
**CITY OF TEMPE
HEARING OFFICER**

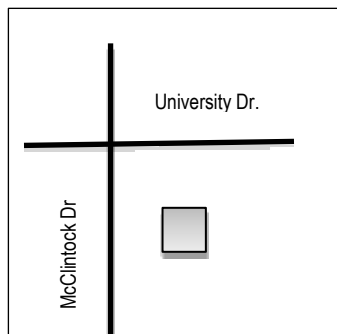
**Meeting Date: 11/7/2023
Agenda Item: 2**

ACTION: Request approval to abate public nuisance items at the Rybek Investments LLC Property located 1895 E. Hayden Ln. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$4,715.40 for abatement request: landscape cleanup, removal of inoperable/unregistered vehicles, removal of junk/debris from front, side, and rear yards.

RECOMMENDATION: Staff – Approval of 180-day open abatement

BACKGROUND INFORMATION: City of Tempe – Code Compliance Section requests approval to abate items in violation of the Tempe City Code at the RYBEK INVESTMENTS LLC. 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 CE2303567: landscape cleanup, removing of inoperable/unregistered vehicles and removing junk/debris from front, side, and rear yards.



Property Owner
Applicant
Zoning District:
Code Compliance
Inspector:

Rybek Investments LLC
City of Tempe – Code Compliance
R-4 Multi Family Residential District
Andres Lara-Reyes

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 Rybek Investments LLC Property located 1895 E. Hayden Ln, in the R-4 Multi Family Residential District. This case was initiated 01/17/2023, 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

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 | RYBEK INVESTMENTS LLC C/O GLEN KILEY | | | EXISTING ZONING | R-4 <input type="checkbox"/> |
| PROJECT ADDRESS | 1895 E HAYDEN LN TEMPE 85281 | | | SUITE(S) | CE230356 <input type="checkbox"/> |
| PROJECT DESCRIPTION | TRASH; DEAD PALM FRONDS; INOP VEHICLES; RVS HEARING DATE: NOVEMBER 7, 2023 | | | PARCEL No(s) | 132-63-008 <input type="checkbox"/> |
| PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW) | | | | | |
| BUSINESS NAME | GLEN KILEY | ADDRESS | 1628 E SOUTHERN AVENUE #9254 | | |
| CONTACT NAME | | CITY | TEMPE 85252 | STATE | AZ ZIP |
| EMAIL | | PHONE 1 | | PHONE 2 | |
| <i>I hereby authorize the applicant below to process this application with the City of Tempe.</i> | | | | | |
| 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 | ADDRESS | | | |
| CONTACT NAME | ANDRES LARA-REYES | CITY | | STATE | ZIP |
| EMAIL | | PHONE 1 | (480) 350-8963 | PHONE 2 | |
| <i>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.</i> | | | | | |
| APPLICANT SIGNATURE X | | | | DATE 10/5/2023 | |
| <i>Andres Lara-Reyes</i> | | | | | |
| BUSINESS INFORMATION – REQUIRED FOR USE PERMITS & SIGN DPRs | | | | | |
| BUSINESS NAME | | ADDRESS | | | |
| CONTACT NAME | | CITY | | STATE | ZIP |
| TYPE OF BUSINESS | | PHONE | | EMAIL | |
| APPLICATION (check all that apply) | | | | | |
| QTY | SPECIFIC REQUEST (see planning & zoning 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. SUBDIVISIONS / CONDOMINIUMS | | 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 | |
| TOTAL NUMBER OF APPLICATIONS | | 0 | | | |
| FOR CITY USE ONLY | | | | | |
| DS TRACKING # | | FILE THIS APPLICATION WITH CE / CM TRACKING # | DATE RECEIVED (STAMP) | VALIDATION OF PAYMENT (STAMP) | |
| PL TRACKING # | | | | | |
| SPR TRACKING # (if 2 nd or 3 rd submittal, use planning resubmittal form) | | | | TOTAL APPLICATION FEES | |
| | | | | RECEIVED BY INTAKE STAFF (INITIALS) | |

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA



DATE: October 5, 2023
TO: Jack Scofield, Senior Code Inspector
FROM: Andres Lara-Reyes, Code Inspector
SUBJECT: CE230256, RYBEK INVESTMENTS LLC C/O GLEN A KILEY Property Abatement

LOCATION: 1895 E HAYDEN LN TEMPE AZ 85281

PARCEL: 132-63-008

OWNER: RYBEK INVESTMENTS LLC
C/O GLEN A KILEY
1628 E SOUTHERN AVENUE #9254
TEMPE, AZ 85282

FINDINGS:

01/17/2023 The Code Compliance Division received a complaint for person(s) living in an RV in the back yard; trash, litter & debris.

1/18/2023 Inspected the property and observed 4 vehicles in the back yard; an RV being used as a living space in the back yard. Notice to comply mailed to the previous owner HAYDEN LANE PROPERTIES LLC C/O RAY PURSELLEY.

2/1/2023 observed 5 vehicles in the back yard, met Dino (tenant) he was in the back yard, he stated all vehicles are registered including the RV.

2/9/2023 Inspected the property & observed some trash & debris; front east chain link fence repaired; black commercial trailer over 21 feet & 2 RVs that have electrical hook ups connected to it (photos taken) - final notice mailed

2/24/2023 observed two (2) RVs parked in the back yard. 6 vehicles parked in the back yard. a black commercial haul trailer covered with a blue tarp must be removed from the residential district. 2:49 pm spoke to Ray Purselley the previous owner, he is currently on the road but will be back in town this weekend. he was under the impression that the issues were taken care of & the tenant provided proof of registration for the RVs. i will be sending an email with photos attached for his review. he understood.

3/13/2023 observed an RV used as a livable space parked in the back yard. 1st citation issued to the previous owner of the property Ray Purselley to pay fine or request a hearing by 03/27/23. Fines not paid.

