
**CITY OF TEMPE
HEARING OFFICER**

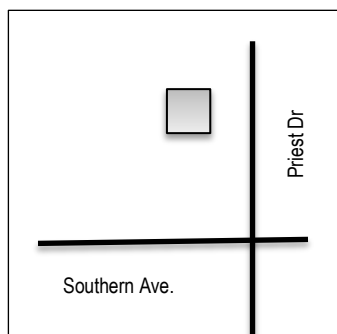
**Meeting Date: 10/3/2023
Agenda Item: 2**

ACTION: Request approval to abate public nuisance items at the Hillwood Healthcare Consultants Inc Property located 3007 S. Harl Ave The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$3277.00 for abatement request: landscape cleanup, removal of junk/ debris from front yard and carport area.

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 HILLWOOD HEALTHCARE CONSULTANTS INC. 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 CE231815: landscape cleanup and removing junk/debris from front yard and carport area.



Property Owner
Applicant
Zoning District:
Code Compliance
Inspector:

Hillwood Healthcare Consultants Inc.
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 Hillwood Healthcare Consultants Inc Property located 3007 S. Harl Ave, in the R1-6 Single Family Residential District. This case was initiated 03/24/23, 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	HILLWOOD HEALTHCARE CONSULTANTS INC DEFINED B : PROPERTY ABATEMENT					EXISTING ZONING	R1-6		<input type="checkbox"/>	
PROJECT ADDRESS	3007 S HARL AVE, TEMPE, AZ 85282					SUITE(S)				<input type="checkbox"/>
PROJECT DESCRIPTION	HEARING OFFICER : 10.03.2023 / CE231815					PARCEL No(s)	123-57-058			<input type="checkbox"/>
PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)										
BUSINESS NAME	HILLWOOD HEALTHCARE CONSULTANTS INC DEFINED B		ADDRESS	7600 N 16TH ST 140						
CONTACT NAME	LAURA NICHOLS		CITY	PHOENIX		AZ	STATE	ZIP	85020	
EMAIL			PHONE 1			PHONE 2				
I hereby authorize the applicant below to process this application with the City of Tempe.										
PROPERTY OWNER SIGNATURE X							DATE			
or attach written statement authorizing the applicant to file the application(s)										
APPLICANT INFORMATION – REQUIRED										
COMPANY / FIRM NAME	City of Tempe Code Compliance		ADDRESS	21 E 6TH ST STE 208						
CONTACT NAME	Hector Heredia Code Inspector		CITY	TEMPE		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			09.01.23
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 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: 09.01.2023
TO: Julie Scofield, Senior Code Inspector
FROM: Hector Heredia, Code Inspector
SUBJECT: CE231815 : HILLWOOD HEALTHCARE CONSULTANTS INC DEFINED B : LAURA NICHOLS / ABATEMENT FINDINGS

LOCATION: 3007 S HARL AVE TEMPE, AZ 85282

PARCEL: 123-57-058

OWNER: HILLWOOD HEALTHCARE CONSULTANTS INC DEFINED B : LAURA NICHOLS
7600 N 16TH ST 140
PHOENIX, AZ 85020

FINDINGS:

03.24.23 : Code Compliance received anonymous complaints regarding junk / debris, a deteriorated landscape with over height on the front yard areas and a home occupation. At the time of inspection, I also noticed other violations, that are not abatable, but were also added to the first notice. After these concerns were verified, a first notice was mailed to the property owner and tenants.

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

04.28.23 : A final attempt was made, and extension granted to reach the property tenants via Door Hanger / Pink Flier before a citation would be issued.

05.05.23 : 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 03rd, 2023, Hearing Officer.

RECOMMENDATIONS:

I recommend an abatement of the nuisance violations at the property located at 3007 S HARL AVE TEMPE; AZ 85282 due to property owner's failure to bring property into compliance with Tempe City Code CC 21-3.B.1 & CC 21-3.B.8. HILLWOOD HEALTHCARE CONSULTANTS INC DEFINED B : LAURA NICHOLS 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: Julio Scajuela
DATE: 9/1/23



