
**CITY OF TEMPE
HEARING OFFICER**

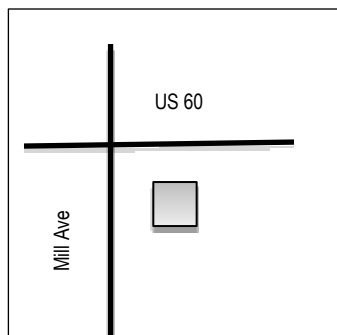
**Meeting Date: 11/7/2023
Agenda Item: 3**

ACTION: Request approval to abate public nuisance items at the Sheldahl Property located 4518 S. Grandview Ave. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$6,102.00 for abatement request: landscape cleanup, remove dead trees, removal of inoperable/unregistered vehicles, removal of junk/debris from front, side, and rear yards and securing open doors/windows and openings at the home.

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 SHELDAHL PROPERTY. The details of this case represent several months of correspondence for compliance with the property owner. Staff requests the approval of abatement of the following nuisance items under Complaint CE231267: landscape cleanup, remove dead tree, removing of inoperable/unregistered vehicles, removing junk/debris from front, side, and rear yards and secure open doors/windows and openings on the home.



Property Owner
Applicant
Zoning District:
Code Compliance
Inspector:

Sheldahl Property Abatement
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 Sheldahl Property located 4518 S. Grandview Ave, in the R1-6 Single Family Residential District. This case was initiated 03/02/2023, 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 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	SHELDAHL PROPERTY ABATEMENT		EXISTING ZONING R1-6 <input type="checkbox"/>
PROJECT ADDRESS	4518 S. GRANDVIEW AVE. TEMPE, AZ 85282		SUITE(S) <input type="checkbox"/>
PROJECT DESCRIPTION	CE231267 HEARING NOVEMBER 7TH, 2023		PARCEL No(s) 133-41-032 <input type="checkbox"/>

PROPERTY OWNER INFORMATION - REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)					
BUSINESS NAME	ADDRESS		4518 S. GRANDVIEW AVE		
CONTACT NAME	ROBERT SHELDAHL	CITY	TEMPE	STATE	AZ
EMAIL		PHONE 1		PHONE 2	
				ZIP	85282

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		ADDRESS 21 E. 6TH ST.		
CONTACT NAME	JULIE SCOFIELD	CITY	TEMPE	STATE	AZ
EMAIL	JULIE_SCOFIELD@TEMPE.GOV	PHONE 1	480-350-8951	PHONE 2	
				ZIP	85281

I hereby attest that this application is accurate and the submitted documents are complete. I acknowledge that if the application is deemed to be incomplete it will be returned to me without review, to be resubmitted with any missing information.

APPLICANT SIGNATURE	X	DATE
<i>Julie Scofield</i>		9/25/23

BUSINESS INFORMATION - REQUIRED FOR USE PERMITS & SIGN DPRs					
BUSINESS NAME	ADDRESS				
CONTACT NAME		CITY		STATE	
TYPE OF BUSINESS		PHONE		EMAIL	
				ZIP	

APPLICATION (Check all that apply)	QTY	SPECIFIC REQUEST (See Planning & Zoning Fee Schedule for types)	FOR CITY USE ONLY (Planning record tracking numbers)	
<input type="checkbox"/> A. PRELIMINARY SITE PLAN REVIEW			SPR	
<input type="checkbox"/> B. ADMINISTRATIVE APPLICATIONS			ADM	
<input type="checkbox"/> C. VARIANCES			VAR	
<input type="checkbox"/> D. USE PERMITS / USE PERMIT STANDARDS			ZUP	
<input type="checkbox"/> E. ZONING CODE AMENDMENTS			ZOA	ZON
<input type="checkbox"/> F. PLANNED AREA DEVELOPMENT OVERLAYS			PAD	REC
<input type="checkbox"/> G. SUBDIVISION / CONDOMINIUM PLATS			SBD	REC
<input type="checkbox"/> H. DEVELOPMENT PLAN REVIEW			DPR	
<input type="checkbox"/> I. APPEALS				
<input type="checkbox"/> J. GENERAL PLAN AMENDMENTS			GPA	
<input type="checkbox"/> K. ZONING VERIFICATION LETTERS			ZVL	
<input checked="" type="checkbox"/> L. ABATEMENTS			CE	CM
<input type="checkbox"/> M. SIGN TYPE K			GO	SE
TOTAL NUMBER OF APPLICATIONS	0			

FOR CITY USE ONLY			
DS TRACKING #	FILE APPLICATION WITH CE / CM / IP TRACKING #	DATE RECEIVED (STAMP)	VALIDATION OF PAYMENT (STAMP)
PL TRACKING #			TOTAL APPLICATION FEES
SPR TRACKING # (if 2 nd or 3 rd submittal, please use Planning Resubmittal Form)			RECEIVED BY INTAKE STAFF (INITIALS)

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA

DATE: September 25th, 2023
FROM: Julie Scofield, Sr. Code Inspector
SUBJECT: CE231267, Sheldahl Property Abatement

