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**CITY OF TEMPE  
HEARING OFFICER**

**Meeting Date: 10/3/2023  
Agenda Item: 6**

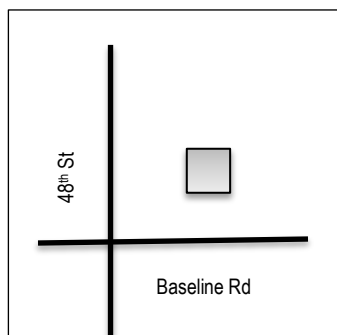
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**ACTION:** Request approval to abate public nuisance items at the Flores Revocable Living Trust located 2413 W. Dunbar Dr The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$918.00 for abatement request: Remove high grass and weeds, remove inoperable/unregistered vehicles.

**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 FLORES REVOCABLE LIVING TRUST. 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 CE231333: Remove grass and weeds and inoperable/unregistered vehicles



Property Owner  
Applicant  
Zoning District:  
Code Compliance  
Inspector:

Joe Flores- Flores Revocable Living Trust  
City of Tempe – Code Compliance  
R1-6 Single Family Residential District  
Julie Scofield

**ATTACHMENTS:** Supporting Attachment

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

Department Director: Jeffrey Tamulevich, Department Director  
Legal review by: N/A  
Prepared by: Shawn Daffara, CPTED Coordinator  
Reviewed by: Drew Yocom, Code Administrator

**COMMENTS:**

Code Compliance is requesting approval to abate the Flores Revocable Living Trust Property located 2413 W. Dunbar Dr in the R1-6 Single Family Residential District. This case was initiated 10/17/22, after which Code Compliance has attempted to obtain compliance through correspondence with the property owner regarding violations of the Tempe City Code.

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

**HISTORY & FACTS:**

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

ABATEMENT

# Planning Application Submittal Form

Part 1 of 2

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



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

PROJECT INFORMATION - REQUIRED			
PROJECT NAME	JOE I FLORES REVOCABLE LIVING TRUST : PROPERTY ABATEMENT	EXISTING ZONING	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	2413 W DUNBAR DR, TEMPE, AZ 85282	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	HEARING OFFICER : 10.03.2023 / CE231333	PARCEL No(s)	123-22-144 <input type="checkbox"/>

PROPERTY OWNER INFORMATION - REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)			
BUSINESS NAME	JOE I FLORES REVOCABLE LIVING TRUST	ADDRESS	5301 RICHMOND HILL CT
CONTACT NAME	JOE I FLORES TR	CITY	CASTLE ROCK
EMAIL		PHONE 1	
		PHONE 2	
		CO STATE	ZIP 80108

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 <i>Hector Heredia</i>	DATE	09.01.2023
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BUSINESS INFORMATION - REQUIRED FOR USE PERMITS & SIGN DPRs			
BUSINESS NAME		ADDRESS	
CONTACT NAME		CITY	
TYPE OF BUSINESS		PHONE	
		STATE	
		ZIP	
		EMAIL	

<input checked="" type="checkbox"/> APPLICATION (Check all that apply)	QTY	SPECIFIC REQUEST (See 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)
PL TRACKING #			VALIDATION OF PAYMENT (STAMP)
SPR TRACKING # (if 2 <sup>nd</sup> or 3 <sup>rd</sup> submittal, please use Planning Resubmittal Form)			TOTAL APPLICATION FEES
			RECEIVED BY INTAKE STAFF (INITIALS)

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA



**DATE:** 09.01.2023  
**TO:** Julie Scofield, Senior Code Inspector  
**FROM:** Hector Heredia, Code Inspector  
**SUBJECT:** CE231333 : JOE I FLORES REVOCABLE LIVING TRUST : JOE I FLORES TR  
PROPERTY ABATEMENT FINDINGS

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**LOCATION:** 2413 W DUNBAR DR TEMPE, AZ 85282  
**PARCEL:** 123-22-144  
**OWNER:** JOE I FLORES REVOCABLE LIVING TRUST : JOE I FLORES TR  
5301 RICHMOND HILL CT  
CASTLE ROCK, CO 80108

**FINDINGS:**

03.08.23 : Code Compliance received anonymous complaints regarding a deteriorated landscape with over height through the front yard graveled areas including an inoperable / unregistered vehicle on the driveway. These concerns were verified, and a first notice was mailed to the property owner and tenants.

