

**CITY OF TEMPE
HEARING OFFICER**

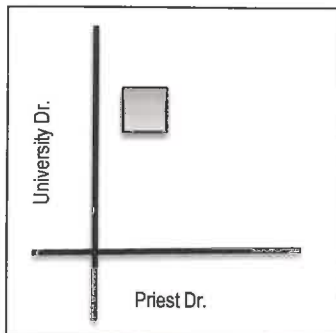
**Meeting Date: 09/05/2023
Agenda Item: 2**

ACTION: Request approval to abate public nuisance items at the Ralston Property located 1310 W. 5th Street. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$10,907.80 for abatement request: remove trash & debris from front & back yards, driveway & court yards; remove deteriorated fence; remove grass & weeds from front yard; remove inoperable vehicles from driveway; secure structure (board-up).

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 RALSTON 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 CE231341: remove trash & debris from front & back yards, driveway & court yards; remove deteriorated fence; remove grass & weeds from front yard; remove inoperable vehicles from driveway; secure structure (board-up).



Property Owner
Applicant
Zoning District
Code Compliance
Inspector:

Charles E. Ralston c/o Charles E. Ralston
City of Tempe – Code Compliance
R-2 Multi Family Residential District
Melissa Ensing

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 Ralston Property located 1310 W. 5th Street, in the R-2 Multi Family Residential District. This case was initiated 03/03/23, 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	RALSTON PROPERTY ABATEMENT	EXISTING ZONING	R2	<input type="checkbox"/>
PROJECT ADDRESS	1310 W 5TH ST., TEMPE, AZ 85281	SUITE(S)		<input type="checkbox"/>
PROJECT DESCRIPTION	ABATEMENT OF CE231341 SEPTEMBER 05, 2023	PARCEL No(s)	124-28-036B	<input type="checkbox"/>

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

BUSINESS NAME		ADDRESS	1310 W. 5TH ST.				
CONTACT NAME	Charles E Ralston Trust c/o Charles E. Ralston	CITY	Tempe	STATE	AZ	ZIP	85281
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 ENFORCEMENT	ADDRESS	21 E. 6TH STREET, SUITE 208				
CONTACT NAME	MELISSA ENSING/CODE INSPECTOR	CITY	TEMPE	STATE	AZ	ZIP	85281
EMAIL	melissa_ensing@tempe.gov	PHONE 1	480-858-2085	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	07/21/2023
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BUSINESS INFORMATION – REQUIRED FOR USE PERMITS & SIGN DPRs

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

<input checked="" type="checkbox"/>	APPLICATION (Check all that apply)	QTY	SPECIFIC REQUEST (See Planning & Zoning 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



DATE: July 21, 2023
TO: Jack Scofield, Senior Code Inspector
FROM: Melissa Ensing, Code Inspector
SUBJECT: CE231341, Charles E. Ralston Trust c/o Charles Ralston Property Abatement

LOCATION: 1310 W 5th St. TEMPE, AZ 85281

PARCEL: 124280368

OWNER: CHARLES E. RALSTON TRUST C/O CHARLES E. RALSTON
1310 W. 5TH ST
TEMPE, AZ 85281

FINDINGS:

03/03/2023 I inspected property and observed deteriorated landscape. Grass and weeds growing in the dirt landscape in the front yard. There was a vehicle lawn parking in the front yard. I also observed trash, debris, wood, tires, tools, gas cans, a camper shell, and misc items in the front yard, driveway and courtyard. The fence was deteriorated along with the gate. Notice to comply mailed to owner.

04/05/2023 I inspected property and found no improvement other than the vehicle had been removed from the front yard landscape. I mailed final notice to comply to owner.

05/03/2023 Property caught fire. There is a chain link fence surrounding front of property with danger sign posted. I found another address for owner.

05/05/2023 I inspected property and observed some improvement with the landscape and the camper shell had been removed. There was graffiti on the fence at this time along with inoperable/unregistered vehicles in the driveway. I mailed an updated final notice to comply to the owner.

06/14/2023 I tried contacting owner Charles E. Ralston with two phone numbers and an email address I obtained from the City of Tempe Water Bill. The phone numbers are no longer in service.

06/26/2023 I inspected property and observed the fence had been painted covering the graffiti. The trash and debris was improved. The landscape was still deteriorated with grass and weeds in the dirt landscape. The front fence was still deteriorated. I spoke

with Cole Steinke. Cole stated he is the grandson of Charles Ralston. Cole stated Mr. Ralston had passed away and Cole would be receiving the deed to the property. I explained to Cole what violations needed to be corrected to bring the property into compliance. Cole stated he would clean up the property.

07/21/2023 Posted notice of intent to abate to property and mailed to property owner.


RECOMMENDATIONS:

I recommend an abatement of the nuisance violations at the property at 1310 W. 5th St. due to property owner's failure to bring property into compliance with Tempe City Code 21-3.B.1, 21-3.B.8, 21-3.B.3. The Ralston Trust ownership has been given ample time to come into compliance and maintain the property. 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,

Melissa Ensing
Code Inspector

ACTION TAKEN: Submit
NAME 
DATE: 7/25/23



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE UPDATED

DATE: 08/04/2023
CASE #: CE231341

**RALSTON CHARLES E TR C/O CHARLES E RALSTON
3220 E DENIM TRL
SAN TAN VLY, AZ 85143**

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

LOCATION: 1310 W 5TH ST TEMPE, AZ 85281
PARCEL: 12428036B

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers **09/05/2023**. 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** Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance
- CC 21-3.b.3** An inoperable vehicle or parts thereof outside of or under a roof area not enclosed
- CC 21-3.b.9** Dangerous, deteriorated, abandoned, partially destroyed or unfinished structure; vacated or abandoned building not securely closed with appropriate materials

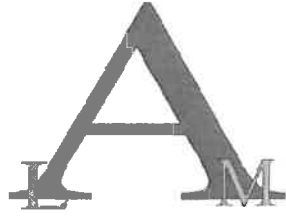
As owner of the property, you have thirty (30) days after receipt of this letter to abate or correct any violation as described below. If the violation(s) have not been corrected, our office will proceed with the abatement process.

- CC 21-3.b.1 REMOVE TRASH, DEBRIS, TOOLS, TIRES, CAMPER SHELL, FURNITURE, CARPET AND OTHER MISC ITEMS FROM THE FRONT AND REAR YARDS, DRIVEWAY AND COURT YARD.**
- CC 21-3.b.8 TRIM OVER HEIGHT GRASS AND WEEDS IN THE FRONT YARD.**
- CC 21-3.b.3 REMOVE INOPERABLE VEHICLES FROM DRIVEWAY OR MAKE OPERABLE.**
- CC 21-3.b.9 SECURE STRUCTURE WITH APPROPRIATE MATERIALS.**

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 **\$10,907.80**. 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.

Code Inspector: Melissa Ensing
Phone Number: 480-858-2085
E-mail: Melissa_Ensing@tempe.gov



Artistic Land Management, Inc.

July 13, 2023

City of Tempe
Attn: Melissa Ensing
Code Compliance Inspector

RE: Clean-Up at 1310 W 5th Street.

