"/> Municipal Code				
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic		<input type="checkbox"/> Petty Offense				
MVD															
<b>C</b>	Section:		ARS Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal		<input type="checkbox"/> Criminal Traffic		<input type="checkbox"/> Municipal Code				
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic		<input type="checkbox"/> Petty Offense				
MVD															
<b>D</b>	Section:		ARS Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal		<input type="checkbox"/> Criminal Traffic		<input type="checkbox"/> Municipal Code				
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic		<input type="checkbox"/> Petty Offense				
MVD															
<b>E</b>	Section:		ARS Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal		<input type="checkbox"/> Criminal Traffic		<input type="checkbox"/> Municipal Code				
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic		<input type="checkbox"/> Petty Offense				
MVD															
<b>You must appear on the date and time indicated at:</b>	Tempe Municipal Court 140 E. 5th Street Tempe, AZ 85281 Court No. 0753			<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor		Date: <b>12/19/2022</b>		Time: Between 9AM & 4PM							
	<input type="checkbox"/> Court:			<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor		Date: _____		Time: _____		<input type="checkbox"/> AM <input type="checkbox"/> PM		Court No. _____			
Court Address, City, State, Zip Code															
Criminal: <input type="checkbox"/> Without admitting guilt, I promise to appear as directed hereon.					Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.					Victim? <input type="checkbox"/> Victim Notified? <input type="checkbox"/>					
<b>x Mailed &amp; Cert</b>					<i>[Signature]</i>					<b>8022</b>					
Complainant					PSN										
<b>Comments:</b> Juvenile Notification: Failure to appear or comply as ordered will result in a suspension of your driver's license/driving privileges until you comply or reach your 18th birthday. Initials _____															
<b>1st citation \$200.00</b>															
Date issued if not violation date _____															

COMPLAINT

If you were charged with a civil ordinance violation and you fail to appear as directed in this complaint, a default judgement will be entered, and a monetary penalty will be imposed.



1702583