03.17.23 : Anonymous complaints were received regarding the deteriorated state of the property.

03.22.23 : Addition anonymous complaints were received regarding the deteriorating state of the property.

04.07.23 : An extension was granted to try to avoid any citations while progress could be accomplished.

04.17.23 : Another extension was granted after the property owner was hospitalized due to ongoing health concerns. This message was delivered by a Neighbor Friend.

05.02.23 : 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.

06.08.23 : A second 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.

09.01.23 : After multiple failed attempts to reach the property owner and citations the abatement packet was turned in for the October 03<sup>rd</sup>, 2023, Hearing Officer.

**RECOMMENDATIONS:**

I recommend an abatement of the nuisance violations at the property located at 2413 W DUNBAR DR TEMPE; AZ 85282 due to property owner's failure to bring property into compliance with Tempe City Code CC 21-3.B.3 & CC 21-3.B.8. JOE I FLORES REVOCABLE LIVING TRUST : JOE I FLORES TR 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: Tula Soguer (C)  
DATE: 9/11/23



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 09.01.2023  
CASE # CE231333

**JOE I FLORES REVOCABLE LIVING TRUST : JOE I FLORES TR**  
**5301 RICHMOND HILL CT**  
**CASTLE ROCK, CO 80108**

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

**LOCATION: 2413 W DUNBAR DR TEMPE, AZ 85282**  
**PARCEL: 123-22-144**

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This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers on 10.03.2023. 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.3

- Any inoperable or unregistered vehicle, or parts thereof, outside of or under a roof area not enclosed by walls, doors, or windows of any building on any lot, except the safe and neat keeping of: A. Substantially complete inoperable or unregistered vehicles with inflated tires under the roof area of any building; B. A vehicle undergoing repair, titled to the owner or resident of the property, provided that the repair is complete within fourteen (14) days after the repair was begun, provided that not more than three (3) such fourteen (14) day repairs will be permitted in any twelve (12) month period.

#### 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. **Properly restore, repair, and register your vehicle or relocate to a more discreet parking location**
2. **Remove all over height grass / weeds from the property's front yard graveled areas permanently.**

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 **\$918.00**. 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.

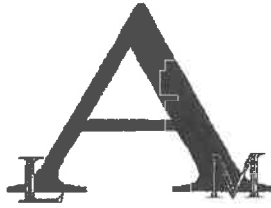
**If you have questions regarding this matter, please contact our office at (480) 350-4311.**

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**Code Inspector: Hector Heredia**

**Phone Number: 480.350.5462**

**E-mail: [hector\\_heredia@tempe.gov](mailto:hector_heredia@tempe.gov)**



**Artistic Land Management, Inc.**

August 4, 2023

City of Tempe  
Attn: Hector Heredia  
Code Compliance Inspector

RE: Clean-Up at 2413 W. Dunbar Dr.

Thank you for giving Artistic Land Management, Inc the opportunity to serve your landscaping needs. Below is our price to provide all labor, equipment, landfill fees, and supervision to perform the work listed below at 2413 W. Dunbar Dr, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

#### Scope of Work

- Clean-up deteriorated overgrown landscape in the front gravel
- Tow away inoperable, unregistered vehicle in the front driveway
- Haul off debris
- Police presence on-site for duration of visit

Total: \$918.00

Respectfully,

Jose Hernandez



# Customer Quotation

Date	Quote #
31-Jul-2023	69

## Apache Sands Towing

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

### Quoted For:

Hector Heredia  
 City of Tempe (Nuisance Abatement Services)

Arizona

### Summary

**Location:** 2413 W Dunbar Dr Tempe  
**Destination:** Tempe Impound  
**Reason:** Tow  
**Zone:**  
**Vehicle:** 2000 Honda Prelude (Green)  
**Owner:**  
**Phone:**  
**VIN:**  
**Plate/Tag:**  
**Mileage:**

Service	Quantity	Rate	Amount
_4 - LD - T6 -Towing	1.00	104.20	104.20
<b>Sub Total</b>			<b>104.20</b>
<b>QUOTATION TOTAL</b>			<b>104.20</b>