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 09.01.2023
CASE # CE231815

HILLWOOD HEALTHCARE CONSULTANTS INC DEFINED B : LAURA NICHOLS
7600 N 16TH ST 140
PHOENIX, AZ 85020

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

LOCATION: 3007 S HARL AVE TEMPE, AZ 85282
PARCEL: 123-57-058

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.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 PROPERTY'S FRONT / FRONT SIDE YARD / CARPORT AREAS PERMANENTLY.**
- 2. REMOVE ALL OVER HEIGHT GRASS / WEEDS FROM THE PROPERTY'S FRONT / FRONT SIDE YARD / AND RIGHT OF WAY AREAS PERMANENTLY.**

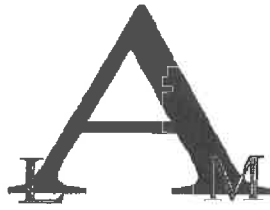
Upon receipt of the Hearing Officer approval to abate this public nuisance, the necessary work will be performed at the expense of the property owner. The cost of this work will be **\$3,277.00**. In addition to the actual cost of abatement, an administrative charge of fifteen (15) percent of the actual 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.

August 4, 2023

City of Tempe
Attn: Hector Heredia
Code Compliance Inspector

RE: Clean-Up at 3007 S. Harl 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 3007 S. Harl Dr, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

Scope of Work

- Remove junk and debris in the front and side yard, carport areas
- Clean-up deteriorated over grown landscape in the front yard
- Haul off debris
- Police presence on-site for duration of visit

Total: \$3,277.00

Respectfully,

Jose Hernandez

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1789866	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 CE331215		
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language	Defendant Name (First, Middle, Last) Hillwood Healthcare Consultants INC							Juvenile
Residence Address, City, State, Zip Code	Defina B. Laura Nichols						Telephone (cell phone) ()	
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions	
Business Address, City, State, Zip Code 7600 N 16th St 140 Phoenix AZ							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 05	Day 09	Year 23	Time 8:56	<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 3007 S Hurl Ave						<input checked="" type="checkbox"/> Tempe	State of Arizona		Area	Dist

The Defendant Committed the Following:

A	Section CC2139	ARS Violation CC21301 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 CC21305 Detraged	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code	Date of Disposition	Sanction FEKE	<input checked="" type="checkbox"/> Municipal Code
C	Section CC2139	ARS Violation CC21305 Detraged	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code	Date of Disposition	Sanction landscaper	<input checked="" type="checkbox"/> Municipal Code
D	Section CC2139	ARS Violation CC402B7	<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: 052323	Time: Between 9AM & 4PM
		<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor	Date: _____	Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM
	Court:	Date:	Time:	<input type="checkbox"/> AM <input type="checkbox"/> PM Court No.

Criminal: <input type="checkbox"/> Without admitting guilt, I promise to appear as directed hereon.	Victim? <input type="checkbox"/>	Victim Notified? <input type="checkbox"/>
Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.	I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant.	
x <u>Certified Mail</u>	Complainant Heidi Hedera	ID # 8085

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 **# 970** First Citation **050923**
Date issued if not violation date

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.



1789866

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1789874	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 CE23185			
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language	Defendant Name (First, Middle, Last) Hillwood Healthcare Consultants INC							Juvenile
Residence Address, City, State, Zip Code Defined Blana Nichols							Telephone: (cell phone) <input type="checkbox"/>	
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions	
Business Address, City, State, Zip Code 1600 N 16th St # 140 Phoenix AZ 85002							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 06	Day 08	Year 2002	Time <input checked="" type="checkbox"/> AM <input type="checkbox"/> PM	Speed	Approx.	Posted	R & P	Speed Measurement Device <input type="checkbox"/> Radar <input type="checkbox"/> Laser <input type="checkbox"/> Pace	Direction of Travel
At	Location 30075 Herl Ave							Area Tempe	Dist. 85222	State of Arizona

The Defendant Committed the Following:

A	Section: CC2139	ARS Violation: CC2136 Junk/Debris	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"/>
B	Section: CC2139	ARS Violation: CC2130 Defuncted fence	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"/>
C	Section: CC2139	ARS Violation: CC2138 Defuncted Landscape	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"/>
D	Section: CC2120 9	ARS Violation: CC4602B1	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"/>
E	Section:	ARS Violation: CC	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"/>

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: 0622	Time: Between 9AM & 4PM
	<input type="checkbox"/> Court:	<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor	Date: _____	Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM
	Court Address, City, State, Zip Code		Date: _____	Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM

Criminal: <input type="checkbox"/> Without admitting guilt, I promise to appear as directed hereon.	Victim? <input type="checkbox"/>	Victim Notified? <input type="checkbox"/>
Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.	I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant.	
X <u>Certified Mail</u>	Complainant Hillwood Healthcare	ID # 8525

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.

