
**CITY OF TEMPE
HEARING OFFICER**

Meeting Date: 03/08/2023

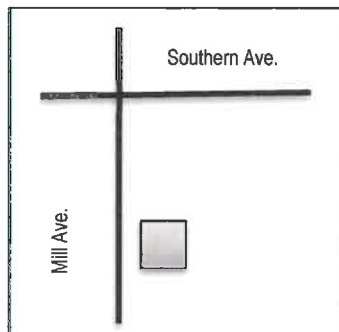
Agenda Item: 6

ACTION: Request approval to abate public nuisance items at the Gutierrez Property located 4123 S. College Avenue. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$3910 for abatement request: remove junk and debris from front & back of 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 GUTIERREZ 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 CE224156: remove junk and debris from front & back of property.



Property Owner
Applicant
Zoning District:
Code Compliance
Inspector:

Leonardo Gutierrez
City of Tempe – Code Compliance
R1-6 Single Family Residential
Hector Heredia

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 Gutierrez Property located at 4123 S. College Avenue, in the R1-6 Single Family Residential district. This case was initiated 07/18/2022, 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 5th 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	GUTIERREZ LEONARDO PROPERTY ABATEMENT	EXISTING ZONING	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	4123 S COLLEGE AVE TEMPE AZ 85282	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	HEARING OFFICER: 03.08.2023 CE224156	PARCEL No(s)	133-53-139 <input type="checkbox"/>

PROPERTY OWNER INFORMATION - REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)			
BUSINESS NAME	ADDRESS		
CONTACT NAME	CITY	STATE	ZIP
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 Code Compliance	ADDRESS	21 E 6TH ST STE 208
CONTACT NAME	Hector Heredia Code Inspector	CITY	TEMPE
EMAIL	hector_heredia@tempe.gov	PHONE 1	480.350.5462
		PHONE 2	
		STATE	AZ
		ZIP	85281

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 Planning Fee Schedule 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 nd or 3 rd submittal, please use Planning Resubmittal Form)			RECEIVED BY INTAKE STAFF (INITIALS)

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA

133-53-139

Residential Parcel

This is a Residential parcel located at [4123 S COLLEGE AVE TEMPE 85282](#). The current owner is GUTIERREZ LEONARDO. It is located in the NU-VISTA 8 subdivision, and MCR [9817](#). It was last sold on 12/01/2017 for \$270,500. Its current year full cash value is \$370,600.

This parcel's appeal deadline date is: April 26th, 2022

- MAPS
- PICTOMETRY
- VIEW/PAY TAX BILL
- DEED
- OWNER
- VALUATIONS
- ADDITIONAL INFO
- SKETCHES
- MAP FERRET
- SIMILAR PARCELS
- REGISTER RENTAL
- PRINT DETAILS

PROPERTY INFORMATION



[4123 S COLLEGE AVE TEMPE 85282](#)

MCR #	9817
Description	NU VISTA UNIT 8
Lat/Long	
Lot Size	7,810 sq ft.
Zoning	R1-6
Lot #	672
High School District	TEMPE UNION #213
Elementary School District	TEMPE ELEMENTARY SCHOOL DISTRICT
Local Jurisdiction	TEMPE
S/T/R	34 1N 4E
Market	02/004
Area/Neighborhood	
Subdivision (149 Parcels)	NU-VISTA 8

OWNER INFORMATION



[GUTIERREZ LEONARDO](#)

Mailing Address 4123 S COLLEGE AVE, TEMPE, AZ 85282 USA
Deed Number [17Q897096](#)
Last Deed Date 12/04/2017
Sale Date 12/01/2017
Sale Price \$270,500