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

Signature

Date

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1789863</b>	Case Number	Social Security Number	Military	<input type="checkbox"/> Serious Physical Injury	<input type="checkbox"/> Accident <input type="checkbox"/> Fatality <input type="checkbox"/> Commercial	<input type="checkbox"/> 16 Passenger Vehicle <input type="checkbox"/> Haz. Material
Driver's License No.	DLP <input type="checkbox"/>	State	Class	Endorsements M H N P T X D	Incident Report Number <b>E23333</b>	
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language	Defendant Name (First, Middle, Last) <b>Joe I Flores</b>					Juvenile
Residence Address, City, State, Zip Code <b>5301 Richmond Hill CT</b>					Telephone: (cell phone) <input type="checkbox"/>	
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth
Business Address, City, State, Zip Code <b>Castle Rock CO 80108</b>					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 <b>05</b>	Day <b>02</b>	Year <b>23</b>	Time <b>9:09</b>	<input checked="" type="checkbox"/> AM <input type="checkbox"/> PM	Speed	Approx.	Posted	R & P	Speed Measurement Device <input type="checkbox"/> Radar <input type="checkbox"/> Laser <input type="checkbox"/> Pace	Direction of Travel	
At	Location <b>243 W Dunbar Dr</b>								<input checked="" type="checkbox"/> Tempe	State of Arizona	Area	Dist.

The Defendant Committed the Following:

<b>A</b>	Section: <b>CC2139</b>	ARS <b>21-308</b>	Violation: <b>Detention</b>	Domestic Violence Case	<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction: <b>Lawfare</b>	<input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
<b>B</b>	Section: <b>CC2139</b>	ARS <b>21-303</b>	Violation: <b>Inoperable Vehicle</b>	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>C</b>	Section:	ARS CC	Violation:	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
<b>D</b>	Section:	ARS CC	Violation:	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
<b>E</b>	Section:	ARS CC	Violation:	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: <b>05/16/23</b> Time: Between 9AM & 4PM
	<input type="checkbox"/> Court:	<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor Date: _____ Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM
	Court 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.	
<b>X</b> <u>Certified Mail</u>	Complainant <b>Jeff Helly</b>	ID # <b>8045</b>

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 Citations \$400 Date issued if not violation date 050223

COMPLAINT

If the defendant fails to appear within the time specified, and either pay the fine for the violation or request a hearing, judgment by default will be entered in the amount of the fine designated on the citation for the violation charged plus a penalty amount.