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 1310 W 5th Street, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

Scope of Work

- Removal of grass and weeds from front yard
- Remove trash and debris from front and rear yards, driveway and court yards
- Removal of deteriorated fence
- Police presence on-site for duration of visit

Total: \$3,486.00

Respectfully,

Jose Hernandez

Customer Quotation

Date	Quote #
12-Jul-2023	65

Apache Sands Towing

7602 E Main St
 Mesa, Arizona 85207
 Phone: (480) 986-5556
 Fax: (480) 373-8766

Quoted For:

City of Tempe (Nuisance Abatement Services)

 Arizona

Summary	
Location:	1310 W 5th st Tempe, AZ
Destination:	Tempe Impound
Reason:	Tow
Zone:	
Vehicle:	2000 Hyandai ACCENT (Green)
Owner:	
Phone:	
VIN:	
Plate/Tag:	
Mileage:	

Service	Quantity	Rate	Amount
_4 - LD - T6 -Towing	1.00	104.20	104.20
		Sub Total	104.20
		QUOTATION TOTAL	104.20

The above quoted amounts are valid for 60 days from the date of this quotation.

 Signature

 Date

Customer Quotation

Date	Quote #
12-Jul-2023	65

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7602 E Main St
 Mesa, Arizona 85207
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12-Jul-2023	65

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 Mesa, Arizona 85207
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 Fax: (480) 373-8766

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Service	Quantity	Rate	Amount
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 Signature

 Date

Crime Clean Decontamination, LLC
17231 North 26th Street
Phoenix, Arizona 85032
602.692.3492 (f)602.992.1796
ROC#274258-ROC#236011

PROPOSAL

August 7, 2023

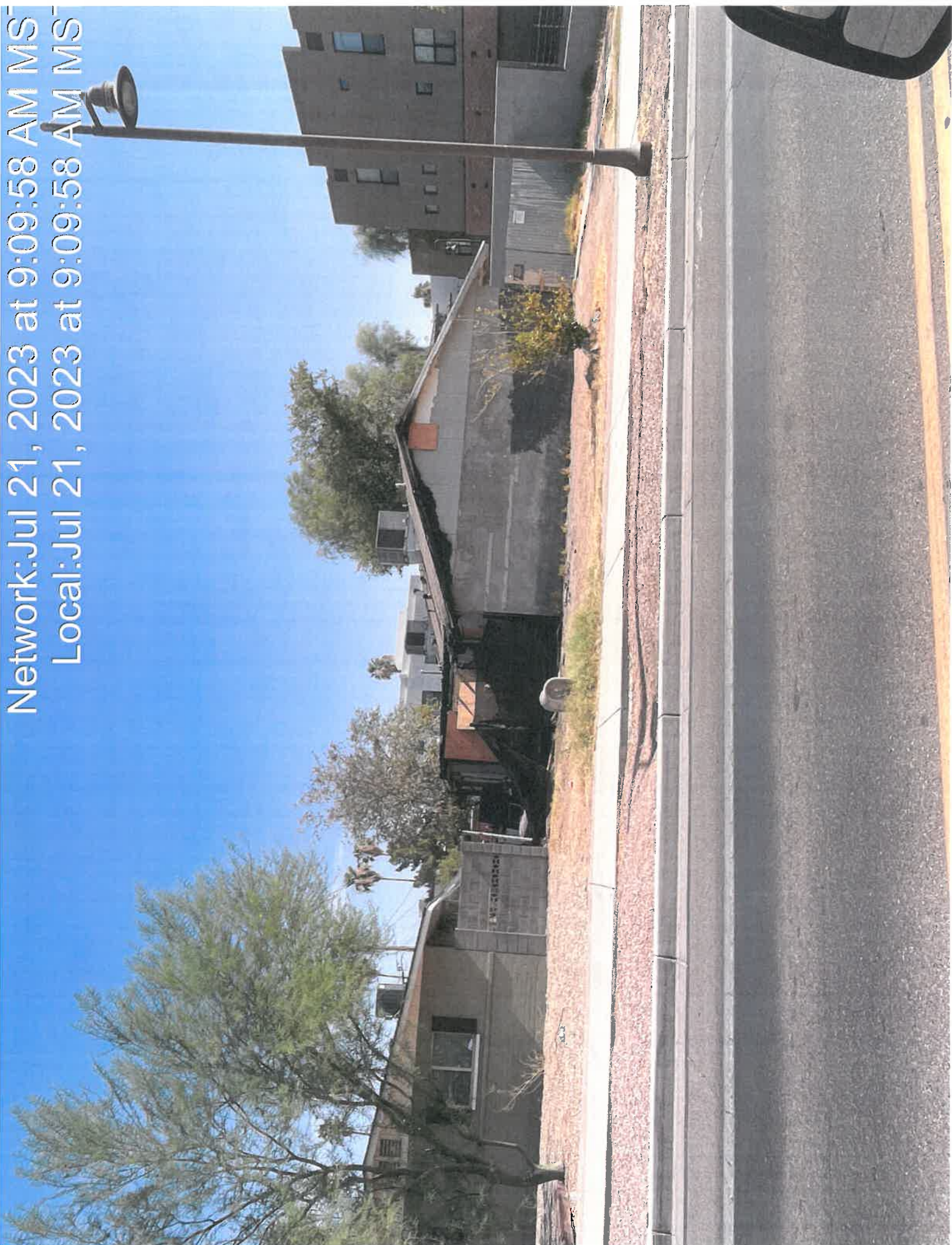
Melissa Ensing
Code Compliance Inspector
Code Compliance Division
City of Tempe