VALUATION INFORMATION



We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

Tax Year	2023	2022	2021	2020	2019
Full Cash Value ⓘ	\$370,600	\$281,200	\$259,500	\$237,600	\$225,800
Limited Value ⓘ	\$177,986	\$169,510	\$161,438	\$153,750	\$146,429
Legal Class	3.1	3.1	3.1	3.1	3.1
Description	PRIMARY RESIDENCE	PRIMARY RESIDENCE	PRIMARY RESIDENCE	PRIMARY RESIDENCE	PRIMARY RESIDENCE
Assessment Ratio	10.0%	10.0%	10.0%	10.0%	10.0%
Assessed LPV	\$17,799	\$16,951	\$16,144	\$15,375	\$14,643
Property Use Code	0131	0131	0131	0131	0131
PU Description	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Tax Area Code	031600	031600	031600	031600	031600
Valuation Source	Notice	Notice	Notice	Notice	Notice

ADDITIONAL PROPERTY INFORMATION



Additional property data.

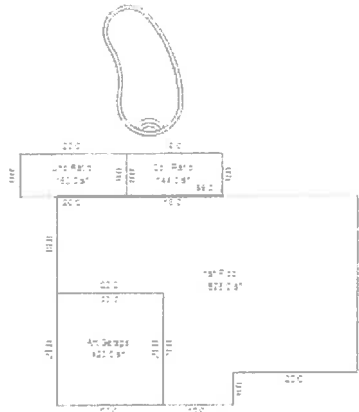
Construction Year	1962
Weighted Construction Year	1962
Improvement Quality	R-3 (Average)
Pool	Yes
Living Area	1,626 sq ft.
Patio(s)	Covered: 1 Uncovered: 1
Exterior Wall Type	8" Painted Block

Roof Type	Asphalt Shingle
Bath Fixtures	6
Garage Stalls	2
Carport Stalls	0

BUILDING SKETCHES



Sketches that illustrate the external dimensions of a property.



MAPFERRET MAPS



Mapferret maps, also known as MapId maps, pdf maps, or output maps are now available here without having to search.

▸ [Parcel Maps \(1\)](#)

▸ [Subdivision Maps \(2\)](#)

▸ [MCR Maps \(2\)](#)

▸ [Book/Map Maps \(2\)](#)

SIMILAR PARCELS



Parcels that are similar to this one (known as the reference parcel) are displayed below.



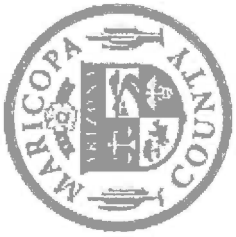
Please wait
Checking for similar parcels

CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION ON THIS WEBSITE BEFORE RELYING ON IT.

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. Please contact the Maricopa County S.T.A.R. Center at (602) 506-3406 if you believe any information is incomplete, out of date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. In many instances, the Assessor has gathered information from independent sources and made it available on this site, and the original information may have contained errors and omissions. Errors and omissions may also have occurred in the process of gathering, interpreting, and reporting the information. Information on the website is not updated in "real time". In addition, users are cautioned that the process used on this site to illustrate the boundaries of the adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted on this site are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided on this site is not the equivalent of a title report or a real estate survey. Users should independently research, investigate and verify all information before relying on it or in the preparation of legal documents.

By using this website, you acknowledge having read the above and waive any right you may have to claim against Maricopa County, its officers, employees, and contractors arising out of my reliance on or the use of the information provided on this website.



Maricopa County Treasurer's Office

John M. Allen, Treasurer

Tax Summary 133-53-139

Current Mailing Name & Address

GUTIERREZ LEONARDO
4123 S COLLEGE AVE
TEMPE, AZ 85282

Property (Situs) Address
4123 S COLLEGE AVE
TEMPE, AZ 85282

2022 Tax Due

Assessed Tax:	\$1,792.64	Tax Paid:	\$0.00	Total Due:	\$1,792.64
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[View 2022 Tax Details](#)

[Create a payment coupon](#)

[View Additional Tax Years](#)

Total Amount Due

Total Amount Due: **\$1,792.64**

Total amount due does not reflect any pending payments. Amount may change based on activity to this parcel.

NOTE: Your property may be subject to additional tax liens listed under previous parcel numbers.