Second citation \$1720.00
#172003 JS
Initials _____ Date issued if not violation date **060823**

COMPLAINT

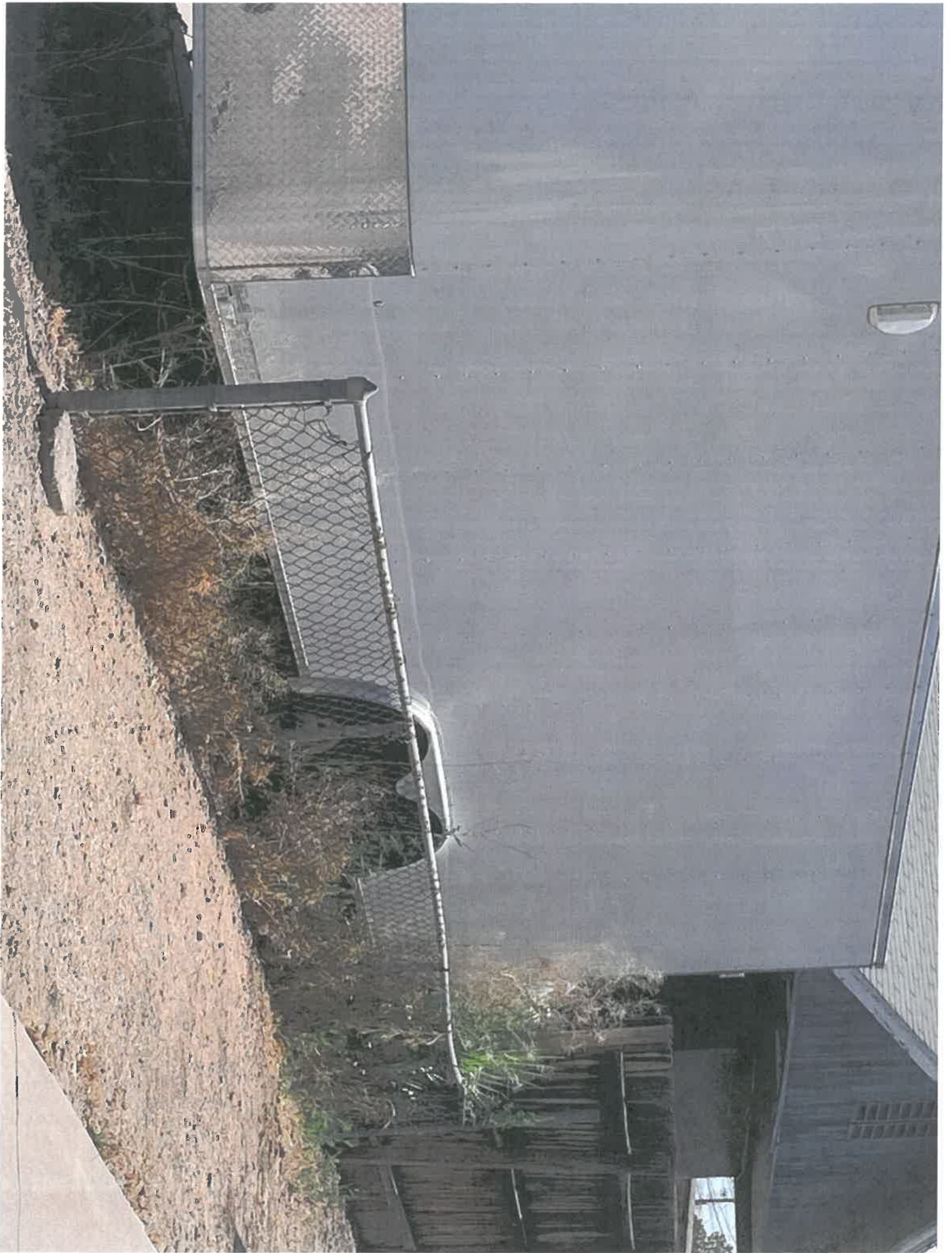
If the defendant fails to appear within the time specified, and either pay the fine for the violation or request a hearing, judgment by default will be entered in the amount of the fine designated on the citation for the violation charged plus a penalty amount.