Re: CE231341
1310 West 5th Street
Tempe, AZ 85281

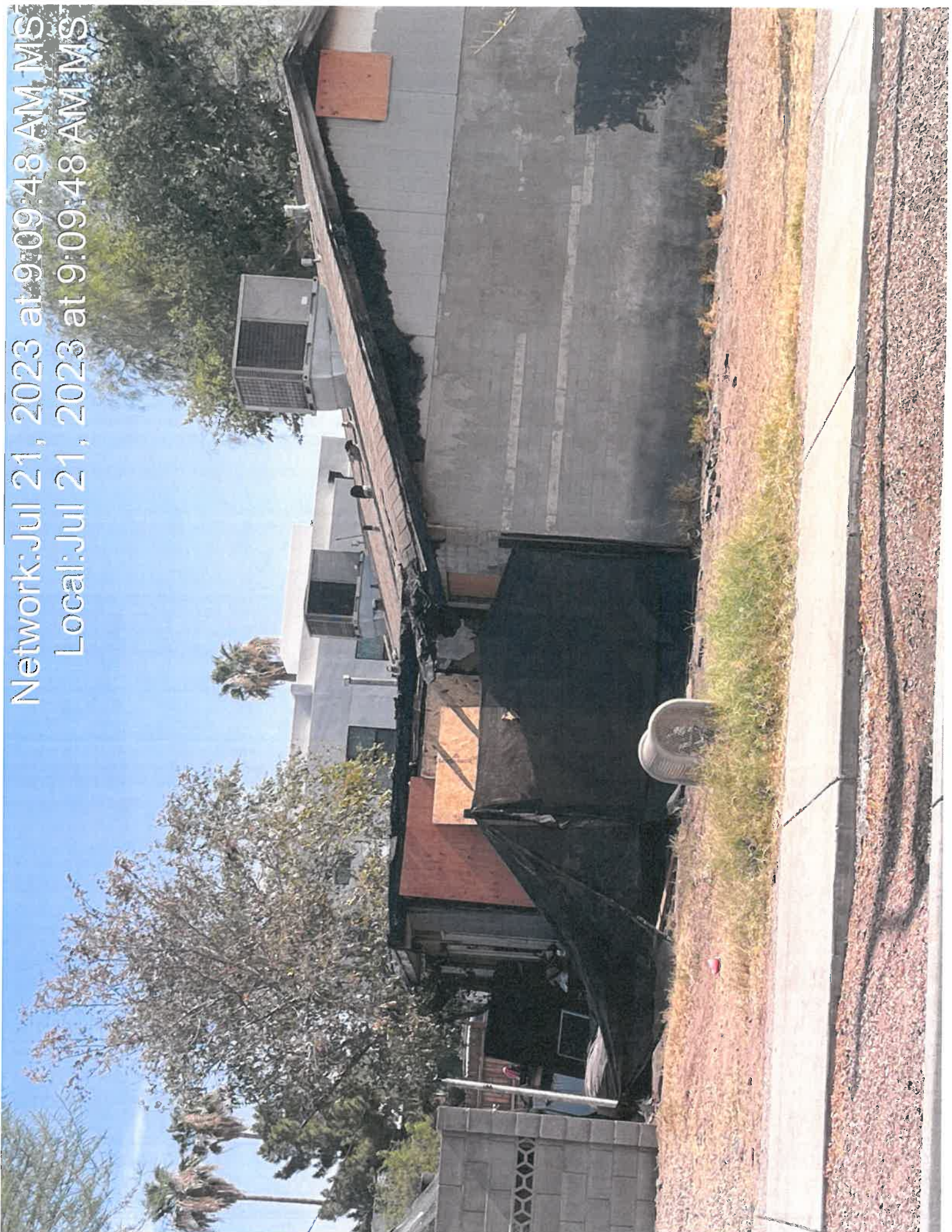
Employee 1 14 man hours at \$135.00 hour	\$1,890.00
Employee 2 14 man hours at \$135.00 hour (includes removing trash belongings inside window Area	\$1,890.00
Supplies (3/4 plywood, bolts, screws)	\$1200.00
Eight doors at \$135.00 door	\$1080.00
Seven windows at \$135.00 window	\$ 945.00
Total	\$7,005.00