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 01.25.2023
CASE # CE224156

LEONARDO GUTIERREZ
4123 S COLLEGE AVE
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: 4123 S COLLEGE AVE TEMPE, AZ 85282
PARCEL: 133.53.139

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers on 03.08.2023. 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:

Violation of City of Tempe Code

CC 21.3.b.1

A nuisance includes any one (1) or more of the following conditions: 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; including, but not limited to, areas that contain items such as cans, bottles, wood, metal, plastic, rags, boxes, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items; lumber, scrap iron, tin and other metal not neatly piled, or anything whatsoever that is or may become a hazard to public health and safety, or that may harbor insect, rodent or vermin infestation. This subsection shall not be deemed to include items kept in covered bins or metal receptacles approved by the County Health Officer or this Code or any other ordinance of the City.

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

1. REMOVE JUNK / DEBRIS FROM THE ENTIRE PROPERTY FRONT / BACK YARD AREAS.

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 **\$3,910.00**. In addition to the actual cost of abatement, an administrative charge of fifteen (15) percent 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 for 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.

Code Inspector: Hector Heredia

Phone Number: 480.350.5462

E-mail: hector_heredia@tempe.gov



DATE: 01.25.2023
TO: Julie Scofield, Senior Code Inspector
FROM: Hector Heredia, Code Inspector
SUBJECT: CE224156 : LEONARDO GUTIERREZ PROPERTY ABATEMENT FINDINGS

LOCATION: 4123 S COLLEGE AVE TEMPE, AZ 85282

PARCEL: 133.53.139

OWNER: LEONARDO GUTIERREZ
4123 S COLLEGE AVE
TEMPE, AZ 85282

FINDINGS:

07.18.2022: Code Compliance received an anonymous complaint regarding junk / debris, front, and backyard areas, including inoperable / unregistered vehicles on the property. These concerns were verified, and a first notice was mailed to the property owner.

08.02.2022: At the second inspection no corrective actions had taken place and a final notice was mailed to the property. A Re-inspection Fee was issued, based on violation reoccurrence within a 12-month period of same infractions.

08.16.2022: A final attempt was made to reach the property owner via Door Hanger / Pink Flier before citation could be issued.

08.23.2022: Although minor progress was noted, not enough was made to close the case and a first citation was issued in regards to junk / debris.

09.26.2022: After the First Citation defaulted and exhausted the courts appeal period. A two-week extension was also granted before further penalties would be issued. Unfortunately, a second citation was issued after the property was not brought into compliance.

10.11.2022: The Second Citation also defaulted and entered the pending default appeal process initiated by the courts. The property continued to be monitored for improvement before during this period but found that the location could not be brought into compliance.

01.25.2023: After multiple failed attempts to reach the property owner and citations the abatement packet was turned in for the March 08th, 2023, Hearing Officer.

RECOMMENDATIONS:

I recommend an abatement of the nuisance violations at the property located at **4123 S COLLEGE AVE** due to property owner's failure to bring property into compliance with Tempe City Code 21.3.B.1. **LEONARDO GUTIERREZ** has been given ample time to come into compliance and maintain the property. The property owner has been issued a civil citation and has failed to appear to court. There has been no indication that the property owner will bring the property into compliance. The property represents a health hazard and 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 and authorization of multiple abatements for a period not to exceed one hundred eighty (180) days from the previous abatement order.

Respectfully submitted,

Hector Heredia
Code Inspector

ACTION TAKEN: Submit

NAME 

DATE: 1/27/23



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

07/18/2022

GUTIERREZ LEONARDO
4123 S COLLEGE AVE
TEMPE, AZ 85282

Case #: CE224156
Site Address: 4123 S COLLEGE AVE, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 07/18/2022 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.3	An inoperable vehicle or parts thereof outside of or under a roof area not enclosed
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 3-412	Home Occupation