4/25/2023 observed trash, litter, debris, vehicle tires, piles of wood in the back yard - notice mailed to submit with abatement filing if needed

4/26/2023 9:30 am copy of 2nd citation posted & mailed to the previous owner of the property Ray Purselley to pay fine or request a hearing by 05/09/23. Fines not paid.

7/10/2023 9:47 am no improvements done, observed trash, litter, debris, items covered with tarps; RV used as liable space - 3rd citation issued to the previous owner of the property Ray Purselley to pay fine or request a hearing by 07/24/23. Fines not paid.

10/05/2023 New ownership of the property was obtained on 08/11/2023. The property was inspected and was found in violation for trash, litter, debris, discarded furniture and appliances, mattresses, tarps, buckets, crates, vehicle parts, scrap, wood thru out the front and back yards; multiple inoperable and vehicles being worked on in the front and back yards; an RV (recreational vehicle) being used a living dwelling; dead palm fronds in two palm trees. Correction notices will be mailed, hand delivered and posted to the new owner **RYBEK INVESTMENTS LLC C/O GLEN A KILEY**.

RECOMMENDATIONS:

I recommend an abatement of the nuisance violations at the property at 1895 E HAYDEN LN due to property owner's failure to bring property into compliance with Tempe City Code CC 21-3.b.1, CC 21-3.b.3 and CC 21-3.b.8. The previous owner Mr. PURSELLEY was given ample time to come into compliance and maintain the property. The previous property owner has been issued several civil citations and has failed to appear to court. There has been no indication that the previous property owner will bring the property into compliance. The property represents a health hazard and an eyesore to the community. The new property owner **RYBEK INVESTMENTS LLC C/O GLEN A KILEY** has received notices and notice to abate as of today.

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,

Andres Lara-Reyes
Code Inspector

ACTION TAKEN: Submit
NAME [Signature]
DATE: 10/16/23



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 10/05/2023
CASE #: CE230356

RYBEK INVESTMENTS LLC C/O GLEN A KILEY
1628 E SOUTHERN AVENUE #9254
TEMPE, AZ 85282

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

LOCATION: 1895 E HAYDEN LN TEMPE, AZ 85281
PARCEL: 13263008

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers **11/07/2023**. 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.3** An inoperable or unregistered vehicle, or parts thereof, outside of or under a roof area not enclosed
- 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

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** Please remove all trash, litter, debris in the front and back yards.
- CC 21-3.b.3** Please provide proof or registration or remove any inoperable/unregistered vehicles except for two (2) parked in the back yard
- CC 21-3.b.8** Please remove all the dead fronds from all palm trees in the back yard

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 **\$4715.40**. 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: Andres Lara-Reyes
Phone Number: 480-350-8963
E-mail: andres_lara-reyes@tempe.gov



September 11, 2023

City of Tempe
Attn: Julie Scofield
Code Compliance Inspector

RE: Clean-Up at 1895 E. Hayden Ln.

Thank you for giving Artistic Land Management, Inc the opportunity to serve your landscaping needs. Below is our price to provide all labor, equipment, landfill fees, and supervision to perform the work listed at 1895 E. Hayden Ln, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

Scope of Work

- Remove trash, litter, and debris from the front and backyard
- Trim two palm trees
- Dispose of debris off-site
- Police presence on-site for duration of the service

Total = \$4,269.00

Respectfully,

Jose Hernandez

Customer Quotation

| Date | Quote # |
|-------------|---------|
| 01-Sep-2023 | 74 |

Apache Sands Towing

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

Quoted For:

Julie Scofield
 City of Tempe (Nuisance Abatement Services)

 Arizona

| Summary | |
|---------------------|-------------------------------|
| Location: | 1895 E Hayden Ln Tempe, AZ |
| Destination: | Tempe Impound |
| Reason: | Tow |
| Zone: | |
| Vehicle: | 2011 Chevrolet Hhr Lt (White) |
| Owner: | |
| Phone: | |
| VIN: | 3GNBABFWXBS608821 |
| Plate/Tag: | NJA3WK |
| Mileage: | |

| Service | Quantity | Rate | Amount |
|------------------------|----------|--------|---------------|
| _4 - LD - T6 -Towing | 1.00 | 104.20 | 104.20 |
| LD - Winching | 1.00 | 119.00 | 119.00 |
| Sub Total | | | 223.20 |
| QUOTATION TOTAL | | | 223.20 |

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

 Signature

 Date

Customer Quotation

| Date | Quote # |
|-------------|---------|
| 01-Sep-2023 | 75 |

Apache Sands Towing

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

Quoted For:

Julie Scofield
 City of Tempe (Nuisance Abatement Services)

 Arizona

| Summary | |
|---------------------|----------------------------------|
| Location: | 1895 E Hayden Ln Tempe, AZ |
| Destination: | Tempe Impound |
| Reason: | Tow |
| Zone: | |
| Vehicle: | 2003 Chevrolet Malibu Ls (White) |
| Owner: | |
| Phone: | |
| VIN: | 1G1NE52J23M715409 |
| Plate/Tag: | BTA3CL |
| Mileage: | |

| Service | Quantity | Rate | Amount |
|------------------------|----------|--------|---------------|
| _4 - LD - T6 -Towing | 1.00 | 104.20 | 104.20 |
| LD - Winching | 1.00 | 119.00 | 119.00 |
| Sub Total | | | 223.20 |
| QUOTATION TOTAL | | | 223.20 |