Sharan Godwin, Owner
602-692-3492

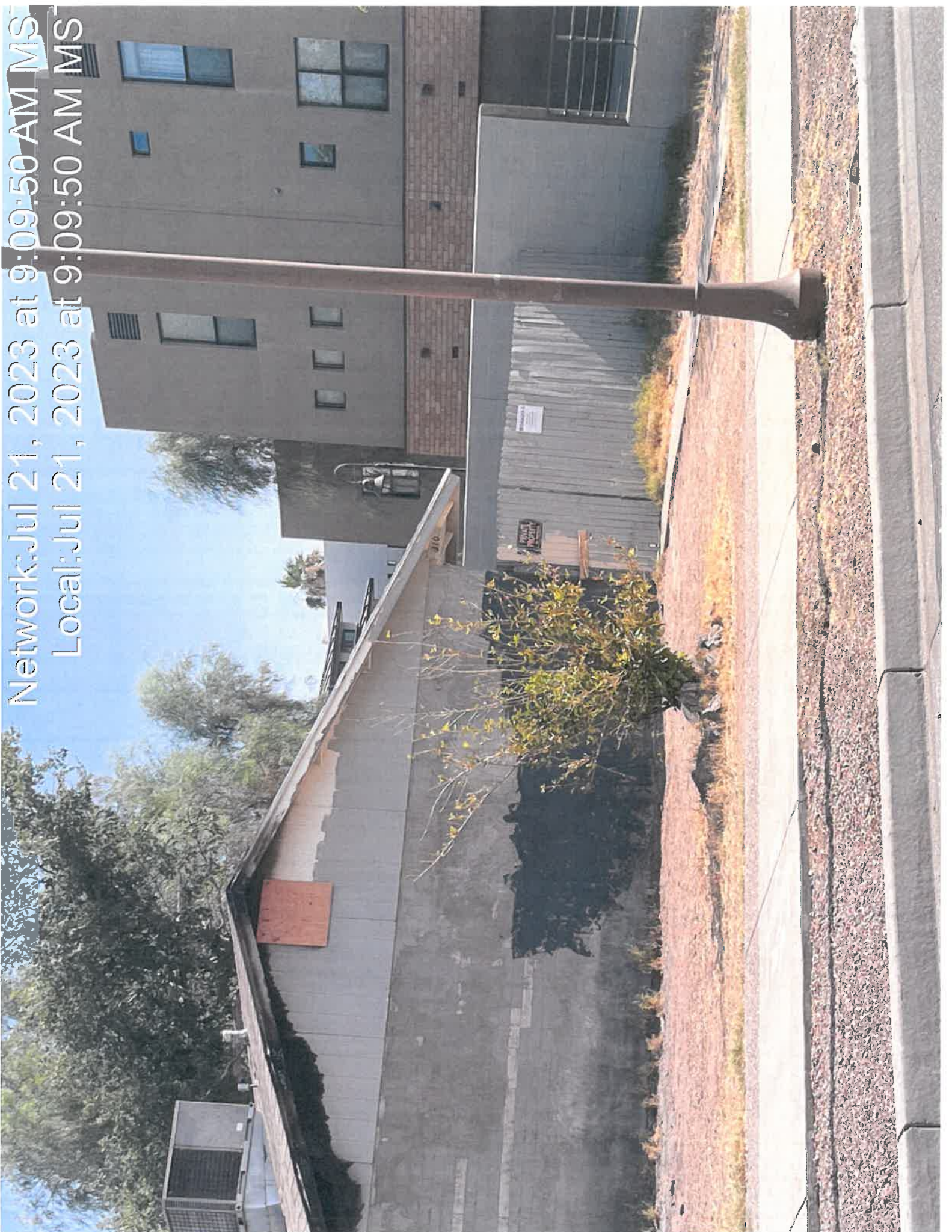
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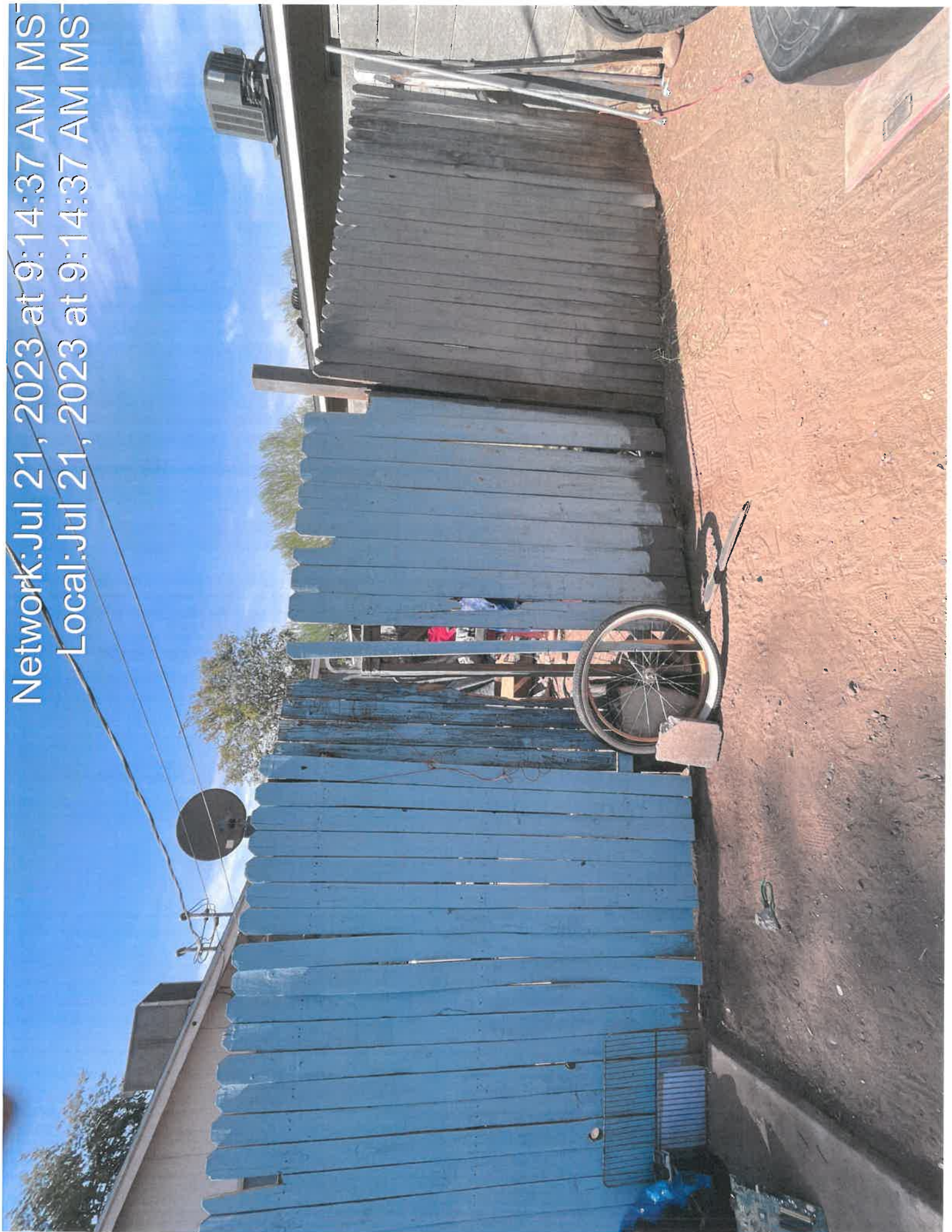
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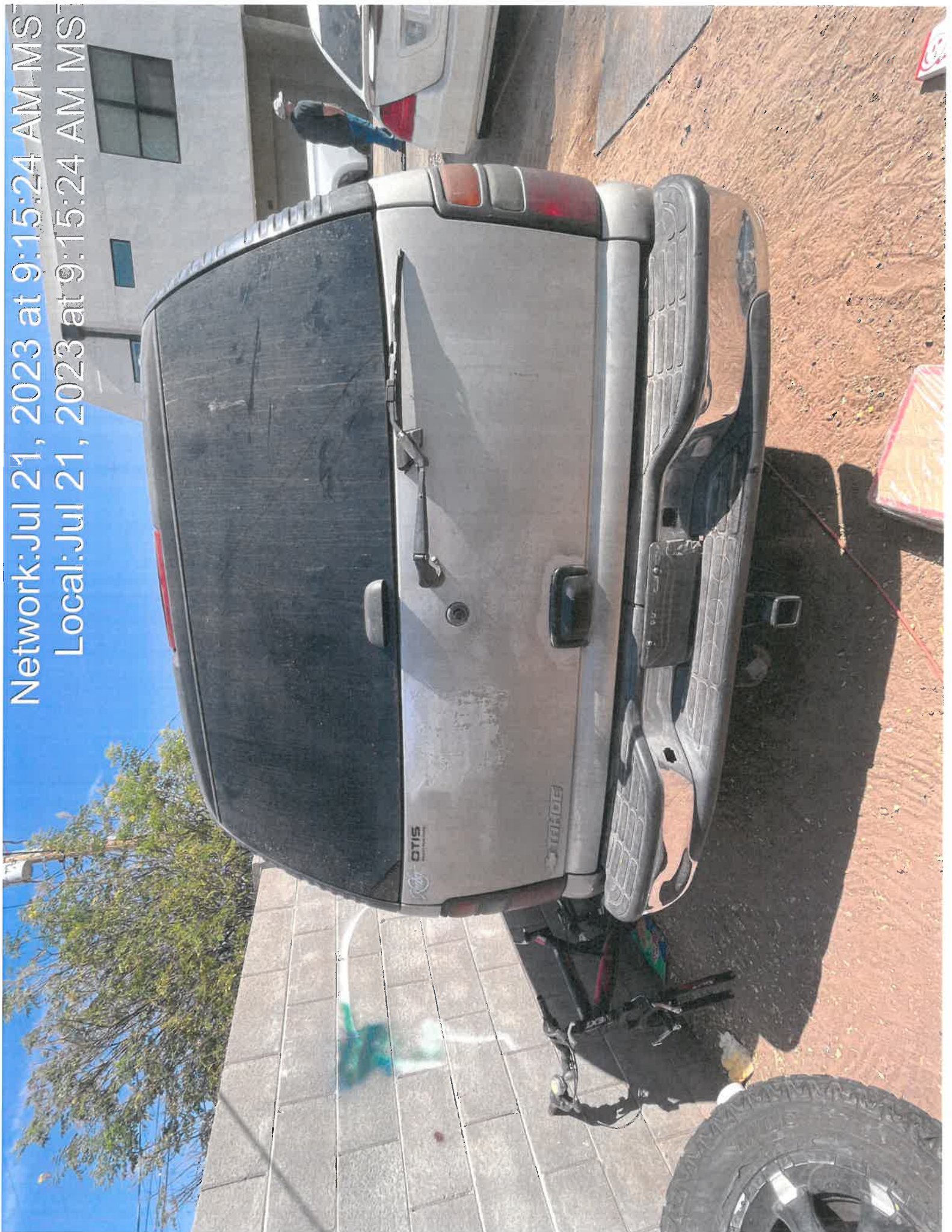