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all the trash, litter, debris, and stored items from your entire properties front / front side / back yard areas including the driveway as needed. All storage items must be kept in an enclosed unit classified as a building with four walls and a door / window. An un-enclosed area cannot be maintained as outdoor storage. All debris must be discarded appropriately at city dump sites or designated bins to help diminish a deteriorated appearance. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	8/1/2022
CC 21-3.b.3	Please repair / restore your vehicles, the White Eclipse and the White Ford Ranger to a functioning state. All tires must always be installed and to remain inflated. Also, please properly register your vehicle with MVD. Once you have obtained the up dated registration, please be sure to prominently display that on your vehicle for easy public access. Or you can remove that vehicle from your property entirely to a more discrete location permanently. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	8/1/2022
CC 21-3.b.4	Please remove your vehicle, the Ford Ranger license plate #L8A7A4A, from the front yard area to the allowed designated parking location. This also always includes all vehicles from parking in the prohibited areas. Only 35% of the front yard is allowed for parking purposes. Please familiarize yourself with additional in-depth information regarding parking regulations provided under the conditions stated in article 21-3.b.4 of the nuisance's codes. Or please remove that vehicle to a more discrete location permanently.	8/1/2022

Please cease all auto sales, repairs, and the storage of unregistered / inoperable vehicles from your property permanently. Please take all the precautionary measure necessary to eliminate the revolving number of vehicles by storing them at their dedicated sales location away from residential zones. Home occupied businesses are prohibited in all residential zones. Please take all the appropriate precautions necessary to eliminate this type of unlawful activity at all times. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.

These issues must be addressed. If your property is out of compliance again in a twelve-month period for the same violation/s, reoccurring violation fees and citations can be issued without warning or further notice. Please contact me at your earliest convenience.

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

**Hector Heredia Jr
Code Inspector**

**Direct: 480-350-5462
Code Compliance: 480-350-4311
Email:Hector_Heredia@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

08/02/2022

GUTIERREZ LEONARDO
 4123 S COLLEGE AVE
 TEMPE, AZ 85282

Case #: CE224156
 Site Address: 4123 S COLLEGE AVE, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 08/02/2022 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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PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
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CC 21-3.b.3	Please repair / restore your vehicles, the White Eclipse and the Black Nissan to a functioning state. All tires must always be installed and to remain inflated. Also, please properly register your vehicle with MVD. Once you have obtained the up dated registration, please be sure to prominently display that on your vehicle for easy public access. Or you can remove that vehicle from your property entirely to a more discrete location permanently. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	8/16/2022

This is the final attempt to reach you regarding the above noted. These issues must be addressed. If your property is not brought into compliance before or on the due date a citation will be issued. There will be no more notices sent to your property due to negligence of the pending violations in a twelve-month period. As a final reminder, if your yard is out of compliance again in this period for the same violation/s, citations will be issued without further warning or notice. Please contact me by phone at your earliest convenience to discuss the details or for clarification.

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

Hector Heredia Jr
Code Inspector

Direct: 480-350-5462
Code Compliance: 480-350-4311
Email:Hector_Heredia@tempe.gov

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Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1702678		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 CF224156	
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language									
Defendant Name (First, Middle, Last) Leonardo Gutierrez								Juvenile	
Residence Address, City, State, Zip Code 423 S College Ave								Telephone: (cell phone) <input type="checkbox"/>	
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions	Email Address	
Business Address, City, State, Zip Code Tempe AZ 85282								Business Phone No. <input type="checkbox"/>	
Vehicle		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 08	Day 23	Year 22	Time 8:50	<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 423 S College Ave							<input checked="" type="checkbox"/> Tempe <input type="checkbox"/> 85282	State of Arizona	Area	Dist.

The Defendant Committed the Following:

A	Section: CC2139	ARS Violation: CC2139 JWC/Ddris	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code
MVD					
B	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code
MVD					
C	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code
MVD					
D	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code
MVD					
E	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code
MVD					

You must appear on the date and time indicated at:	<input checked="" type="checkbox"/> Tempe Municipal Court 140 E. 5th Street Tempe, AZ 85281 Court No. 0753	<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor	Date: 090622	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 Address, City, State, Zip Code		Date: _____	Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM

Criminal: <input type="checkbox"/> Without admitting guilt, I promise to appear as directed hereon.	Victim? <input type="checkbox"/>	Victim Notified? <input type="checkbox"/>
Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.	I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant.	
X <u>Certified Mail</u>	Complainant <u>A. Hardy</u>	PSN <u>8045</u>

Comments:
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 _____
First Citation \$200
 Date issued if not violation date 08322

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.



