

**CITY OF TEMPE
HEARING OFFICER**

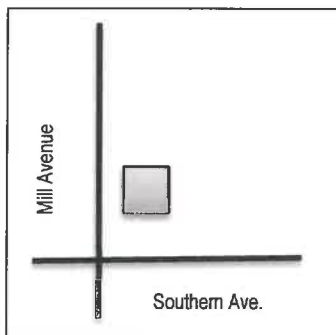
**Meeting Date: 05/16/2023
Agenda Item: 4**

ACTION: Request approval to abate public nuisance items at the First Key Homes Property located 3204 S. Nu Vista Lane. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$1877 for abatement request: landscape cleanup, front & side yards; remove junk and debris from front and side yards.

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 FIRST KEY HOMES 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 CE224463: landscape cleanup, front & side yards; remove junk and debris from front and side yards.



Property Owner
Applicant
Zoning District:
Code Compliance
Inspector:

FKH SFR PROPCO B-HLD LP (First Key Homes – Aries
Graham)
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 First Key Homes Property located at 3204 S. Nu Vista Lane, in the R1-6 Single Family Residential district. This case was initiated 08/02/2022, 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	FKH SFR PROPCO B-HLD LP : ARIES GRAHAM PROPERTY ABATEMENT	EXISTING ZONING	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	3204 S NU VISTA LN TEMPE, AZ 85281	SUITE(S)	133.46.126 <input type="checkbox"/>
PROJECT DESCRIPTION	HEARING OFFICER : 05.16.2023 / CE224463	PARCEL No(s)	<input type="checkbox"/>

PROPERTY OWNER INFORMATION - REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)					
BUSINESS NAME	FKH SFR PROPCO B-HLD LP	ADDRESS	1850 PARKWAY PL STE 900		
CONTACT NAME	ARIES GRAHAM	CITY	MARIETTA	GA STATE	30067 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
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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	STATE	AZ ZIP 85281
EMAIL	hector_heredia@tempe.gov	PHONE 1	480.350.5462	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	04.04.2023
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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	

APPLICATION (Check all that apply)	QTY	SPECIFIC REQUEST (See Planning & Zoning Code Ordinance 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



DATE: 04.04.2023
TO: Julie Scofield, Senior Code Inspector
FROM: Hector Heredia, Code Inspector
SUBJECT: CE224463 : FKH SFR PROPCO B-HLD LP : ARIES GRAHAM
PROPERTY ABATEMENT FINDINGS

LOCATION: 3204 S NU VISTA LN TEMPE, AZ 85281

PARCEL: 133.46.126

OWNER: **FKH SFR PROPCO B-HLD LP : ARIES GRAHAM**
1850 PARKWAY PL STE 900
MARIETTA GA 30067

FINDINGS:

08.02.2022: Code Compliance received anonymous complaints regarding bad putrid odors, including junk / debris, a deteriorated landscape with over height on the front yard areas. At the time of inspection, I also noticed that the property had a deteriorated rental landscape which was added to the violations and notice. These concerns were verified, and a first notice was mailed to the property owner and tenants.

08.17.2022: At the second inspection no corrective actions had taken place and a final notice was mailed to the property owner and tenants.

08.31.2022: A final attempt was made to reach the property owner via Door Hanger / Pink Flier before citation would be issued.

09.15.2022: A first citation was issued after the property was not brought into compliance. This citation then defaulted after a 14-day appeal period, which was not contested.

11.09.2022: After multiple failed attempts to reach an agent was contacted via email. In our communications with the company representative, Code was promised action after a short extension and was granted the opportunity to comply.

11.30.2022: No updates had been provided and another attempt was made to reach the company before the second citation could be issued.

12.28.2022: A second citation was issued after the property was not brought into compliance. Steeper penalties were also applied. This citation then defaulted after a 14-day appeal period, which was not contested.

02.09.2023: Management tried to reach all known company emails to avoid further actions with another penalty.

02.15.2023: After multiple failed attempts to reach the property owner or contact initiated by a responsible party. The third citation was issued after the property was not brought into compliance. Steeper penalties were also applied. This citation then defaulted after a 14-day appeal period, which was not contested.