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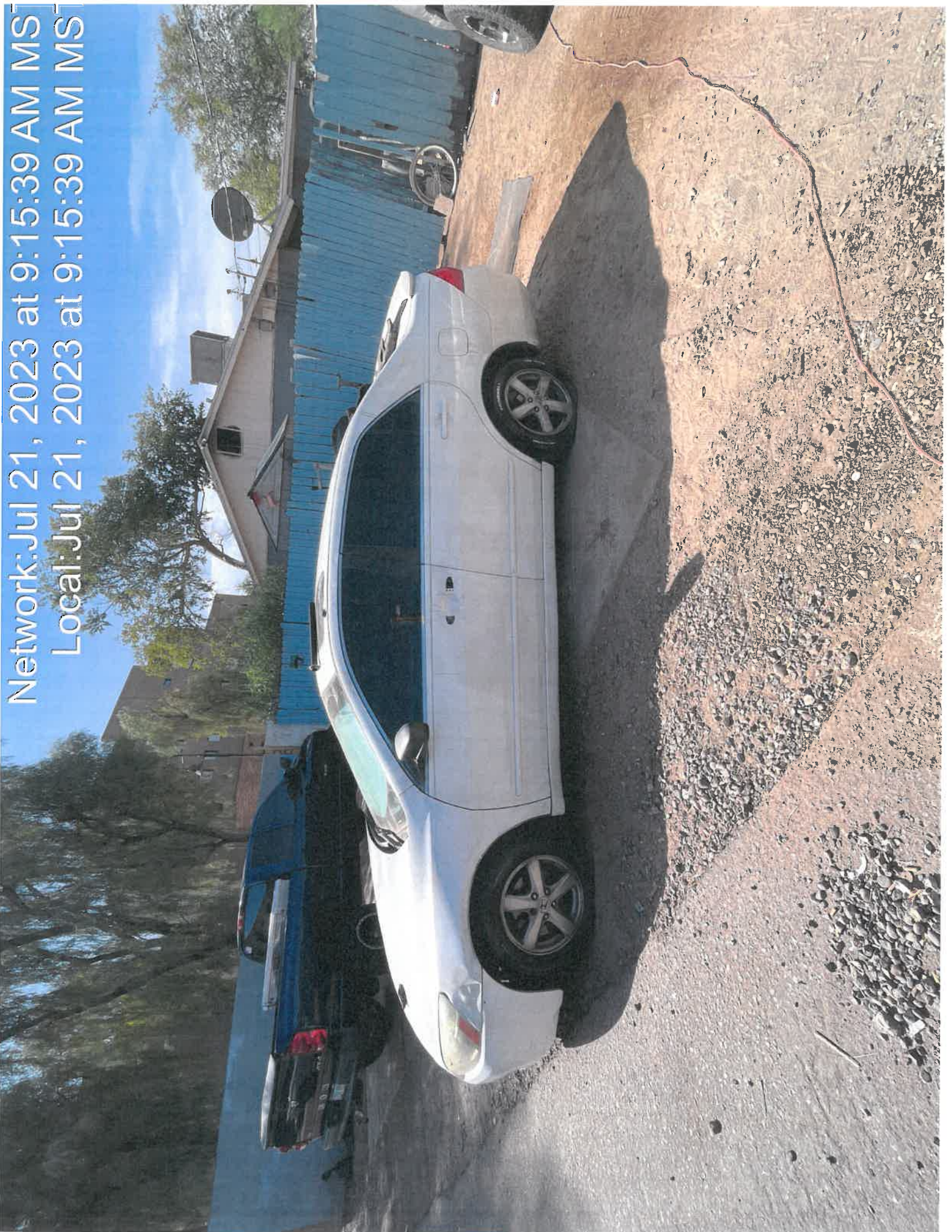
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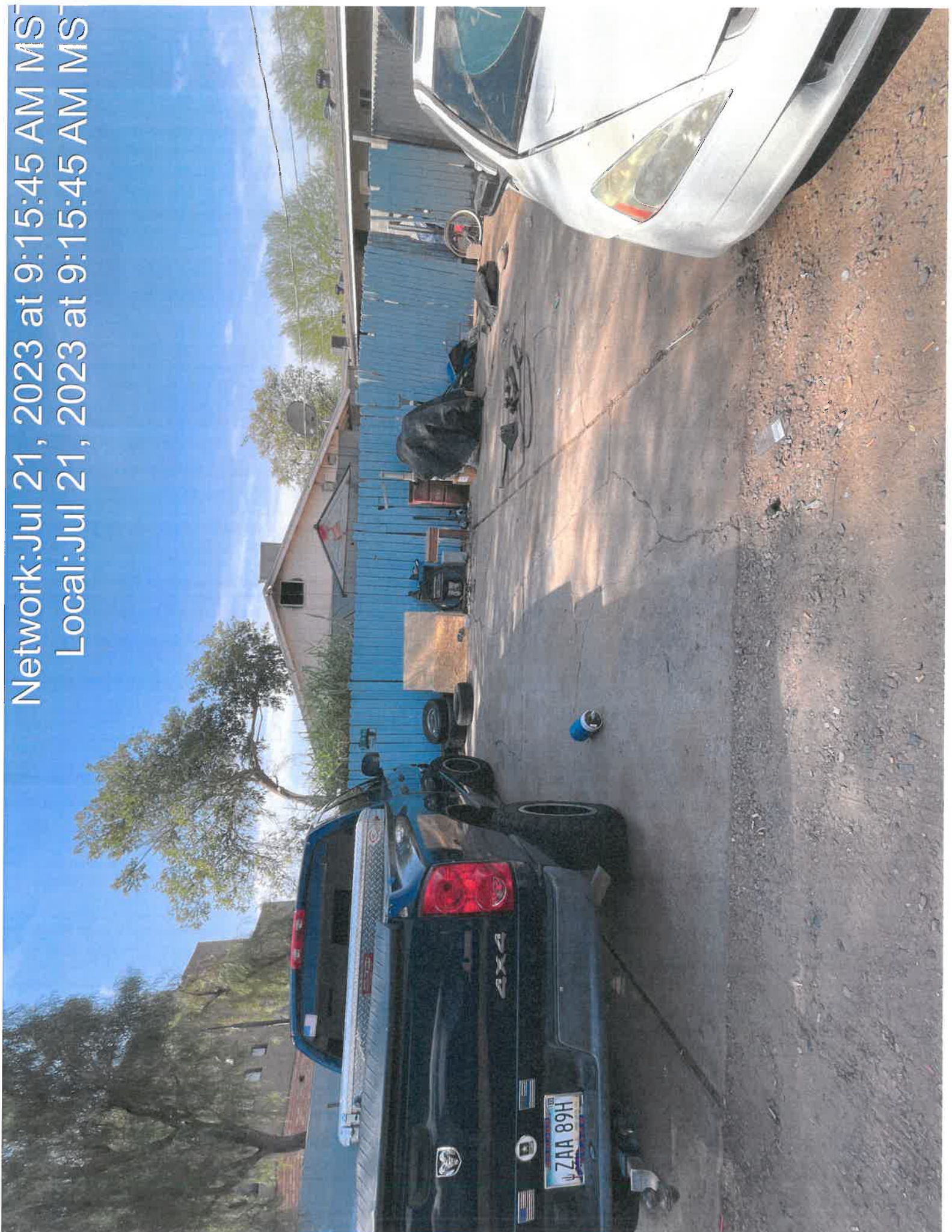
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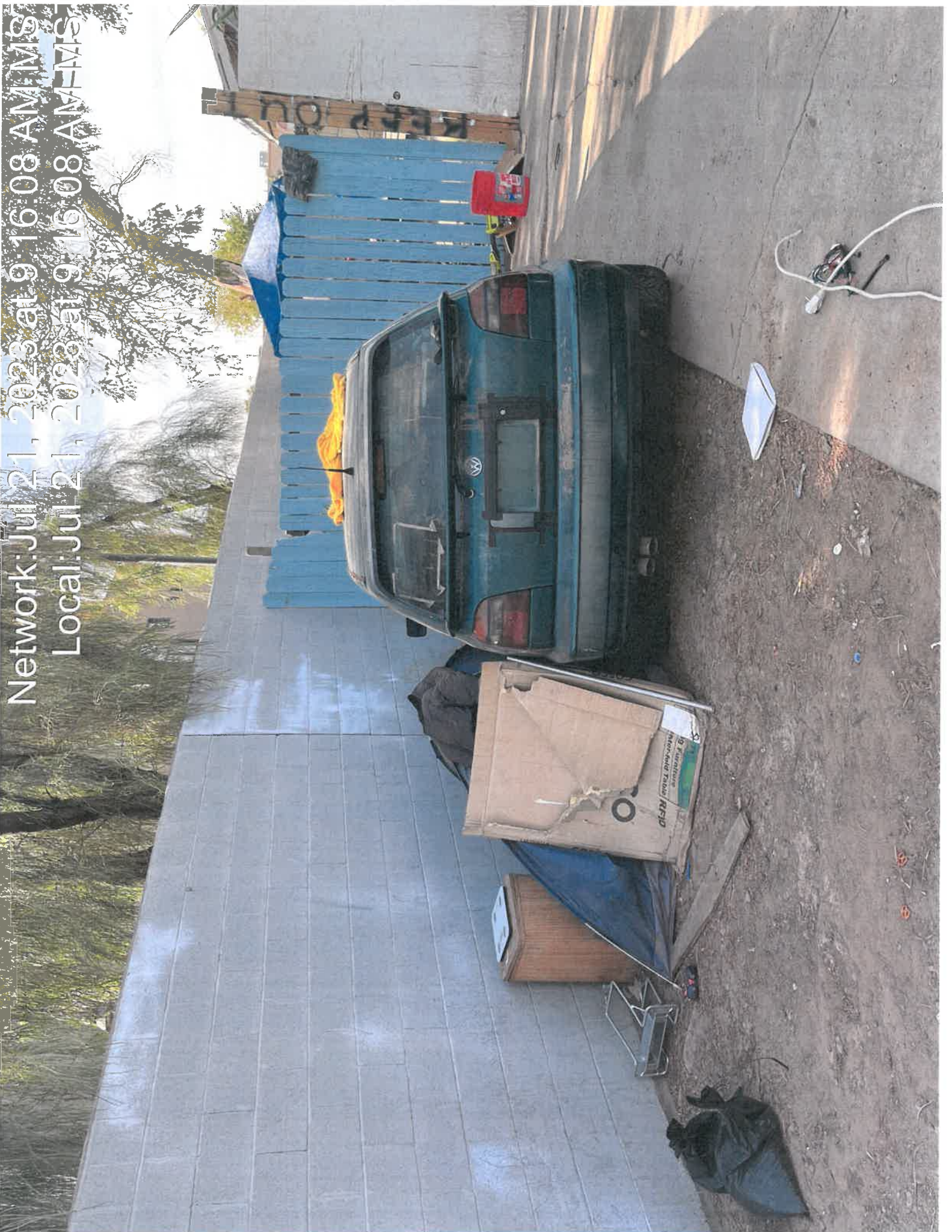