1702678



Code Compliance Reinspection Fee Invoice

A re-inspection fee of \$0.00 has been assessed to the property owner and/or tenant of the address listed below for having two (2) or more of the same violation within a 365-day period.

Date of Issuance: 8/2/2022

Current Case Number: CE224156 2nd Case Number: CE222072

Nuisance Code 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

Site Address: 4123 S COLLEGE AVE

Property Owner Information:

Name: GUTIERREZ LEONARDO

Residence Address: 4123 S COLLEGE AVE TEMPE AZ 85282

Total Amount Due: \$82.00

(Failure to pay in 30-days will result in fee being sent to collections)

Make check payable to City of Tempe and mail to:
City of Tempe / Code Compliance
PO Box 5002
Tempe AZ 85280

Credit card payments by phone (480) 350-4311
You will need your CE number, address and payment information when you call

City of Tempe / Code Compliance
21 East 6th St., Suite #208
Tempe, AZ 85281

Sec. 21-51. Collection of civil sanction, reinspection fees.

(b) Any person who neglects, fails or refuses to correct the violations contained within a notice to comply or other similar device issued pursuant to this chapter may be assessed a reinspection fee for inspections which occur after the compliance date. The fee for these reinspection's shall be set by resolution of the city council. Failure to pay reinspection fees within fourteen (14) days of assessment is a violation of this section. Reinspection fees may be collected as a lien against the real property where the violation occurred in accordance with §21-53.

















Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1702683	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 CE224156		<input type="checkbox"/> 16 Passenger Vehicle <input type="checkbox"/> Haz. Material
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language							Juvenile
Defendant Name (First, Middle, Last) Leonardo Gutierrez							Telephone: (cell phone) <input type="checkbox"/>
Residence Address, City, State, Zip Code 423 S College Ave							
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions
Business Address, City, State, Zip Code Tempe AZ 85282							Business Phone No.
Vehicle		Color	Year	Make	Model	Style	License Plate
Registered owner & address, City, State, Zip Code						Vehicle Identification Number	

The Undersigned Certifies That:

On	Month 07	Day 26	Year 2020	Time 4:40	<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 423 S College Ave								<input checked="" type="checkbox"/> Tempe	State of Arizona	Area	Dist.

The Defendant Committed the Following:

A	Section: CC2139	ARS Violation: CC2139 Junk/Debris	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
B	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
C	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
D	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
E	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense

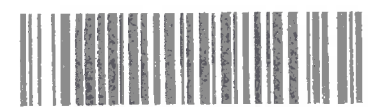
You must appear on the date and time indicated at:	Tempe Municipal Court 140 E. 5th Street Tempe, AZ 85281 Court No. 0753	<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor	Date: 10/02/22	Time: Between 9AM & 4PM
	<input type="checkbox"/> Court:	<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor	Date: _____	Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM
Court Address, City, State, Zip Code		Date:	Time:	<input type="checkbox"/> AM <input type="checkbox"/> PM Court No.

Criminal: <input type="checkbox"/> Without admitting guilt, I promise to appear as directed hereon.	Victim? <input type="checkbox"/>	Victim Notified? <input type="checkbox"/>
Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.	I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant.	
X <u>Certified Mail</u>	Complainant <u>[Signature]</u>	PSN <u>8045</u>