03.28.2023: After multiple failed attempts to reach the property owner and citations the abatement packet was turned in for the May 16th, 2023, Hearing Officer. Alongside the Abatement Packet, a Criminal Charge was also filled, for a Deteriorated Rental landscape, which is not abatable by City Code.

RECOMMENDATIONS:

I recommend an abatement of the nuisance violations at the property located at 3204 S NU VISTA LN due to property owner's failure to bring property into compliance with Tempe City Codes **CC 21-3.b.1** and **CC 21-3.b.8**. FKH SFR PROPCO B-HLD LP : ARIES GRAHAM 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: submitted
NAME: Julie Seayield
DATE: 4/4/23



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE : 04.04.2023
CASE : CE224463

FKH SFR PROPCO B-HLD LP : ARIES GRAHAM
1850 PARKWAY PL STE 900
MARIETTA GA 30067

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

LOCATION: 3204 S NU VISTA LN TEMPE, AZ 85281
PARCEL: 133.46.126

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers on 05.16.2023. 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 Codes :

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; 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

CC 21-3.b.8

Any landscaping, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; uncultivated plants, weeds, tall grass, uncultivated shrubs or growth (whether growing or otherwise) higher than twelve (12) inches; or any dead trees, bushes, shrubs or portions thereof, including stumps; or any palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground.

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 ALL JUNK / DEBRIS FROM THE FRONT AND FRONT SIDE YARD AREAS.**
- 2. REMOVE GRASS / WEEDS FROM THE ENTIRE FRONT YARD LANDSCAPE.**

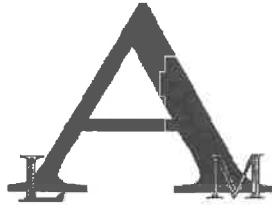
Upon receipt of the Hearing Officer approval to abate this public nuisance, the necessary work will be performed at the expense of the property owner. The cost of this work will be **\$1,877.00**. In addition to the actual cost of abatement, an administrative charge of fifteen (15) percent of the actual 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



Artistic Land Management, Inc.

March 29, 2023

City of Tempe
Attn: Hector Heredia
Code Inspector

RE: Clean-Up at 3204 S. Nu Vista Ln.

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 3204 S. Nu Vista Ln, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

Scope of Work

- Clean-up deteriorated an overgrown landscape in the front, side, and right-of-way areas, including a dead tree
- Remove junk and debris in the front and side yard areas
- Police presence on-site for duration of visit

Total: \$1,877.00

Respectfully,

Jose Hernandez



COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
 CORRECTION NOTICE

08/02/2022

FKH SFR PROPCO B-HLD LP : ARIES GRAHAM
 1850 PARKWAY PL STE 900
 MARIETTA, GA 30067

Case #: CE224463
 Site Address: 3204 S NU VISTA LN, 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.

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.10	Any putrid, unsound or unwholesome bones, meat, hides, skins, of any dead animal or garbage, human excreta, sewage or other offensive substances
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance
CC 21-38.h	Every rental housing unit shall have landscaping in all yard areas which are visible from a public street, alley, or sidewalk or a neighboring property

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 properties front yard including underneath carport / 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.	08/17/2022
CC 21-3.b.10	Please take all the proper precautionary measures necessary to eliminate all animal feces and bad odors on a regular basis from your residence / properties front yard areas. Please always deodorize and clean the affected areas to prevent an insect infestation or bacterial hazards for all pedestrians or neighbors. Make sure to always discard animal waste in an appropriate fashion and in an appropriate trash bin or designated area. 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.	08/17/2022

CC 21-3.b.8	Please water your front yard vegetation to bring it back to a living state, or please trim and maintain vegetation so it does not appear to be in a state of uncontrolled growth, dry or dead. This also includes eliminating grass and weeds through the gravel and dead tree limbs. Discard all landscaping debris appropriately and in designated bins or city dump sites. 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.	08/17/2022
CC 21-38.h	All rental properties must have a unified landscape. Please use an approved landscaping material/s to unify the deteriorated areas. Properly restore or unify your front yard landscaping free of all deterioration. All over height must be eliminated. Please take all the precautionary measures necessary to re-seed and maintain a grassed landscape or install gravel to your specified design as needed. If a type of approved gravel is chosen it must remain free of all growth always. 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. If clarification is necessary, please familiarize yourself with additional in-depth information regarding rental property landscaping provided under the conditions stated in article 21-38.h of the Rental Housing Codes section of city nuisance's codes.	08/17/2022