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

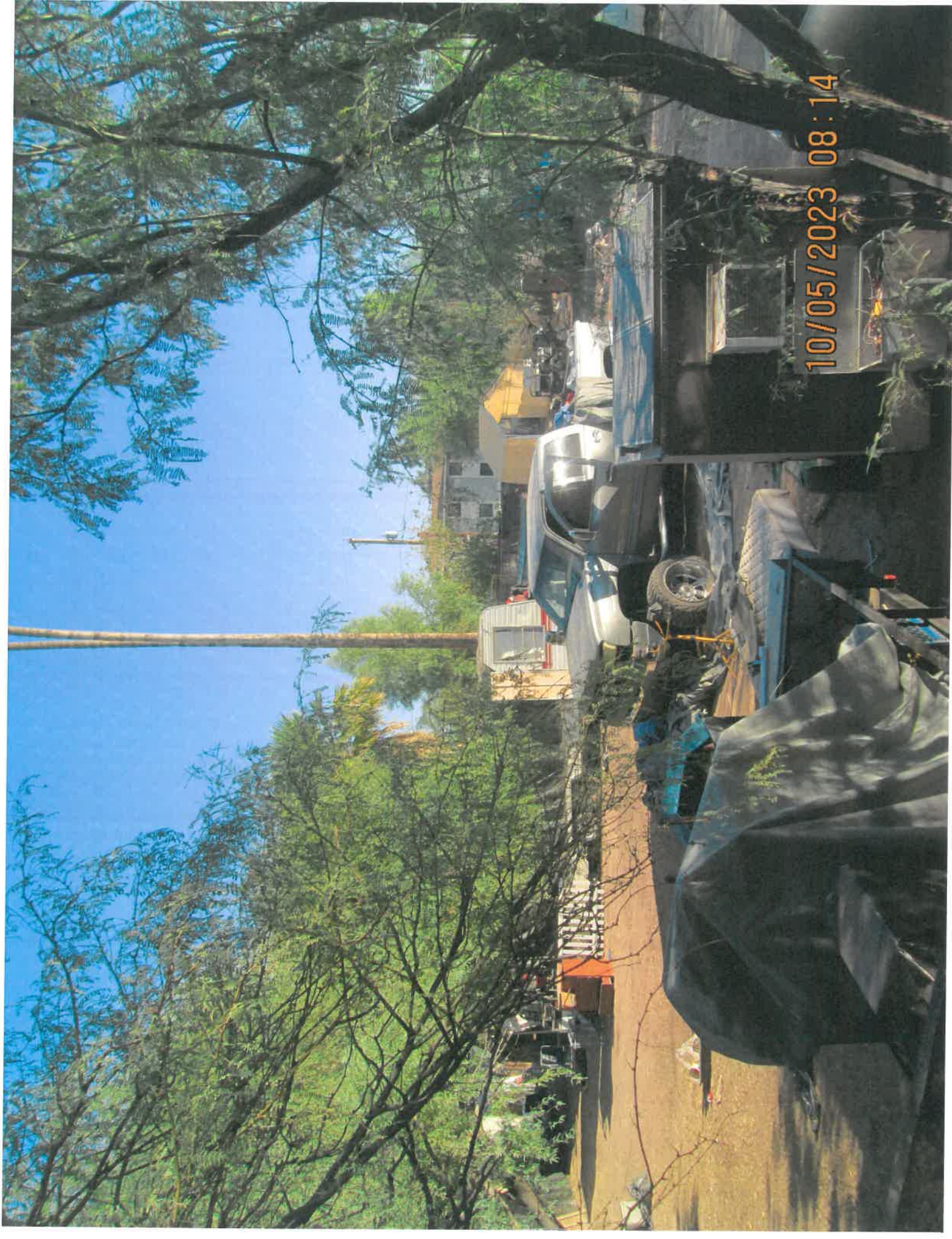
 Signature

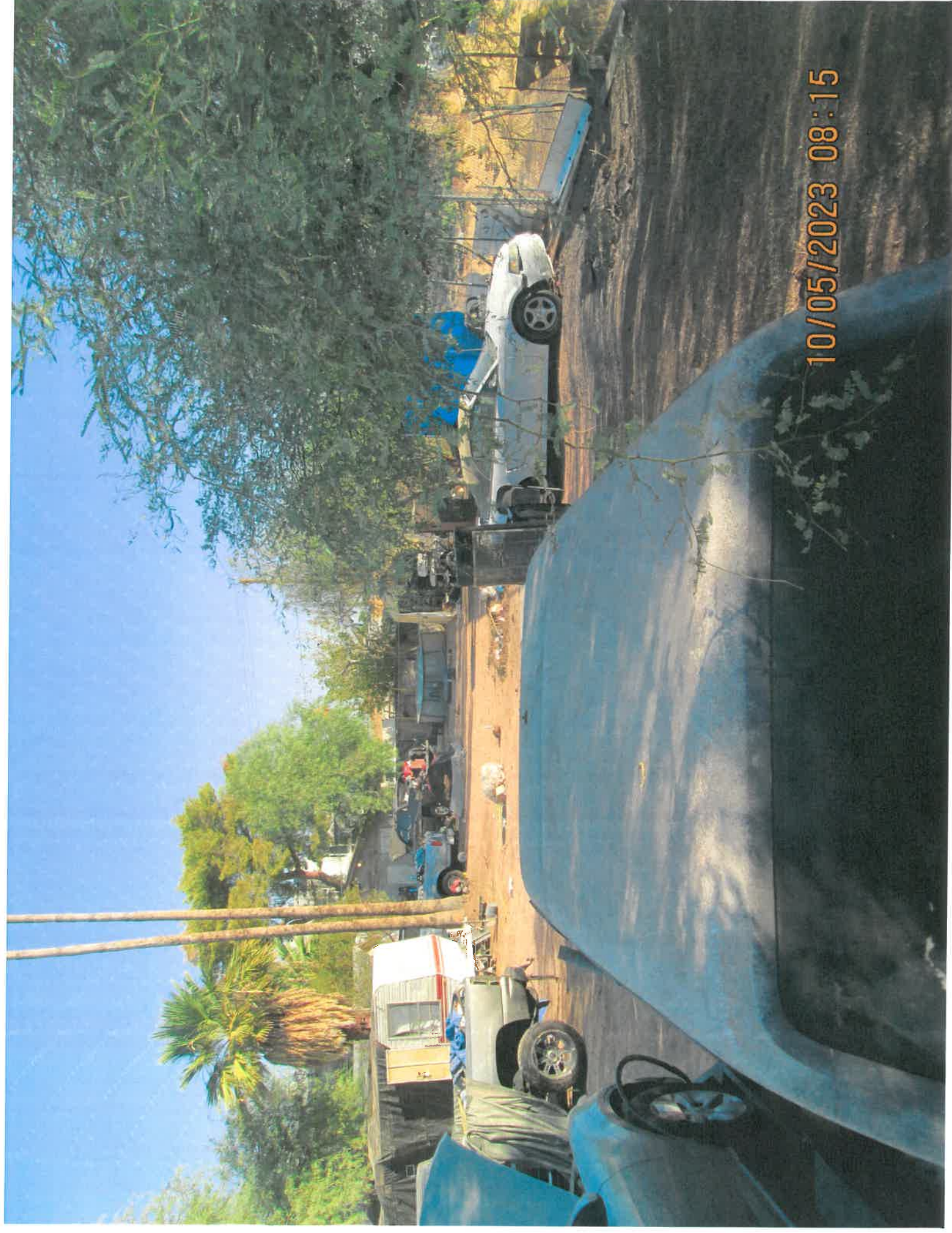
 Date



10/05/2023 08:14

10/05/2023 08:14





10/05/2023 08:15



10/05/2023 08:21



COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
 CORRECTION NOTICE

01/18/2023

HAYDEN LANE PROPERTIES LLC
 C/O RAY PURSELLEY
 9832 N HAYDEN RD UNIT 217
 SCOTTSDALE, AZ 85258-3916

Case #: CE230356
 Site Address: 1895 E HAYDEN LN, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 01/18/2023 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.15 | Any wall or fence that is missing blocks, boards or other material, or is otherwise deteriorated so as to constitute a hazard to persons or property. This includes but is not limited to, leaning or damaged fences, fences missing slats or blocks or any other materials that are otherwise broken or damaged in such amounts as to present a deteriorated appearance. All replacement materials shall be uniform, compatible and consistent with the design thereof |
| 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: <ul style="list-style-type: none"> 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; c. Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the city code |
| ZDC 3-416.A | A mobile home , recreational vehicle , or similar vehicle shall not be considered a dwelling unit, nor occupied as such, unless located in a trailer or mobile home park , except as noted herein. |

| PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION | | SITE REINSP ON OR AFTER |
|---|---|-------------------------------|
| CC 21-3.b.15 | Please repair the broken chain link fence in the front east side of the property. | 02/01/2023 |
| CC 21-3.b.3 | Please provide proof or registration or remove 2 white sedans, 1 silver sedan & an GMC SUV in the back yard. | 02/01/2023 |
| ZDC 3-416.A | Please immediately cease using the RV (recreational vehicle) parked in the back yard area of the home as an occupied dwelling unit. See note below. | 02/01/2023 |

Note: A mobile home, recreational vehicle, or similar vehicle shall not be considered a dwelling unit, nor occupied as such, unless located in a trailer or mobile home park.

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

Andres Lara-Reyes
Code Inspector

Direct: 480-350-8963
Code Compliance: 480-350-4311
Email: andres_lara-reyes@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

01/18/2023

TYREL TAYLOR
 1895 E HAYDEN LN
 TEMPE, AZ 85281

Case #: CE230356
 Site Address: 1895 E HAYDEN LN, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 01/18/2023 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.15 | Any wall or fence that is missing blocks, boards or other material, or is otherwise deteriorated so as to constitute a hazard to persons or property. This includes but is not limited to, leaning or damaged fences, fences missing slats or blocks or any other materials that are otherwise broken or damaged in such amounts as to present a deteriorated appearance. All replacement materials shall be uniform, compatible and consistent with the design thereof |