LOCATION: 4518 S. GRANDVIEW AVE. TEMPE, AZ 85282

LEGAL: TEMPE GARDENS 3

PARCEL: 133-41-032

OWNER: ROBERT J SHELDAHL
4518 S. GRANDVIEW AVE.
TEMPE, AZ 85282

FINDINGS:

03/02/2023 The Code Compliance Division received complaints for a deteriorated landscape, inoperable vehicles, unsecure building, deteriorated fence, and junk, trash, debris. Code Inspector Alima Dia inspected the property. She found grass and weeds growing throughout a gravel landscape, items in the front and back yard, the back yard fence missing bricks and the gate, a trailer in the driveway with flat tires, and an unregistered vehicle parked in the back yard. This property had recently been involved in a fire, and most of the items were in violation due to this. A notice was mailed to the property owner, Robert Sheldahl.

04/06/2023 Ms. Dia reinspected the property and found the property to still be in violation. A final notice was mailed.

04/18/2023 Inspector Dia received an email from the owner, Mr. Sheldahl. He said he was going through his insurance company and starting the process of cleanup. He wants to bring the property into compliance. He currently cannot reside there due to the fire. He did not ask for an extension of time, as it was offered to him.

05/22/2023 The landscape has been taken care of in the front yard. There are items in the front and back, the trailer and the truck are still there. There has been no change to the unsecured building or the fence. Ms. Dia emailed the owner, with no response, as well as mailing another final notice.

06/20/2023 I, Code inspector Julie Scofield took over the case. The house still needs to be secure, there are items in the front and back-mostly trash. There is a burned-up vehicle in the back yard that is unregistered, a trailer in the driveway with flat tires, a dead tree in the back yard, and broken fence in the back yard. A final notice was mailed and emailed to the property owner.

08/30/2023 Reinspected the property. A citation was issued for the unregistered vehicle, the trailer in the front of the property, dead tree in the back yard, and the junk, trash, debris in the front and back yard. Pictures were taken to show the condition of the property. Requesting bids for the abatement of the property to include securing the

building, junk, trash, and debris, the dead tree, and removal of unregistered vehicles.

09/12/2023 Returned to check on the property. Mr. Sheldahl was there and said he is still trying to work on the property. He also said that the trailer was indeed not registered.

09/25/2023 Turning in the paperwork for the abatement hearing to be held November 7th, 2023.

RECOMMENDATIONS:

I recommend an abatement of the nuisance violations located at 4518 S. Grandview Ave. due to property owner's failure to bring the property into compliance with Tempe City Code 21-3. B.8, 21-3. B.1, 21-3. B.9, and 21-3. B.3. The owner has been given ample time to come into compliance and maintain the property. There has been no indication that the property owner will bring the property into compliance. The property represents 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,

Julie Scofield
Code Inspector II

ACTION TAKEN: Submitted
NAME Julie Scofield
DATE: 9/25/23



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 09/25/2023
CASE #: CE231267

SHELDAHL ROBERT J
4518 S. GRANDVIEW AVE.
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: 4518 S GRANDVIEW AVE. TEMPE, AZ 85282
PARCEL: 133-41-032

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.8** Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches
- CC 21-3.b.9** Dangerous, deteriorated, abandoned, partially destroyed or unfinished structure; vacated or abandoned building not securely closed with appropriate materials
- CC 21-3.b.3** An inoperable vehicle or parts thereof outside of or under a roof area not enclosed

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

- CC 21-3.b.1 REMOVE ALL TRASH AND OR ITEMS STORED IN THE FRONT AND BACK YARD OF THE PROPERTY.**
- CC 21-3.b.8 CUT DOWN TO GROUND LEVEL OR REMOVE THE DEAD TREE FROM THE BACK YARD OF THE PROPERTY.**
- CC 21-3.b.9 PROPERLY SECURE THE HOUSE BY BOARDING UP ANY OPENINGS/WINDOWS. THIS INCLUDES THE BACK YARD FENCE.**
- CC 21-3.b.3 REMOVE UNREGISTERED VEHICLES AND TRAILER FROM THE FRONT AND BACK YARD OF THE PROPERTY. OR DISPLAY CURRENT PLATES AND OR TAGS.**

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 **\$6102.00**. 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: Julie Scofield
Phone Number: 480-350-8951
E-mail: julie_scofield@tempe.gov



Artistic Land Management, Inc.

September 7, 2023

City of Tempe
Attn: Julie Scofield
Code Compliance Inspector

RE: Clean-Up at 4518 S Grandview Ave.

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 4518 S. Grandview Ave, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

Scope of Work

- Remove junk, trash and debris from the front and backyard
- Weed removal as needed
- Dispose of debris off-site

Total = \$2,891.00

Respectfully,

Jose Hernandez

Crime Clean Decontamination, LLC

Specializing in biohazardous (infectious) waste remediation

24-hour emergency response-602.692.3492

ROC#274258 B ROC#236011 L-61

17231 North 26th Street

Phoenix, Arizona 85032

Phone 602.692.3492 Fax 602.992.1796

Proposal: #092523

TO: City of Tempe
Julie Scofield
Sr. Code Inspector
Code Compliance Division
21 East Sixth Street #208
Tempe, AZ 85281

September 25, 2023

4518 South Grandview. Tempe, AZ85282

2 employees 7 hours at \$135.00per hour+ \$1,890

six openings \$150.00 per opening +\$900.00

Total \$2,790

Total:

\$2,790.00

Make all checks payable to Crime Clean Decontamination, LLC

EIN#35-2298388

Crime Clean Decontamination, LLC is a licensed, bonded, insured, HAZWOPER certified biohazardous remediation Contractor. We are on call 24-hours a day, 365 days of the year.