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

08/17/2022

FKH SFR PROPCO B-HLD LP : ARIES GRAHAM
 1850 PARKWAY PL STE 900
 MARIETTA, GA 30067

Case #: CE224463
 Site Address: 3204 S NU VISTA LN, TEMPE, AZ 85282

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CC 21-3.b.8 Please water your front yard vegetation to bring it back to a living state, or please trim and maintain vegetation so it does not appear to be in a state of uncontrolled growth, dry or dead. This also includes eliminating grass and weeds through the gravel and dead tree limbs. Discard all landscaping debris appropriately and in designated bins or city dump sites. 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. 8/31/2022

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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.

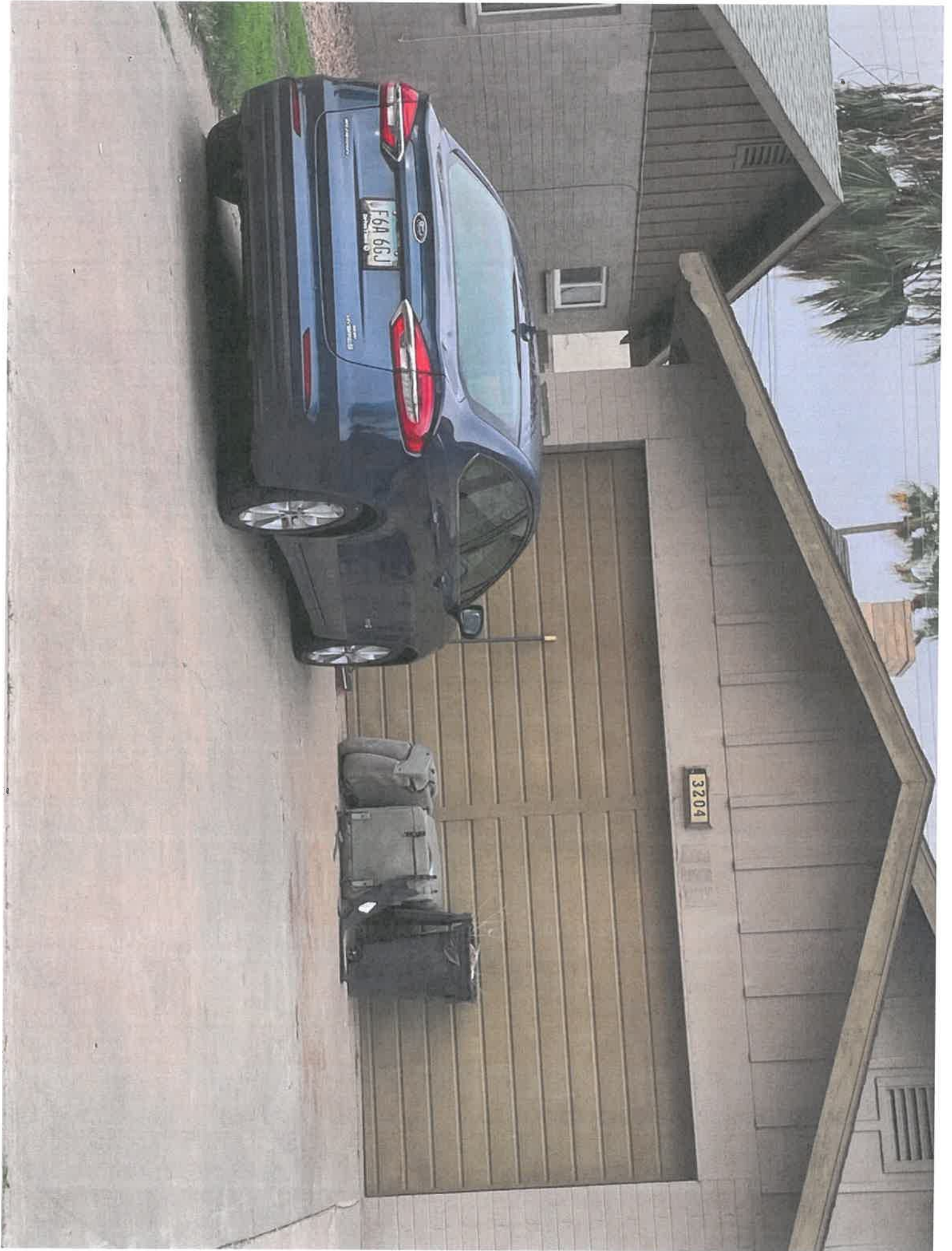
Hector Heredia Jr
Code Inspector

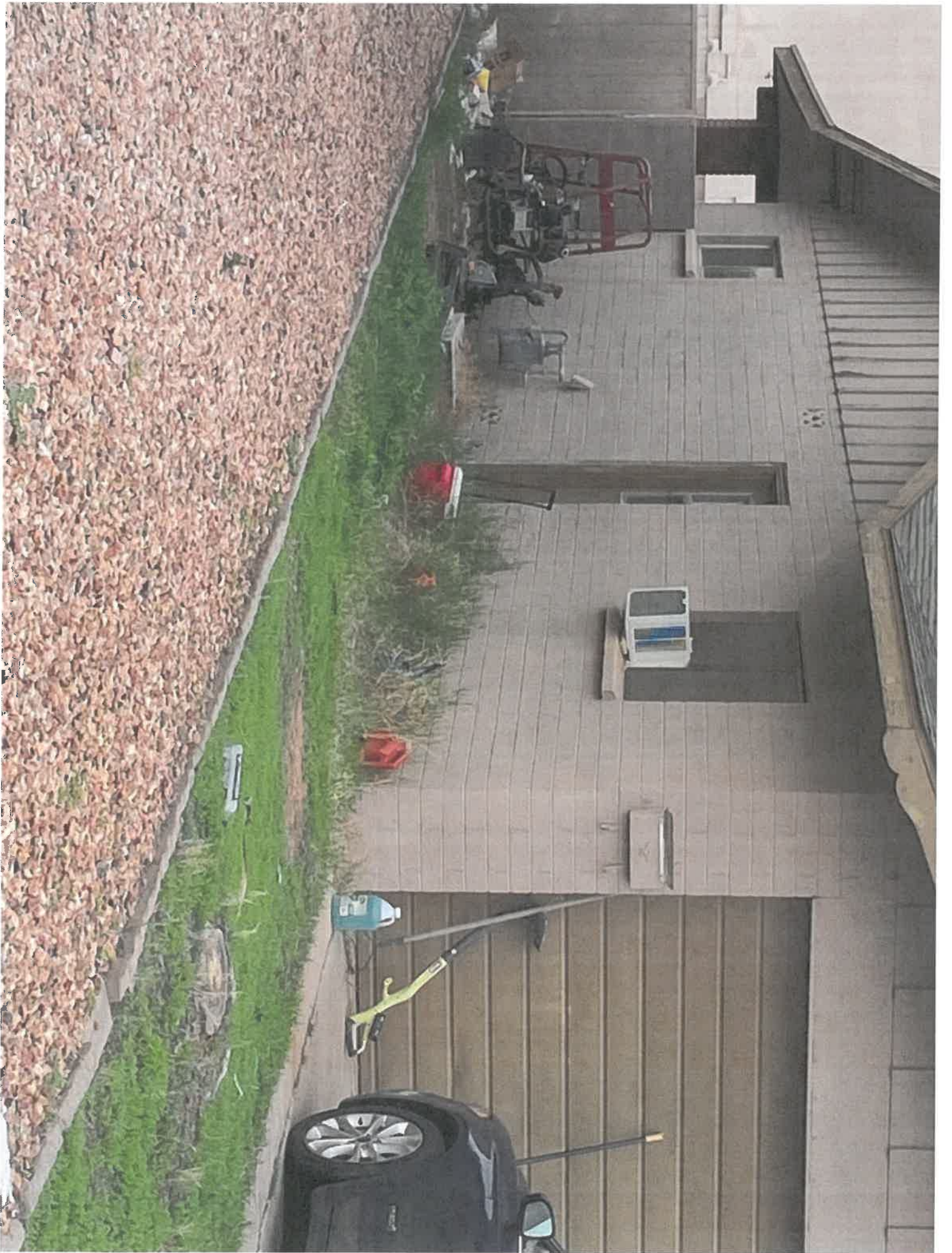
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Civil and Criminal Penalties