Comments: **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 _____

Second Citation \$300 092622
Date issued if not violation date

COMPLAINT



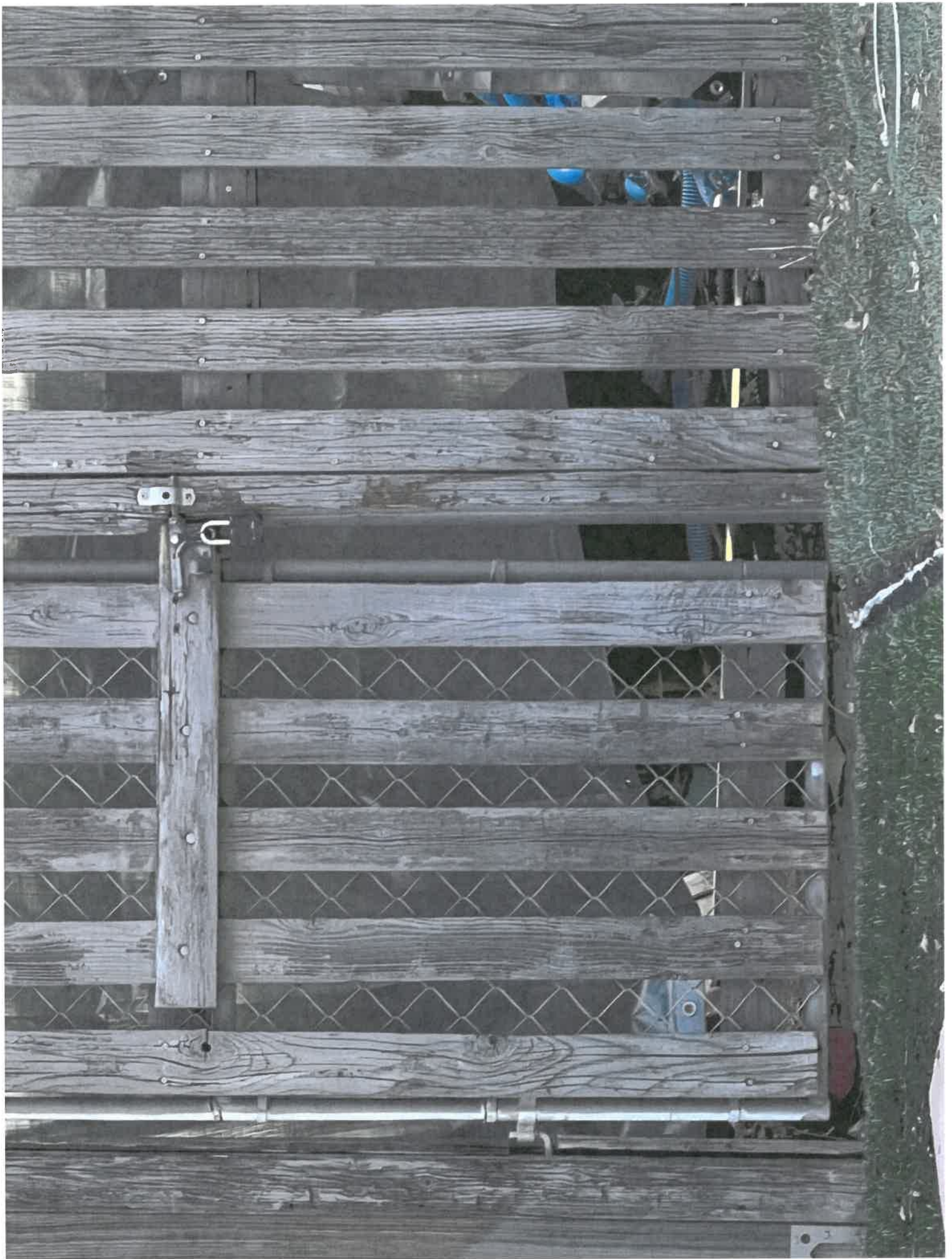
1702683

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.