1789863

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



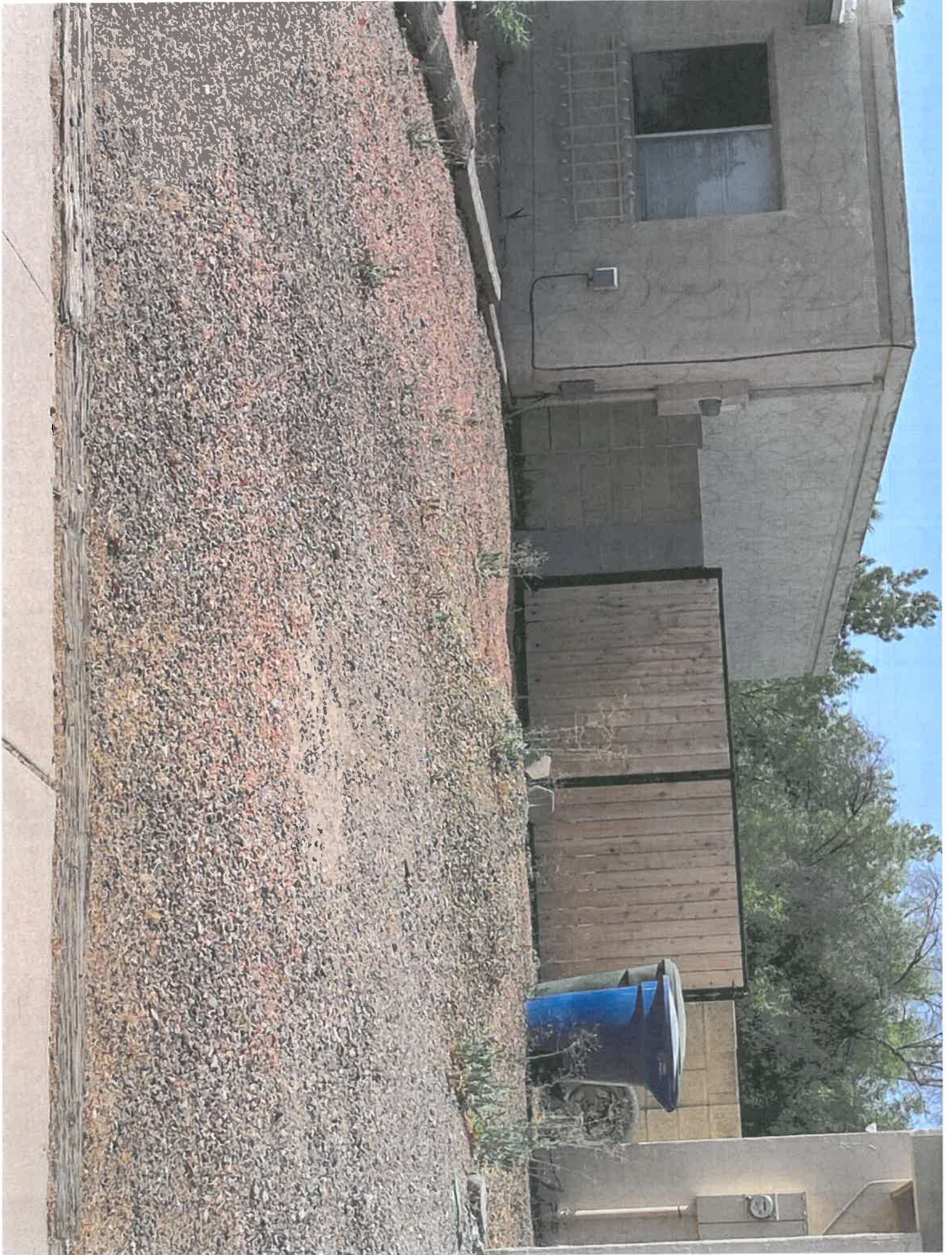
Complaint Number <b>1789870</b>		Case Number		Social Security Number		Military <input type="checkbox"/>		<input type="checkbox"/> Serious Physical Injury		<input type="checkbox"/> Accident <input type="checkbox"/> Fatality <input type="checkbox"/> Commercial		<input type="checkbox"/> 16 Passenger Vehicle <input type="checkbox"/> Haz. Material			
Driver's License No.				DLP <input type="checkbox"/>		State		Class		Endorsements M H N P T X D				Incident Report Number <b>CE231333</b>	
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language															
<b>Defendant</b>		Name (First, Middle, Last) <b>Joe I Flores</b>										Juvenile			
Residence Address, City, State, Zip Code <b>5301 Richmond Hill Ct</b>										Telephone: (cell phone) ( ) ( )					
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions	Email Address							
Business Address, City, State, Zip Code <b>Castle Rock CO 80108</b>										Business Phone No. ( ) ( )					
<b>Vehicle</b>		Color		Year	Make	Model	Style	License Plate		State	Expiration Date				
Registered owner & address, City, State, Zip Code										Vehicle Identification Number					
The Undersigned Certifies That:															
On	Month <b>06</b>	Day <b>08</b>	Year <b>23</b>	Time <b>9:30</b>	<input checked="" type="checkbox"/> AM <input type="checkbox"/> PM	<b>Speed</b>	Approx.	Posted	R & P	Speed Measurement Device <input type="checkbox"/> Radar <input type="checkbox"/> Laser <input type="checkbox"/> Pace			Direction of Travel		
At	Location <b>2413 W Dunbar Dr</b>							<input checked="" type="checkbox"/> Tempe	State of Arizona			Area	Dist.		
The Defendant Committed the Following:															
<b>A</b>	Section: <b>CC2139</b>		ARS Violation: <b>CC21368 Detached</b>		Domestic Violence Case <input type="checkbox"/>		Criminal <input type="checkbox"/>		Criminal Traffic <input type="checkbox"/>		Municipal Code <input checked="" type="checkbox"/>			Civil Traffic <input type="checkbox"/>	Petty Offense <input type="checkbox"/>
	Docket Number		Disp. Code:		Date of Disposition:		Sanction: <b>Land Seize</b>								
MVD															