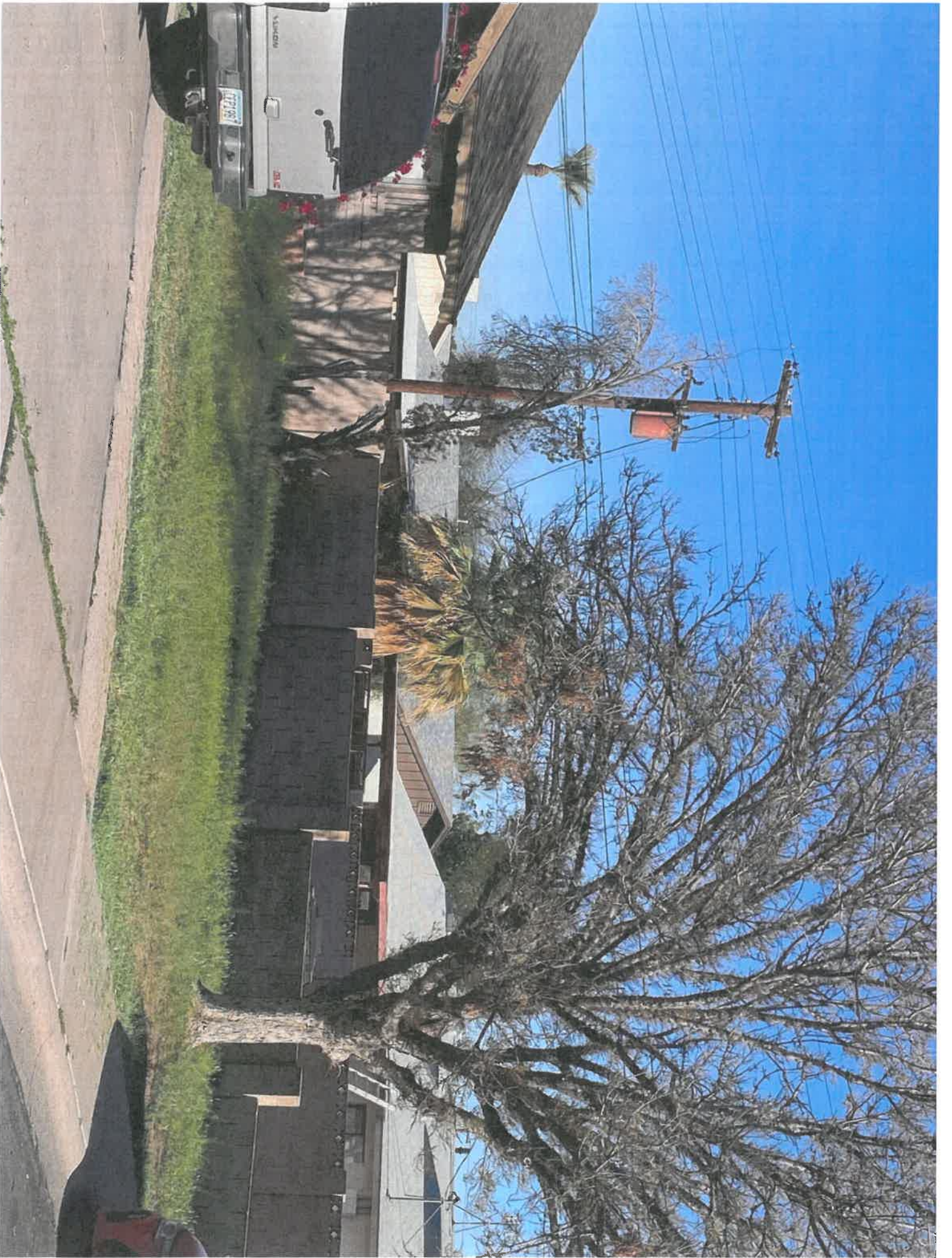
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Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1702681	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 CE22463		
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language	Defendant Name (First, Middle, Last) FRANK PROPCO BHL D LP: ARIS			Juvenile <input type="checkbox"/>			
Residence Address, City, State, Zip Code 1850 Parkway Pl #900			Telephone: (cell phone) <input type="checkbox"/>				
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions
Business Address, City, State, Zip Code Marietta Ga 30067						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 09	Day 15	Year 22	Time 045	<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 3245 Nuvista Ln						<input checked="" type="checkbox"/> Tempe	State of Arizona		Area	Dist.