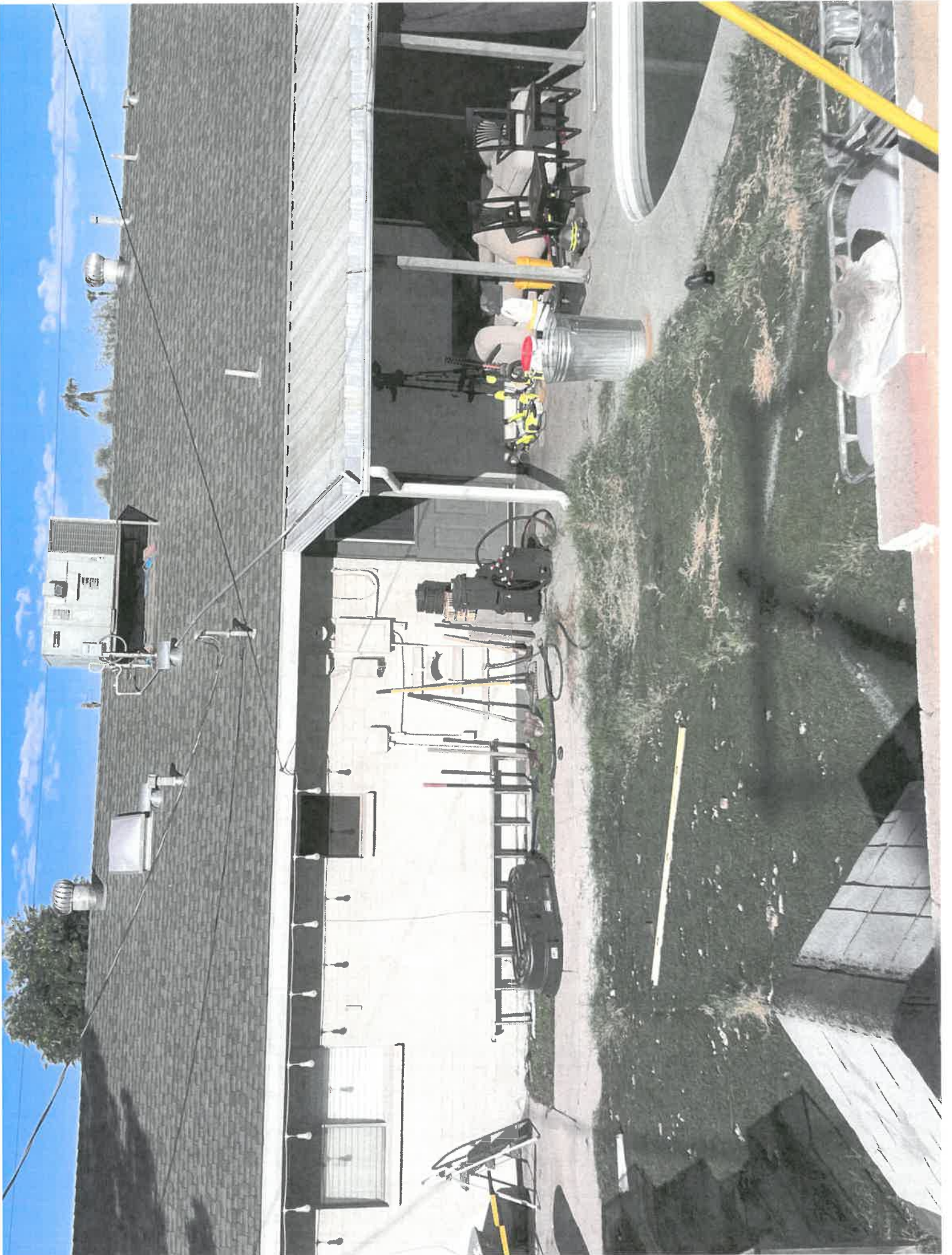






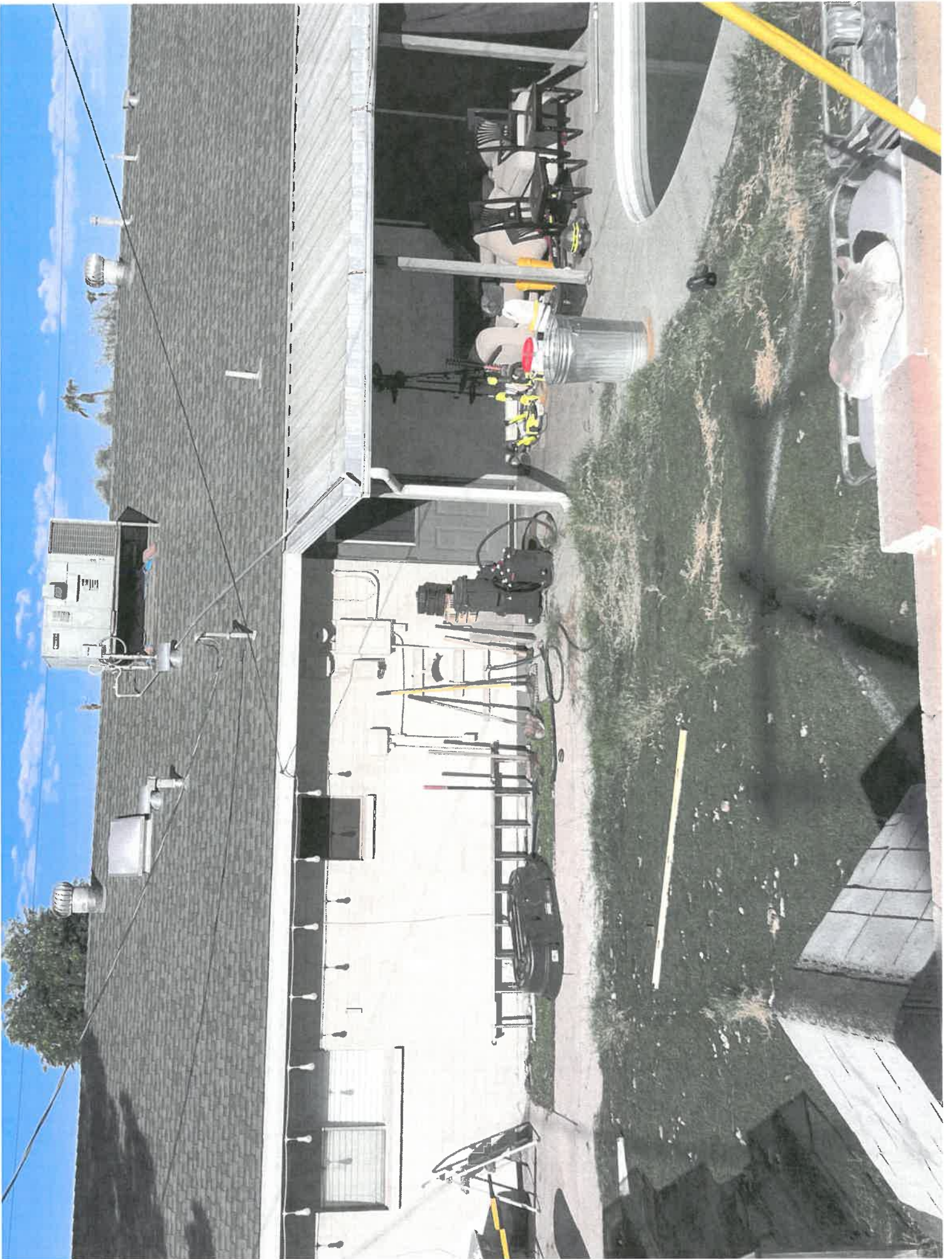




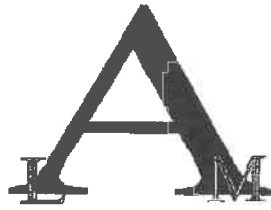












Artistic Land Management, Inc.

January 10, 2023

City of Tempe
Attn: Hector Heredia
Code Inspector

RE: Clean-Up at 4123 S. College Ave.

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 4123 S. College Ave, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

Scope of Work

- Remove junk and debris in the front and back yard areas
- Dispose of removed items off-site
- Police presence on-site for duration of the visit

Total: \$3,910.00

Respectfully,

Jose Hernandez