| 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: <ul style="list-style-type: none"> 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; c. Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the city code |
| ZDC 3-416.A | A mobile home , recreational vehicle , or similar vehicle shall not be considered a dwelling unit, nor occupied as such, unless located in a trailer or mobile home park , except as noted herein. |

| PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION | | SITE REINSP ON OR AFTER |
|---|---|-------------------------------|
| CC 21-3.b.15 | Please repair the broken chain link fence in the front east side of the property. | 02/01/2023 |
| CC 21-3.b.3 | Please provide proof of registration or remove 2 white sedans, 1 silver sedan & an GMC SUV in the back yard. | 02/01/2023 |
| ZDC 3-416.A | Please immediately cease using the RV (recreational vehicle) parked in the back yard area of the home as an occupied dwelling unit. See note below. | 02/01/2023 |

Note: A mobile home, recreational vehicle, or similar vehicle shall not be considered a dwelling unit, nor occupied as such, unless located in a trailer or mobile home park.

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

Andres Lara-Reyes
Code Inspector

Direct: 480-350-8963
Code Compliance: 480-350-4311
Email: andres_lara-reyes@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

01/18/2023

RESIDENT
 1895 E HAYDEN LN (REAR HOME)
 TEMPE, AZ 85281

Case #: CE230356
 Site Address: 1895 E HAYDEN LN, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 01/18/2023 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.15 | Any wall or fence that is missing blocks, boards or other material, or is otherwise deteriorated so as to constitute a hazard to persons or property. This includes but is not limited to, leaning or damaged fences, fences missing slats or blocks or any other materials that are otherwise broken or damaged in such amounts as to present a deteriorated appearance. All replacement materials shall be uniform, compatible and consistent with the design thereof |
| 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: <ul style="list-style-type: none"> 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; c. Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the city code |
| ZDC 3-416.A | A mobile home , recreational vehicle , or similar vehicle shall not be considered a dwelling unit, nor occupied as such, unless located in a trailer or mobile home park , except as noted herein. |

| PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION | | SITE REINSP ON OR AFTER |
|---|---|-------------------------------|
| CC 21-3.b.15 | Please repair the broken chain link fence in the front east side of the property. | 02/01/2023 |
| CC 21-3.b.3 | Please provide proof of registration or remove 2 white sedans, 1 silver sedan & an GMC SUV in the back yard. | 02/01/2023 |
| ZDC 3-416.A | Please immediately cease using the RV (recreational vehicle) parked in the back yard area of the home as an occupied dwelling unit. See note below. | 02/01/2023 |

Note: A mobile home, recreational vehicle, or similar vehicle shall not be considered a dwelling unit, nor occupied as such, unless located in a trailer or mobile home park.