1789874









COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

03/24/2023

HILLWOOD HEALTHCARE CONSULTANTS INC DEFINED B : LAURA NICHOLS
7600 N 16TH ST 140
PHOENIX, AZ 85020

Case #: CE231815
Site Address: 3007 S HARL AVE, 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.

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.15	A wall or fence deteriorated in appearance or which constitutes a hazard
CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches
ZDC 4-602.B.7	Recreational vehicles exceeding twenty-one (21) feet in length and all boats, unmounted truck campers, and trailers shall not be parked in the front yard building setback or street side yard setback.

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 property's 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.	4/7/2023
CC 21-3.b.15	Please repair / restore your gate to its original damage free state. Please consider using like materials from the surrounding area so it does not appear to be a deteriorated state or a potential hazard for any pedestrian. This includes replacing any missing planks, bricks, center blocks, hinges, locking mechanisms and deteriorated paint, as necessary, to unify the appearance of the restoration project. 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
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

ZDC 4-602.B.7

Please remove your White Storage Trailer from the front yard setback to the designated parking location or to an appropriate storage facility. If not familiar with the regulations regarding the front and side yard setback, please familiarize yourself with the City of Tempe Zoning Codes and Chapter 21 Nuisances Codes for clarification of the violation. Or please remove your Trailer to a more discrete location permanently.

4/7/2023

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

03/24/2023

HILLWOOD HEALTHCARE CONSULTANTS INC DEFINED B : LAURA NICHOLS
ATTN: CURRENT RESIDENT TENANT / JUSTIN BOSHEARS
3007 S HARL AVE
TEMPE, AZ 85282

Case #: CE231815
Site Address: 3007 S HARL AVE, 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.15	A wall or fence deteriorated in appearance or which constitutes a hazard
CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches
ZDC 4-602.B.7	Recreational vehicles exceeding twenty-one (21) feet in length and all boats, unmounted truck campers, and trailers shall not be parked in the front yard building setback or street side yard setback.

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 property's 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.	4/7/2023
CC 21-3.b.15	Please repair / restore your gate to its original damage free state. Please consider using like materials from the surrounding area so it does not appear to be a deteriorated state or a potential hazard for any pedestrian. This includes replacing any missing planks, bricks, center blocks, hinges, locking mechanisms and deteriorated paint, as necessary, to unify the appearance of the restoration project. 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
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

ZDC 4-602.B.7

Please remove your White Storage Trailer from the front yard setback to the designated parking location or to an appropriate storage facility. If not familiar with the regulations regarding the front and side yard setback, please familiarize yourself with the City of Tempe Zoning Codes and Chapter 21 Nuisances Codes for clarification of the violation. Or please remove your Trailer to a more discrete location permanently.

4/7/2023

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

04/07/2023

HILLWOOD HEALTHCARE CONSULTANTS INC DEFINED B : LAURA NICHOLS
 7600 N 16TH ST 140
 PHOENIX, AZ 85020

Case #: CE231815
 Site Address: 3007 S HARL AVE, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 04/07/2023 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.15	A wall or fence deteriorated in appearance or which constitutes a hazard
CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches
ZDC 4-602.B.7	Recreational vehicles exceeding twenty-one (21) feet in length and all boats, unmounted truck campers, and trailers shall not be parked in the front yard building setback or street side yard setback.

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 property's 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.	4/21/2023
CC 21-3.b.15	Please repair / restore your gate to its original damage free state. Please consider using like materials from the surrounding area so it does not appear to be a deteriorated state or a potential hazard for any pedestrian. This includes replacing any missing planks, bricks, center blocks, hinges, locking mechanisms and deteriorated paint, as necessary, to unify the appearance of the restoration project. 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.	4/21/2023
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.	4/21/2023

ZDC 4-602.B.7

Please remove your White Storage Trailer from the front yard setback to the designated parking location or to an appropriate storage facility. If not familiar with the regulations regarding the front and side yard setback, please familiarize yourself with the City of Tempe Zoning Codes and Chapter 21 Nuisances Codes for clarification of the violation. Or please remove your Trailer to a more discrete location permanently.

4/21/2023

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**

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

04/07/2023

HILLWOOD HEALTHCARE CONSULTANTS INC DEFINED B : LAURA NICHOLS
 ATTN: CURRENT RESIDENT TENANT / JUSTIN BOSHEARS
 3007 S HARL AVE
 TEMPE, AZ 85282

Case #: CE231815
 Site Address: 3007 S HARL AVE, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 04/07/2023 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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ZDC 4-602.B.7

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