<b>B</b>	Section: <b>CC2139</b>		ARS Violation: <b>CC21363 Inoperable</b>		Domestic Violence Case <input type="checkbox"/>		Criminal <input type="checkbox"/>		Criminal Traffic <input type="checkbox"/>		Municipal Code <input checked="" type="checkbox"/>			Civil Traffic <input type="checkbox"/>	Petty Offense <input type="checkbox"/>
	Docket Number		Disp. Code:		Date of Disposition:		Sanction: <b>Vehicle</b>								
MVD															
<b>C</b>	Section:		ARS Violation:		Domestic Violence Case <input type="checkbox"/>		Criminal <input type="checkbox"/>		Criminal Traffic <input type="checkbox"/>		Municipal Code <input type="checkbox"/>			Civil Traffic <input type="checkbox"/>	Petty Offense <input type="checkbox"/>
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:								
MVD															
<b>D</b>	Section:		ARS Violation:		Domestic Violence Case <input type="checkbox"/>		Criminal <input type="checkbox"/>		Criminal Traffic <input type="checkbox"/>		Municipal Code <input type="checkbox"/>			Civil Traffic <input type="checkbox"/>	Petty Offense <input type="checkbox"/>
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:								
MVD															
<b>E</b>	Section:		ARS Violation:		Domestic Violence Case <input type="checkbox"/>		Criminal <input type="checkbox"/>		Criminal Traffic <input type="checkbox"/>		Municipal Code <input type="checkbox"/>			Civil Traffic <input type="checkbox"/>	Petty Offense <input type="checkbox"/>
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:								
MVD															
<b>You must appear on the date and time indicated at:</b>	<b>Tempe Municipal Court</b> 140 E. 5th Street Tempe, AZ 85281 Court No. 0753				<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor		Date: <b>062223</b>		Time: Between 9AM & 4PM						
	<input type="checkbox"/> Court:				<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor		Date: _____		Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM						
Court 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. <b>[Signature]</b> Complainant ID #							
<b>X</b> <u>Certified Mail</u>															
Comments: <b>Juvenile Notification:</b> Failure to appear or comply as ordered will result in a suspension of your driver's license/driving privileges until you comply or reach your 18th birthday.															
Initials <b>[Handwritten]</b>				<b>\$600.00</b>				Date issued if not violation date <b>060823</b>							