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

Andres Lara-Reyes
Code Inspector

Direct: 480-350-8963
Code Compliance: 480-350-4311
Email: andres_lara-reyes@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

02/09/2023

HAYDEN LANE PROPERTIES LLC
C/O RAY PURSELLEY
9832 N HAYDEN RD UNIT 217
SCOTTSDALE, AZ 85258-3916

Case #: CE230356
Site Address: 1895 E HAYDEN LN, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 02/09/2023 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 21-4.a.1 | In a residential district, any vehicle or trailer that was designed or is used for any commercial purpose, of more than one-ton capacity or in excess of twenty-one (21) feet in length; or two (2) or more commercial vehicles, regardless of size |
| ZDC 3-416.A | A mobile home , recreational vehicle , or similar vehicle shall not be considered a dwelling unit, nor occupied as such, unless located in a trailer or mobile home park , except as noted herein. |

| PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION | | SITE REINSP ON OR AFTER |
|---|---|-------------------------------|
| ZDC 3-416.A | Please immediately cease using two (2) RV (recreational vehicles) parked in the back yard area of the home as an occupied dwelling unit. See note below. Note: A mobile home, recreational vehicle, or similar vehicle shall not be considered a dwelling unit, nor occupied as such, unless located in a trailer or mobile home park. | 02/23/2023 |
| CC 21-4.a.1 | Please remove from the residential district a black commercial trailer parked in the back yard area of the property | 02/23/2023 |

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

Andres Lara-Reyes
Code Inspector

Direct: 480-350-8963
Code Compliance: 480-350-4311
Email: andres_lara-reyes@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

02/09/2023

TYREL TAYLOR
1895 E HAYDEN LN
TEMPE, AZ 85281

Case #: CE230356
Site Address: 1895 E HAYDEN LN, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 02/09/2023 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 21-4.a.1 | In a residential district, any vehicle or trailer that was designed or is used for any commercial purpose, of more than one-ton capacity or in excess of twenty-one (21) feet in length; or two (2) or more commercial vehicles, regardless of size |
| ZDC 3-416.A | A mobile home , recreational vehicle , or similar vehicle shall not be considered a dwelling unit, nor occupied as such, unless located in a trailer or mobile home park , except as noted herein. |

**SITE REINSP
ON OR
AFTER**

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION

| | | |
|-------------|---|------------|
| ZDC 3-416.A | Please immediately cease using two (2) RV (recreational vehicles) parked in the back yard area of the home as an occupied dwelling unit. See note below. Note: A mobile home, recreational vehicle, or similar vehicle shall not be considered a dwelling unit, nor occupied as such, unless located in a trailer or mobile home park. | 02/23/2023 |
| CC 21-4.a.1 | Please remove from the residential district a black commercial trailer parked in the back yard area of the property. | 02/23/2023 |

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

Andres Lara-Reyes
Code Inspector

Direct: 480-350-8963
Code Compliance: 480-350-4311
Email: andres_lara-reyes@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

02/09/2023

RESIDENT
1895 E HAYDEN LN (REAR HOME)
TEMPE, AZ 85281

Case #: CE230356
Site Address: 1895 E HAYDEN LN, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 02/09/2023 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 21-4.a.1 | In a residential district, any vehicle or trailer that was designed or is used for any commercial purpose, of more than one-ton capacity or in excess of twenty-one (21) feet in length; or two (2) or more commercial vehicles, regardless of size |
| ZDC 3-416.A | A mobile home , recreational vehicle , or similar vehicle shall not be considered a dwelling unit, nor occupied as such, unless located in a trailer or mobile home park , except as noted herein. |

**SITE REINSP
ON OR
AFTER**

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION

| | | |
|-------------|---|------------|
| ZDC 3-416.A | Please immediately cease using two (2) RV (recreational vehicles) parked in the back yard area of the home as an occupied dwelling unit. See note below. | 02/23/2023 |
| | Note: A mobile home, recreational vehicle, or similar vehicle shall not be considered a dwelling unit, nor occupied as such, unless located in a trailer or mobile home park. | |
| CC 21-4.a.1 | Please remove from the residential district a black commercial trailer parked in the back yard area of the property | 02/23/2023 |

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

Andres Lara-Reyes
Code Inspector

Direct: 480-350-8963
Code Compliance: 480-350-4311
Email: andres_lara-reyes@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