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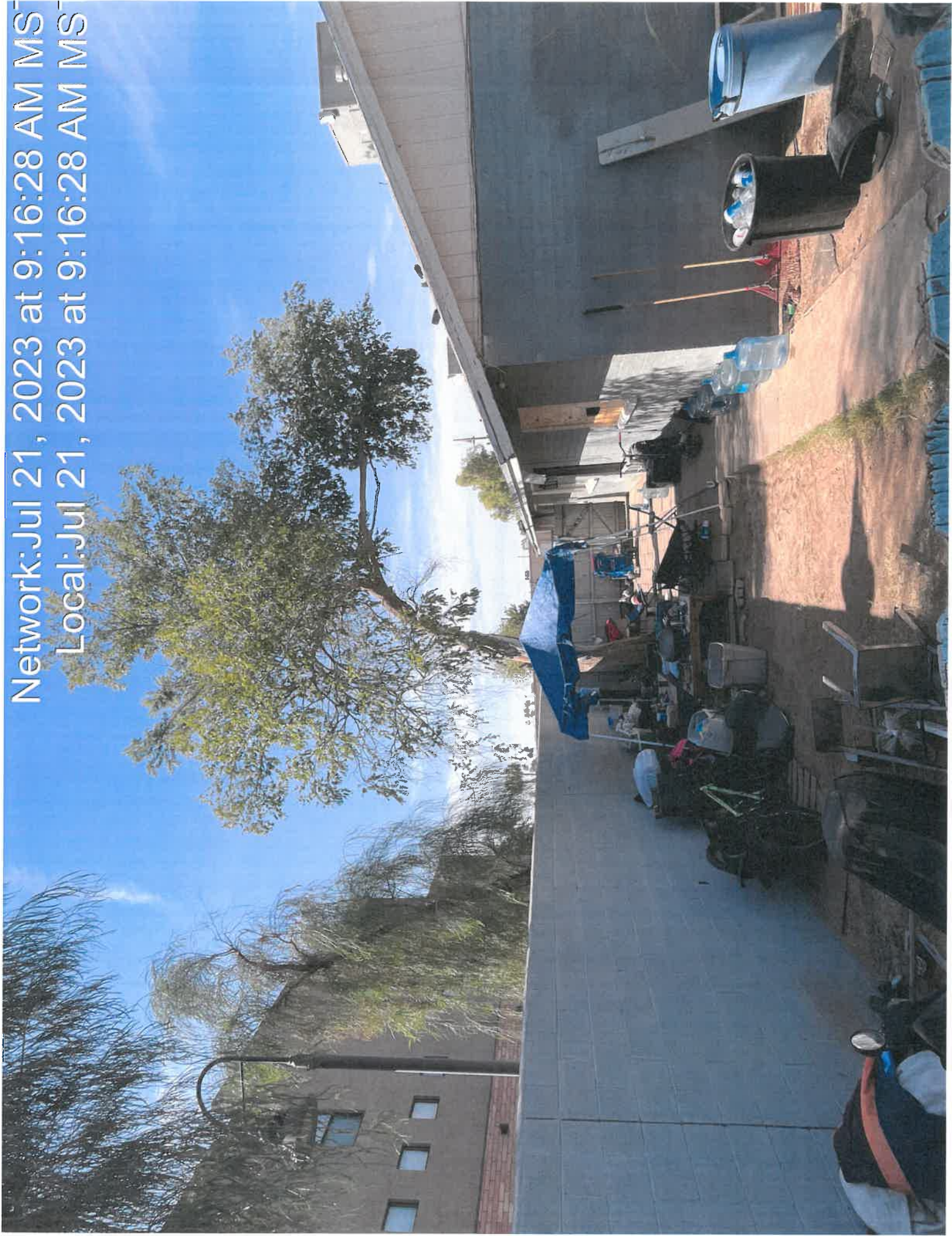
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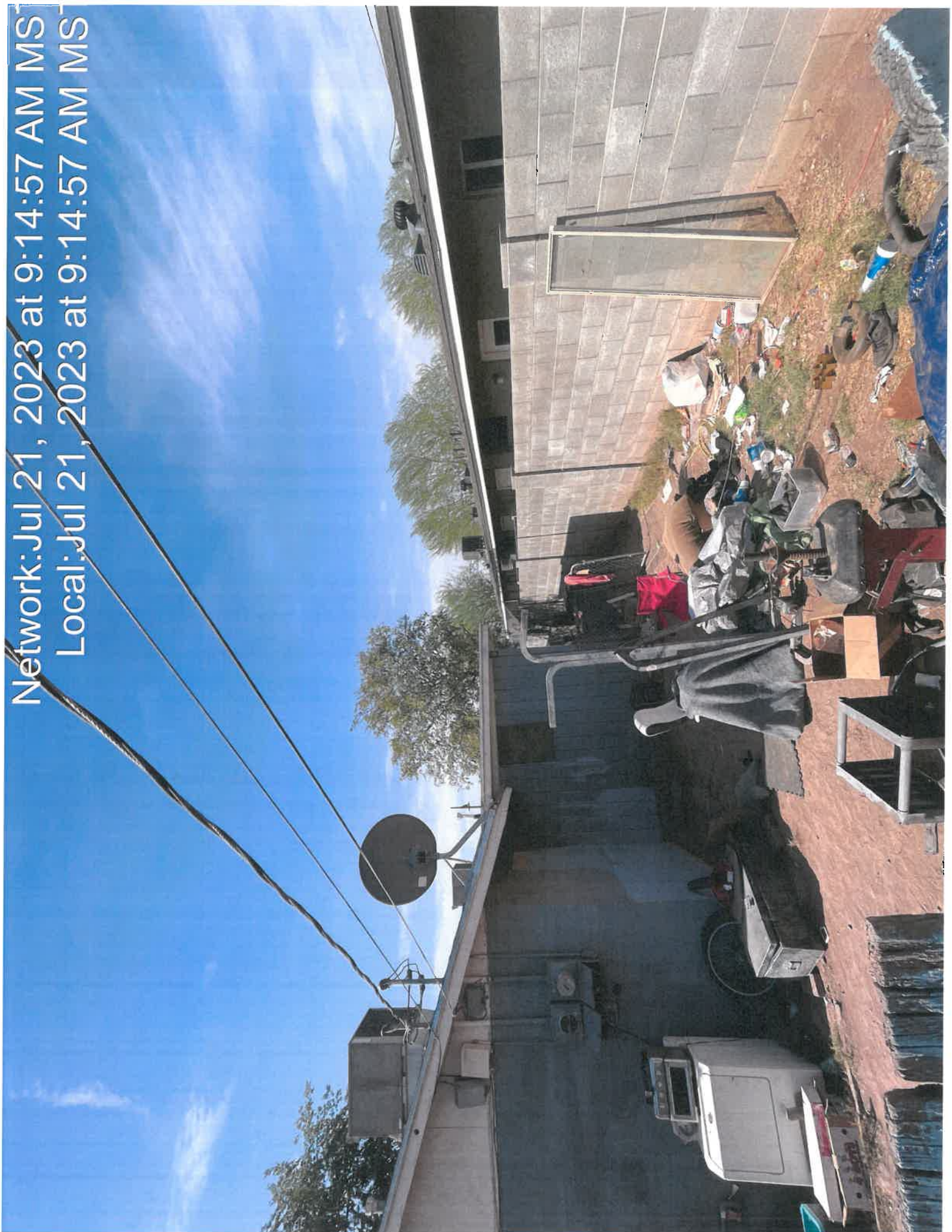
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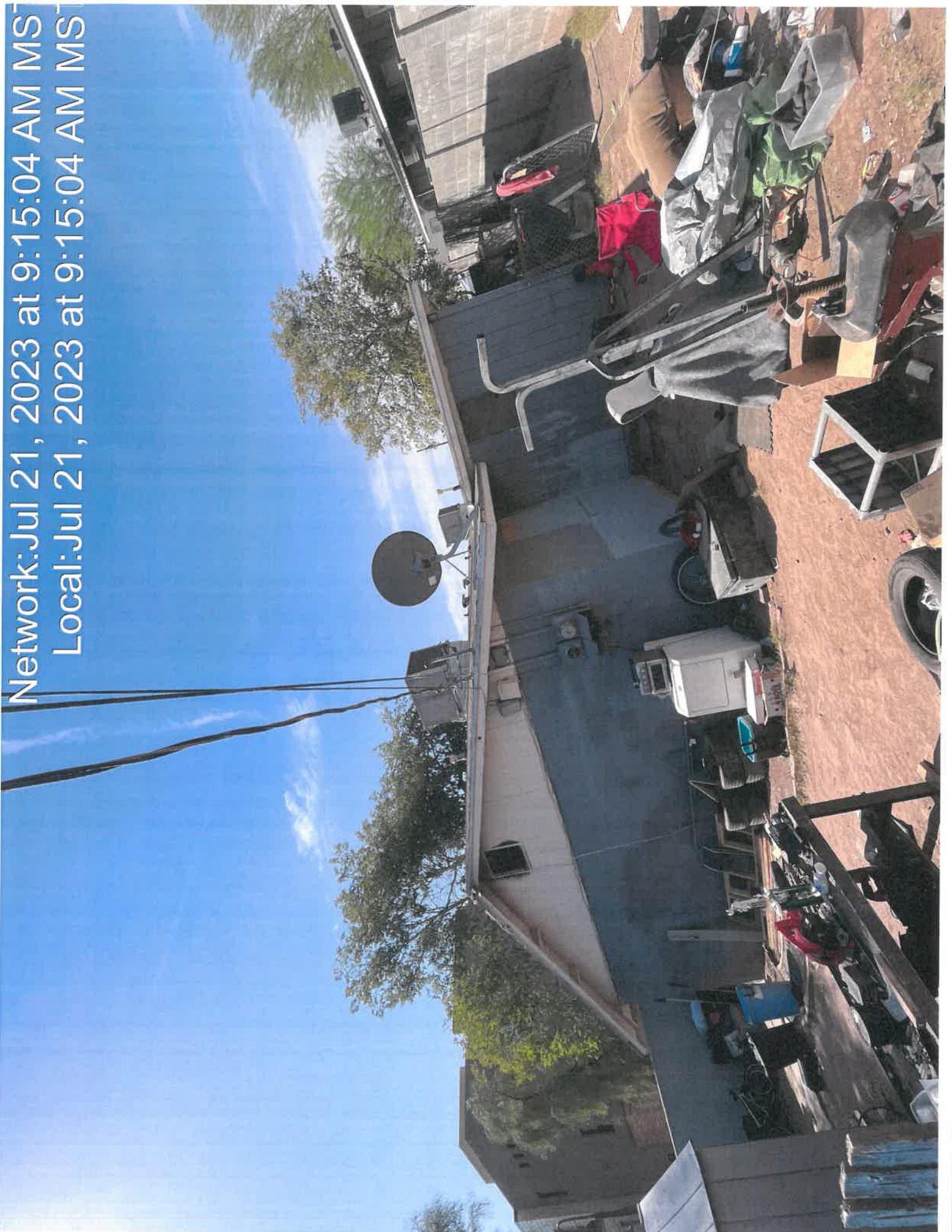
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Network: Jul 21, 2023 at 9:14:57 AM MST
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Network: Jul 21, 2023 at 9:15:04 AM MST
Local: Jul 21, 2023 at 9:15:04 AM MST





COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

03/06/2023

RALSTON CHARLES E TR
3220 E DENIM TRL
SAN TAN VLY, AZ 85143

Case #: CE231341
Site Address: 1310 W 5TH ST, UNITS 1 AND 2, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 03/03/2023 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.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance
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
CC 21-3.b.15	A wall or fence deteriorated in appearance or which constitutes a hazard
CC 21-4.a.2.e	Broken Window
CC 21-4.a.2.a	Any wood surfaces unprotected from the elements by paint or other protective treatment, except those naturally resistant to decay

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	REMOVE TRASH, DEBRIS, TOOLS, TIRES, CAMPER SHELL, FURNITURE, CARPET AND OTHER MISC ITEMS FROM THE FRONT AND REAR YARDS, DRIVEWAY AND COURTYARD.	4/5/2023
CC 21-3.b.8	TRIM OVER HEIGHT GRASS AND WEEDS IN THE FRONT YARD.	4/5/2023
CC 21-3.b.4	REMOVE VEHICLE INCLUDING KIA SORENTO FROM FRONT YARD LANDSCAPE.	4/5/2023
CC 21-3.b.15	REPAIR OR REPLACE DETERIORATED SECTIONS OF FRONT AND REAR YARD FENCE AND GATE. REPLACEMENT MATERIALS MUST BE CONSISTENT AND OF LIKE MATERIALS	4/5/2023
CC 21-4.a.2.e	REPAIR OR REPLACE BROKEN WINDOW.	4/5/2023
CC 21-4.a.2.a	PAINT AREAS OF THE RESIDENCE THAT HAS MISSING AND FADED PAINT. PAINT MUST BE COMPATIBLE WITH EXISTING PAINT.	4/5/2023

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

Melissa Ensing
Code Inspector

Direct: 480-858-2085
Code Compliance: 480-350-4311
Email:Melissa_Ensing@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
CORRECTION NOTICE

03/06/2023

RALSTON CHARLES E TR OR CURRENT RESIDENT
1310 W 5TH ST
TEMPE, AZ 85281

Case #: CE231341
Site Address: 1310 W 5TH ST, UNITS 1 AND 2 , TEMPE, AZ 85281

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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
CC 21-3.b.15	A wall or fence deteriorated in appearance or which constitutes a hazard
CC 21-4.a.2.e	Broken Window
CC 21-4.a.2.a	Any wood surfaces unprotected from the elements by paint or other protective treatment, except those naturally resistant to decay

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	REMOVE TRASH, DEBRIS, TOOLS, TIRES, CAMPER SHELL, FURNITURE, CARPET AND OTHER MISC ITEMS FROM THE FRONT AND REAR YARDS, DRIVEWAY AND COURTYARD.	4/5/2023
CC 21-3.b.8	TRIM OVER HEIGHT GRASS AND WEEDS IN THE FRONT YARD.	4/5/2023
CC 21-3.b.4	REMOVE VEHICLE INCLUDING KIA SORENTO FROM FRONT YARD LANDSCAPE.	4/5/2023
CC 21-3.b.15	REPAIR OR REPLACE DETERIORATED SECTIONS OF FRONT AND REAR YARD FENCE AND GATE. REPLACEMENT MATERIALS MUST BE CONSISTENT AND OF LIKE MATERIALS	4/5/2023
CC 21-4.a.2.e	REPAIR OR REPLACE BROKEN WINDOW.	4/5/2023
CC 21-4.a.2.a	PAINT AREAS OF THE RESIDENCE THAT HAS MISSING AND FADED PAINT. PAINT MUST BE COMPATIBLE WITH EXISTING PAINT.	4/5/2023

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

Melissa Ensing
Code Inspector

Direct: 480-858-2085
Code Compliance: 480-350-4311
Email:Melissa_Ensing@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

04/05/2023

RALSTON CHARLES E TR
 3220 E DENIM TRL
 SAN TAN VLY, AZ 85143

Case #: CE231341
 Site Address: 1310 W 5TH ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 04/05/2023 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.15	A wall or fence deteriorated in appearance or which constitutes a hazard
CC 21-4.a.2.e	Broken Window
CC 21-4.a.2.a	Any wood surfaces unprotected from the elements by paint or other protective treatment, except those naturally resistant to decay

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	REMOVE TRASH, DEBRIS, TOOLS, TIRES, CAMPER SHELL, FURNITURE, CARPET AND OTHER MISC ITEMS FROM THE FRONT AND REAR YARDS, DRIVEWAY AND COURT YARD.	5/5/2023
CC 21-3.b.8	TRIM OVER HEIGHT GRASS AND WEEDS IN THE FRONT YARD.	5/5/2023
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COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
FINAL CORRECTION NOTICE

04/05/2023

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TEMPE, AZ 85281

Case #: CE231341
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COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
FINAL CORRECTION NOTICE UPDATED

05/26/2023

CHARLES E RALSTON
 1221 S ROOSEVELT ST
 TEMPE, AZ 85281

Case #: CE231341
 Site Address: 1310 W 5TH ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 05/26/2023 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.3	An inoperable vehicle or parts thereof outside of or under a roof area not enclosed
Sec.22-105.	All sidewalks, walls, buildings, fences, signs, and other structures of surfaces shall be kept free from graffiti when the graffiti is visible from the street or other public or private property

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CC 21-4.a.2.e	REPAIR OR REPLACE BROKEN WINDOW.	06/26/2023
CC 21-3.b.3	REMOVE INOPERABLE VEHICLES FROM DRIVEWAY OR MAKE OPERABLE.	06/26/2023
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05/26/2023

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Motor Vehicle Division
15-1015 R12/19

Uncertified Arizona Motor Vehicle Record as
of: 7/21/2023

Plate ZAA89H	Plate Type Standard	Plate Status Active	VIN 1D7HU18N38J203683
Year 2008	Make Dodge	Model Ram 1500	Style Pickup 4 Dr
Factory List Price 33280	Fuel Type Gasoline	Odometer Reading 175000	Odometer Code Actual
GVW 0	SAR Start	SAR End	SAR Weight 0

Registration Use Regular	First Registered 12/2008	Expiration Date 05/15/2023	Date Registration Renewed
Title Number A008363519	State Issued AZ	Title Issued Date 5/11/2022	Title Indicator Title Status Active
Date of Sale	Received Date		
De-Insure Start Date	De-Insure End Date	Certificate Received Date	Reason

No Permits Available

Owner(s)

12065164 Mackensie Grace Perez 1046 Cecil Dr, Kankakee, IL 609018212

Mailing Address

1046 Cecil Dr, Kankakee, IL 609018212

Domicile Address

Lienholder(s)

Additional Information