COMPLAINT

If the defendant fails to appear within the time specified, and either pay the fine for the violation or request a hearing, judgment by default will be entered in the amount of the fine designated on the citation for the violation charged plus a penalty amount.



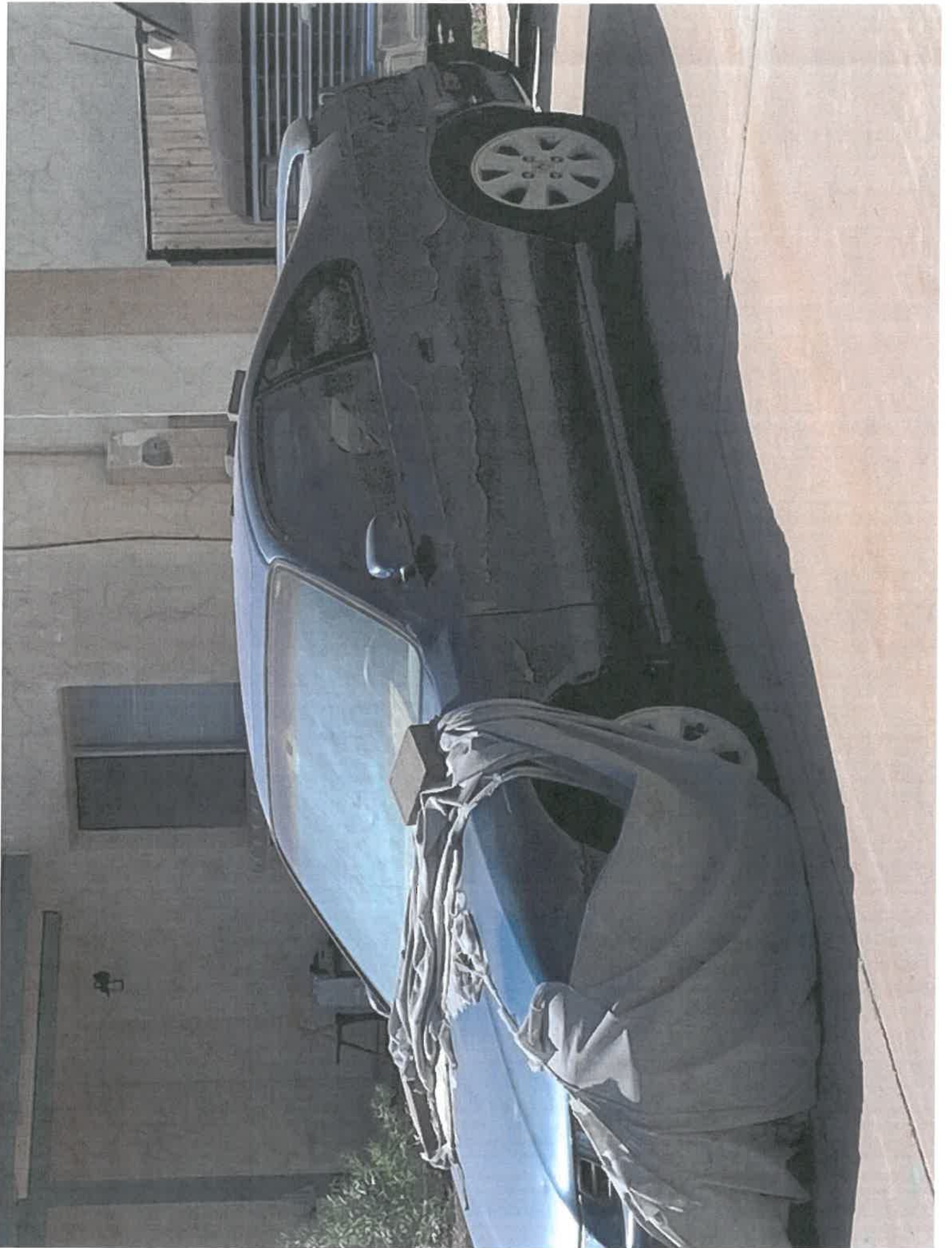
1789870















COMMUNITY DEVELOPMENT DEPARTMENT  
 CODE COMPLIANCE  
 CORRECTION NOTICE

03/08/2023

JOE I FLORES REVOCABLE LIVING TRUST : JOE I FLORES TR  
 5301 RICHMOND HILL CT  
 CASTLE ROCK, CO 80108

Case #: CE231333  
 Site Address: 2413 W DUNBAR DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 03/08/2023 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.3	An inoperable vehicle or parts thereof outside of or under a roof area not enclosed
CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.3	Please repair / restore your vehicles, the Green Honda Civic and the Brown Vintage Chevy Truck to a functioning state. All tires must always be installed and to remain inflated. Also, please properly register your vehicles with MVD. Once you have obtained the updated registration, please be sure to prominently display that on your vehicles for easy public access. Or you can remove those vehicles 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.	3/22/2023
CC 21-3.b.8	Please completely address and cut all the over height grass and weeds from your front yard area, including any visible surrounding areas, up against property walls and fence lines as necessary. Make sure to address and maintain city right of way areas that you are responsible for. 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.	3/22/2023

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  
CORRECTION NOTICE

03/08/2023

JOE I FLORES REVOCABLE LIVING TRUST : JOE I FLORES TR  
ATTN: CURRENT RESIDENT TENANT / JOE FLORES  
2413 W DUNBAR DR  
TEMPE, AZ 85282

Case #: CE231333  
Site Address: 2413 W DUNBAR DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 03/08/2023 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.3	An inoperable vehicle or parts thereof outside of or under a roof area not enclosed
CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.3	Please repair / restore your vehicles, the Green Honda Civic and the Brown Vintage Chevy Truck to a functioning state. All tires must always be installed and to remain inflated. Also, please properly register your vehicles with MVD. Once you have obtained the updated registration, please be sure to prominently display that on your vehicles for easy public access. Or you can remove those vehicles 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.	3/22/2023
CC 21-3.b.8	Please completely address and cut all the over height grass and weeds from your front yard area, including any visible surrounding areas, up against property walls and fence lines as necessary. Make sure to address and maintain city right of way areas that you are responsible for. 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.	3/22/2023

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

03/24/2023

JOE I FLORES REVOCABLE LIVING TRUST : JOE I FLORES TR  
5301 RICHMOND HILL CT  
CASTLE ROCK, CO 80108

Case #: CE231333  
Site Address: 2413 W DUNBAR DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 03/24/2023 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.8	Please completely address and cut all the over height grass and weeds from your front yard area, including any visible surrounding areas, up against property walls and fence lines as necessary. Make sure to address and maintain city right of way areas that you are responsible for. 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.	4/7/2023

**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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COMMUNITY DEVELOPMENT DEPARTMENT  
 CODE COMPLIANCE  
 FINAL CORRECTION NOTICE

03/24/2023

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