10/05/2023

RYBEK INVESTMENTS LLC
C/O GLEN KILEY
1628 E SOUTHERN AVENUE #9254
TEMPE, AZ 85282

Case #: CE230356
Site Address: 1895 E HAYDEN LN, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 10/05/2023 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 |
|-------------|--|
| 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; |
| 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: <ul style="list-style-type: none">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;c. Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the city code |
| 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; 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 |
| ZDC 3-416.A | A mobile home , recreational vehicle , or similar vehicle shall not be considered a dwelling unit, nor occupied as such, unless located in a trailer or mobile home park , except as noted herein. |

| PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION | | SITE REINSP ON OR AFTER |
|--|---|--|
| CC 21-3.b.1 | Please remove all trash, litter, debris, discarded furniture and appliances, mattresses, tarps, buckets, crates, vehicle parts, scrap, wood thru out the front and back yards; multiple inoperable and vehicles being worked on in the front and back yards | 10/19/2023 |
| CC 21-3.b.3 | Please provide proof of registration and repair or remove any inoperable or unregistered vehicles in the front and back yards | 10/19/2023 |
| ZDC 3-416.A | Please immediately cease using any RV (recreational vehicles) parked in the back yard area of the home as an occupied dwelling unit. See note below. Note: A mobile home, recreational vehicle, or similar vehicle shall not be considered a dwelling unit, nor occupied as such, unless located in a trailer or mobile home park. | 10/19/2023 |
| CC 21-3.b.8 | Please remove all the dead fronds from all palm trees in the back yard. | 10/19/2023 |

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

Andres Lara-Reyes
Code Inspector

Direct: 480-350-8963
Code Compliance: 480-350-4311
Email: andres_lara-reyes@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

10/05/2023

RYBEK INVESTMENTS LLC
C/O GLEN KILEY
3104 E CAMELBACK RD #705
PHOENIX, AZ 85016

Case #: CE230356
Site Address: 1895 E HAYDEN LN, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 10/05/2023 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 |
|-------------|--|
| 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; |
| 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: <ul style="list-style-type: none">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;c. Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the city code |
| 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; 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 |
| ZDC 3-416.A | A mobile home , recreational vehicle , or similar vehicle shall not be considered a dwelling unit, nor occupied as such, unless located in a trailer or mobile home park , except as noted herein. |

| PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION | | SITE REINSP ON OR AFTER |
|--|---|--|
| CC 21-3.b.1 | Please remove all trash, litter, debris, discarded furniture and appliances, mattresses, tarps, buckets, crates, vehicle parts, scrap, wood thru out the front and back yards; multiple inoperable and vehicles being worked on in the front and back yards | 10/19/2023 |
| CC 21-3.b.3 | Please provide proof of registration and repair or remove any inoperable or unregistered vehicles in the front and back yards | 10/19/2023 |
| ZDC 3-416.A | Please immediately cease using any RV (recreational vehicles) parked in the back yard area of the home as an occupied dwelling unit. See note below. Note: A mobile home, recreational vehicle, or similar vehicle shall not be considered a dwelling unit, nor occupied as such, unless located in a trailer or mobile home park. | 10/19/2023 |
| CC 21-3.b.8 | Please remove all the dead fronds from all palm trees in the back yard. | 10/19/2023 |

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

Andres Lara-Reyes
Code Inspector

Direct: 480-350-8963
Code Compliance: 480-350-4311
Email: andres_lara-reyes@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

10/05/2023

DINO ARMENAKES
1895 E HAYDEN LN
TEMPE, AZ 85281

Case #: CE230356
Site Address: 1895 E HAYDEN LN, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 10/05/2023 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 |
|-------------|--|
| 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; |
| 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: <ul style="list-style-type: none">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;c. Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the city code |
| 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; 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 |
| ZDC 3-416.A | A mobile home , recreational vehicle , or similar vehicle shall not be considered a dwelling unit, nor occupied as such, unless located in a trailer or mobile home park , except as noted herein. |

| PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION | | SITE REINSP ON OR AFTER |
|---|---|-------------------------------|
| CC 21-3.b.1 | Please remove all trash, litter, debris, discarded furniture and appliances, mattresses, tarps, buckets, crates, vehicle parts, scrap, wood thru out the front and back yards; multiple inoperable and vehicles being worked on in the front and back yards | 10/19/2023 |
| CC 21-3.b.3 | Please provide proof of registration and repair or remove any inoperable or unregistered vehicles in the front and back yards | 10/19/2023 |
| ZDC 3-416.A | Please immediately cease using any RV (recreational vehicles) parked in the back yard area of the home as an occupied dwelling unit. See note below. Note: A mobile home, recreational vehicle, or similar vehicle shall not be considered a dwelling unit, nor occupied as such, unless located in a trailer or mobile home park. | 10/19/2023 |
| CC 21-3.b.8 | Please remove all the dead fronds from all palm trees in the back yard | 10/19/2023 |

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

Andres Lara-Reyes
Code Inspector

Direct: 480-350-8963
Code Compliance: 480-350-4311
Email: andres_lara-reyes@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

10/05/2023

TYREL TAYLOR
1895 E HAYDEN LN
TEMPE, AZ 85281

Case #: CE230356
Site Address: 1895 E HAYDEN LN, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 10/05/2023 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 |
|-------------|--|
| 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; |
| 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: <ul style="list-style-type: none">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;c. Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the city code |
| 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; 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 |
| ZDC 3-416.A | A mobile home , recreational vehicle , or similar vehicle shall not be considered a dwelling unit, nor occupied as such, unless located in a trailer or mobile home park , except as noted herein. |

| PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION | | SITE REINSP ON OR AFTER |
|---|---|-------------------------------|
| CC 21-3.b.1 | Please remove all trash, litter, debris, discarded furniture and appliances, mattresses, tarps, buckets, crates, vehicle parts, scrap, wood thru out the front and back yards; multiple inoperable and vehicles being worked on in the front and back yards | 10/19/2023 |
| CC 21-3.b.3 | Please provide proof of registration and repair or remove any inoperable or unregistered vehicles in the front and back yards. | 10/19/2023 |
| ZDC 3-416.A | Please immediately cease using any RV (recreational vehicles) parked in the back yard area of the home as an occupied dwelling unit. See note below. Note: A mobile home, recreational vehicle, or similar vehicle shall not be considered a dwelling unit, nor occupied as such, unless located in a trailer or mobile home park. | 10/19/2023 |
| CC 21-3.b.8 | Please remove all the dead fronds from all palm trees in the back yard | 10/19/2023 |

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

Andres Lara-Reyes
Code Inspector

Direct: 480-350-8963
Code Compliance: 480-350-4311
Email: andres_lara-reyes@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.