The Defendant Committed the Following:

A	Section: CC2139	ARS Violation: CC21361 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	
B	Section: CC2139	ARS Violation: CC213610 Putrid Smell/Schools	<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	
C	Section: CC2139	ARS Violation: CC21368 Detenagated Landscape	<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	
D	Section: CC2147b	ARS Violation: CC2138h Detenagated Rental Landscape	<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	
E	Section:	ARS Violation: CC	<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	

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: 092922	Time: Between 9AM & 4PM
	<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor	Date: _____	Time: _____
<input type="checkbox"/> Court:	Date: _____	Time: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM

Court Address, City, State, Zip Code

Criminal: Without admitting guilt, I promise to appear as directed hereon.
 Civil: Without admitting responsibility, I acknowledge receipt of this complaint.

X Certified Mail

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.

Complainant: [Signature] PSN: 8045

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 \$1000.00

Date issued if not violation date: **091522**

COMPLAINT



1702681

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.

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1702695	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 CE22463	<input type="checkbox"/> 16 Passenger Vehicle <input type="checkbox"/> Haz. Material
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language	Defendant Name (First, Middle, Last) FKH SFR PROPCO B-HLDLP Aris						Juvenile
Residence Address, City, State, Zip Code 1850 Parkway Pl #900							Telephone: (cell phone) <input type="checkbox"/>
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions
Business Address, City, State, Zip Code Marietta GA 30067						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: 01	Day: 10	Year: 23	Time: 9:20	<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: 3204 S Nuvista Ln								<input checked="" type="checkbox"/> Tempe <input type="checkbox"/> State of Arizona	Area	Dist.

The Defendant Committed the Following:

A	Section: CC2139	ARS Violation: CC21361 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: CC2139	ARS Violation: CC213610 Putrid Smells	<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
C	Section: CC2139	ARS Violation: CC21368 Detention/Arrest	<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
D	Section: CC2142b	ARS Violation: CC2138n Detention/Arrest	<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
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: 01/24/23	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.

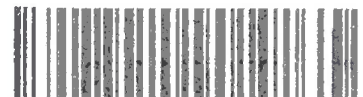
Criminal: <input type="checkbox"/> Without admitting guilt, I promise to appear as directed hereon.	Victim? <input type="checkbox"/>	Victim Notified? <input type="checkbox"/>
Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.	I certify that upon 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>	<u>[Signature]</u> Complainant	<u>[Signature]</u> PSN

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 _____

2nd Citation \$1200 Date issued if not violation date **01/10/23**

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.



1702695

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1789657	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 CE22463		
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language	Defendant Name (First, Middle, Last) FKHSFR Pro PCO BHUDLP						Juvenile
Residence Address, City, State, Zip Code 1850 Parkway Pl #900	Telephone: (cell phone) <input type="checkbox"/>						
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions
Business Address, City, State, Zip Code Manetta G9 30067						Business Phone No.	
Vehicle	Color	Year	Make	Model	Style	License Plate	State
Registered owner & address, City, State, Zip Code						Vehicle Identification Number	

The Undersigned Certifies That:

On	Month 02	Day 16	Year 23	Time 9:35	AM <input checked="" type="checkbox"/> PM <input type="checkbox"/>	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 3204 S Nu Vista Ln								<input checked="" type="checkbox"/> Tempe	State of Arizona	Area	Dist.

The Defendant Committed the Following:

A	Section: CC2139	ARS Violation: CC213b1 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: CC2139	ARS Violation: CC213b10 Putrid Smells	<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
C	Section: CC2139	ARS Violation: CC213b8 Detenacted	<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
D	Section: CC2142b	ARS Violation: CC2138h Detenacted	<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
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: 03/03/23	Time: Between 9AM & 4PM
		<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor	Date: _____	Time: _____ AM <input type="checkbox"/> PM <input type="checkbox"/>
	Court: <input type="checkbox"/>	Date: _____	Time: _____	AM <input type="checkbox"/> PM <input type="checkbox"/> Court No. _____
Court Address, City, State, Zip Code				

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 Handwritten Signature	ID # 8045

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 Handwritten	Date issued if not violation date 02/16/23
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COMPLAINT



1789657

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.