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



| | | | | | | | | | | | | | |
|---|--|--|---|----------------------------------|--|---|---|--|--|---|------------------|--|---------------------|
| Complaint Number 1702766 | | 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"/> Haz. Material | |
| Driver's License No. | | DLP <input type="checkbox"/> State <input type="checkbox"/> | | Class | | Endorsements M H N P T X D | | Incident Report Number CE230356 | | | | | |
| Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language | | HAYDEN LANE PROPERTIES LLC | | | | | | | | | | | |
| Defendant | | Name (First, Middle, Last) C/O RAY PURSELLEY AZ | | | | | | | | | | Juvenile | |
| Residence Address, City, State, Zip Code 9832 N HAYDEN RD UNIT 217 Scottsdale 85258 | | | | | | | | | | | | Telephone: (cell phone) <input type="checkbox"/> 602-488-8161 | |
| Sex | Height | Weight | Eyes | Hair | Origin | Date of Birth | Restrictions | Email Address | | | | | |
| Business Address, City, State, Zip Code | | | | | | | | | | Business Phone No. () | | | |
| Vehicle | | Color | Year | Make | Model | Style | License Plate | State | Expiration Date | | | | |
| Registered owner & address, City, State, Zip Code | | | | | | | Vehicle Identification Number | | | | | | |
| The Undersigned Certifies That: | | | | | | | | | | | | | |
| On | Month 03 | Day 13 | Year 2023 | Time 9:26 | <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 1895 E HAYDEN LN TEMPE AZ 85281 | | | | | | | <input checked="" type="checkbox"/> Tempe | 85281 | | State of Arizona | Area | Dist. |
| The Defendant Committed the Following: | | | | | | | | | | | | | |
| A | Section: ZDC 1-201A | | ARS Violation: CC ZDC 3-416, A RV USED AS LIVABLE | | Domestic Violence Case <input type="checkbox"/> | | Criminal <input type="checkbox"/> Criminal Traffic <input type="checkbox"/> | | <input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense | | | | |
| | Docket Number | | Disp. Code: | | Date of Disposition: | | Sanction: SPACE | | MVD | | | | |
| B | Section: | | ARS Violation: | | Domestic Violence Case <input type="checkbox"/> | | Criminal <input type="checkbox"/> Criminal Traffic <input type="checkbox"/> | | <input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense | | | | |
| | Docket Number | | Disp. Code: | | Date of Disposition: | | Sanction: | | MVD | | | | |
| C | Section: | | ARS Violation: | | Domestic Violence Case <input type="checkbox"/> | | Criminal <input type="checkbox"/> Criminal Traffic <input type="checkbox"/> | | <input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense | | | | |
| | Docket Number | | Disp. Code: | | Date of Disposition: | | Sanction: | | MVD | | | | |
| D | Section: | | ARS Violation: | | Domestic Violence Case <input type="checkbox"/> | | Criminal <input type="checkbox"/> Criminal Traffic <input type="checkbox"/> | | <input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense | | | | |
| | Docket Number | | Disp. Code: | | Date of Disposition: | | Sanction: | | MVD | | | | |
| E | Section: | | ARS Violation: | | Domestic Violence Case <input type="checkbox"/> | | Criminal <input type="checkbox"/> Criminal Traffic <input type="checkbox"/> | | <input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense | | | | |
| | Docket Number | | Disp. Code: | | Date of Disposition: | | Sanction: | | MVD | | | | |
| You must appear on the date and time indicated at: | Tempe Municipal Court 140 E. 5th Street Tempe, AZ 85281 Court No. 0753 | | <input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor | | Date: 03/27/2023 | | 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. | | Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint. | | Victim? <input type="checkbox"/> | | Victim Notified? <input type="checkbox"/> | | 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>MAILED</u> | | Complainant <i>[Signature]</i> | | PSN 8036 | | | | | | | | | |
| 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 _____ | | 1ST VIOLATION \$170.00 | | CODE COMPLIANCE | | Date Issued if not violation date _____ | | | | | | | |

If you were charged with a civil ordinance violation and you fail to appear as directed in this complaint, a default judgement will be entered, and a monetary penalty will be imposed.

COMPLAINT



1702766

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County,
State of Arizona



| | | | | | | | |
|--|------------------------------|------------------------|----------|--|---|-----------------------------------|--|
| Complaint Number 1702770 | 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 CE230356 | | |
| Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language | | | | | | | |
| Defendant Name (First, Middle, Last) HAYDEN LAWE PROPERTIES LLC c/o RAY PURSELLEY | | | | | | | Juvenile |
| Residence Address, City, State, Zip Code 9832 N HAYDEN RD UNIT 217 SCOTTSDALE AZ 85258 | | | | | | | Telephone (cell phone) <input type="checkbox"/> 602-488-8161 |
| Sex | Height | Weight | Eyes | Hair | Origin | Date of Birth | Restrictions |
| Business Address, City, State, Zip Code | | | | | | | 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 04 | Day 25 | Year 2023 | Time 9:44 | <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 1895 E HAYDEN LN TEMPE AZ 85281 | | | | | | | <input checked="" type="checkbox"/> Tempe | State of Arizona | | Area | Dist. |

The Defendant Committed the Following:

| | | | | | |
|----------|-------------------------------|--|---|-----------------------------------|---|
| A | Section: 2DC1-201 A | ARS Violation: 2DC3-416.A RV USED AS LIVABLE | <input type="checkbox"/> Domestic Violence Case | <input type="checkbox"/> Criminal | <input type="checkbox"/> Criminal Traffic |
| | Docket Number | Disp. Code: | Date of Disposition: | Sanction: SPACE | <input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense |
| MVD | | | | | |
| B | Section: | ARS Violation: | <input type="checkbox"/> Domestic Violence Case | <input type="checkbox"/> Criminal | <input type="checkbox"/> Criminal Traffic |
| | Docket Number | Disp. Code: | Date of Disposition: | Sanction: | <input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense |
| MVD | | | | | |
| C | Section: | ARS Violation: | <input type="checkbox"/> Domestic Violence Case | <input type="checkbox"/> Criminal | <input type="checkbox"/> Criminal Traffic |
| | Docket Number | Disp. Code: | Date of Disposition: | Sanction: | <input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense |
| MVD | | | | | |
| D | Section: | ARS Violation: | <input type="checkbox"/> Domestic Violence Case | <input type="checkbox"/> Criminal | <input type="checkbox"/> Criminal Traffic |
| | Docket Number | Disp. Code: | Date of Disposition: | Sanction: | <input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense |
| MVD | | | | | |
| E | Section: | ARS Violation: | <input type="checkbox"/> Domestic Violence Case | <input type="checkbox"/> Criminal | <input type="checkbox"/> Criminal Traffic |
| | Docket Number | Disp. Code: | Date of Disposition: | Sanction: | <input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense |
| MVD | | | | | |

| | | | | |
|--|---|---|-------------------------|---|
| 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: 05/09/2023 | Time: Between 9AM & 4PM |
| | | <input type="checkbox"/> Criminal Court Suite 200, 2nd Floor | Date: _____ | Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM |
| | <input type="checkbox"/> Court: | | 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. | |
| X <u>MAILED</u> | <i>[Signature]</i> Complainant | 8036 PSN |

Comments:
Juvenile Notification: Failure to appear or comply as ordered will result in a suspension of your driver's license/driving privileges until you comply or reach your 18th birthday. Initials _____

2ND VIOLATION \$420.00

CODE COMPLIANCE

Date issued if not violation date _____

If you were charged with a civil ordinance violation and you fail to appear as directed in this complaint, a default judgement will be entered, and a monetary penalty will be imposed.

COMPLAINT



1702770

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



| | | | | | | | | | | | | | |
|---|---|------------------------------|---------------------|---|--|---|---|--|---|---|---|-------------------------------|--|
| Complaint Number 1702775 | | 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 CE230 356 | | | |
| Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language | | | | | | | | | | | | | |
| Defendant Name (First, Middle, Last) HAYDEN LANE PROPERTIES LLC c/o RAY PURSELLEY | | | | | | | | | | Juvenile | | | |
| Residence Address, City, State, Zip Code 9835 N HAYDEN RD UNIT 217 SCOTTSDALE AZ 85258 | | | | | | | | | | Telephone (cell phone) (602) 988-8161 | | | |
| Sex | Height | Weight | Eyes | Hair | Origin | Date of Birth | Restrictions | | Email Address | | | | |
| Business Address, City, State, Zip Code | | | | | | | | | | Business Phone No. () | | | |
| Vehicle | | Color | | Year | | Make | | Model | | Style | | | |
| License Plate | | State | | Expiration Date | | Registered owner & address, City, State, Zip Code | | | | | | Vehicle Identification Number | |
| The Undersigned Certifies That: | | | | | | | | | | | | | |
| On | Month 07 | Day 10 | Year 2023 | Time 9:47 | <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 1895 E HAYDEN LN TEMPE AZ 85281 | | | | | | | | <input checked="" type="checkbox"/> Tempe | State of Arizona | Area | Dist. | |
| The Defendant Committed the Following: | | | | | | | | | | | | | |
| A | Section: TCC 21-3 A | | | ARS Violation: CC 21-3.B.1 TRASH LITTER DEBRIS | | | <input type="checkbox"/> Domestic Violence Case | | <input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic | | <input checked="" type="checkbox"/> Municipal Code | | |
| | Docket Number | | | Disp. Code: | | | Date of Disposition: | | Sanction: | | <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense | | |
| B | Section: ZDC 1-201 A | | | ARS Violation: CC 203-416.A RV USED AS LIVABLE | | | <input type="checkbox"/> Domestic Violence Case | | <input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic | | <input checked="" type="checkbox"/> Municipal Code | | |
| | Docket Number | | | Disp. Code: | | | Date of Disposition: | | Sanction: SPACE | | <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense | | |
| C | Section: | | | ARS Violation: | | | <input type="checkbox"/> Domestic Violence Case | | <input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic | | <input type="checkbox"/> Municipal Code | | |
| | Docket Number | | | Disp. Code: | | | Date of Disposition: | | Sanction: | | <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense | | |
| D | Section: | | | ARS Violation: | | | <input type="checkbox"/> Domestic Violence Case | | <input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic | | <input type="checkbox"/> Municipal Code | | |
| | Docket Number | | | Disp. Code: | | | Date of Disposition: | | Sanction: | | <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense | | |
| E | Section: | | | ARS Violation: | | | <input type="checkbox"/> Domestic Violence Case | | <input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic | | <input type="checkbox"/> Municipal Code | | |
| | Docket Number | | | Disp. Code: | | | Date of Disposition: | | Sanction: | | <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: 07/04/2023 | | 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. | | | | | | | |
| X <u>Mailed</u> | | | | | | | | | 8036 PSN | | | | |
| Comments: Juvenile Notification: Failure to appear or comply as ordered will result in a suspension of your driver's license/driving privileges until you comply or reach your 18th birthday. Initials _____ | | | | | | | | | | | | | |
| A-1st Vp/ \$200 | | | | | | CODE COMPLIANCE | | | | | | | |
| B-3rd Vp/ \$820 | | | | | | Date issued if not violation date _____ | | | | | | | |
| TOTAL \$1020 | | | | | | | | | | | | | |

If you were charged with a civil ordinance violation and you fail to appear as directed in this complaint, a default judgement will be entered, and a monetary penalty will be imposed.



1702775

COMPLAINT