Customer Quotation

Date	Quote #
31-Aug-2023	71

Apache Sands Towing

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

Quoted For:

City of Tempe (Nuisance Abatement Services)

 Arizona

Summary	
Location:	45818 S Grandview Ave Tempe, AZ
Destination:	Tempe Impound
Reason:	Tow
Zone:	
Vehicle:	1980 HiLo Travel TRailer
Owner:	
Phone:	
VIN:	
Plate/Tag:	
Mileage:	

Service	Quantity	Rate	Amount
MD - Towing	1.00	197.80	197.80
Sub Total			197.80
QUOTATION TOTAL			197.80

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

 Signature

 Date

Customer Quotation

Date	Quote #
31-Aug-2023	70

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: 4518 S Grandview Ave Tempe, AZ
Destination: Tempe Impound
Reason: Tow
Zone:

Vehicle: 1997 Dodge Ram 2500 (Silver)
Owner:
Phone:
VIN: 3B7KC23D3VM563882
Plate/Tag: GRA2LC
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

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1702599		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	Class	Endorsements M H N P T X D					Incident Report Number CE231267			
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language															
Defendant		Name (First, Middle, Last) Robert J Sheldahl										Juvenile			
Residence Address, City, State, Zip Code 4518 S Grandview ave. Tempe az 85282												Telephone: (cell phone) ()			
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	Day	Year	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 4518 S. Grandview ave										<input checked="" type="checkbox"/> Tempe	85282	State of Arizona	Area	Dist.
The Defendant Committed the Following:															
A	Section: TCC 21-3A			ARS Violation: Deteriorated Landscape	<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic							
	Docket Number			Disp. Code: 21-3-B-8	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code	<input type="checkbox"/> Civil Traffic	<input type="checkbox"/> Petty Offense						
MVD															
B	Section: TCC 21-3A			ARS Violation: Junk, trash, debris	<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic							
	Docket Number			Disp. Code: 21-3B1	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code	<input type="checkbox"/> Civil Traffic	<input type="checkbox"/> Petty Offense						
MVD															
C	Section: TCC 21-3A			ARS Violation: unregistered vehicle	<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic							
	Docket Number			Disp. Code: 21-3B-3	Date of Disposition:	Sanction:	<input checked="" 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: 09/13/23		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 No.											
Court Address, City, State, Zip Code															
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.															
x mailed / cert / posted															
	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.														
	Stu W. Scfield										8022		PSN		
	Complainant														
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 citation A = \$200.00 B = \$200.00 C = \$200.00 Total \$600.00														
Date issued if not violation date															

COMPLAINT

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



1702599

08/30/2023 10:46



08/30/2023 10:47



08/30/2023 10:44







08/30/2023 10:45

DOODGE

ARIZONA
GRA 2LC
8/22
MOTOR VEHICLE

08/30/2023 10:45









4518

25A 4CN





COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
 CORRECTION NOTICE

03/02/2023

SHELDAHL ROBERT J
 4518 S GRANDVIEW AVE
 TEMPE, AZ 85282

Case #: CE231267
 Site Address: 4518 S GRANDVIEW AVE, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 03/02/2023 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building
CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches
CC 21-3.b.9	Dangerous, deteriorated, abandoned, partially destroyed or unfinished structure; vacated or abandoned building not securely closed with appropriate materials
CC 21-3.b.15	A wall or fence deteriorated in appearance or which constitutes a hazard
CC 21-3.b.3	An inoperable vehicle or parts thereof outside of or under a roof area not enclosed

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all debris from the front and backyard, this includes the debris in the carport and front yard areas. Also, remove the plastic containers, shopping cart, cans, and any household, or miscellaneous items. All burnt items, such as the woods, metal parts, and any miscellaneous items.	4/1/2023
CC 21-3.b.8	Please remove the grass and or weeds in the landscaping areas. This includes the front, edges and sides of the property. Wildflowers are not considered a violation. All landscape must maintain free of any uncontrolled growth.	4/1/2023
CC 21-3.b.9	Please secure all openings of the property this includes the front and side, and back.	4/1/2023
CC 21-3.b.15	Fix or replace missing bricks in the backyard brick fence. All materials must be compatible and same color.	4/1/2023
CC 21-3.b.3	RV gate- Replace RV gate that is leading to the alley or remove it. Please remove all inoperable vehicles that is in the front and backyard this include the Hilo trailer with the flat tires, and the gray Dodge truck Az plate number GRA2LC.	4/1/2023

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

Alima Dia
Code Inspector

Direct: 480-350-8075
Code Compliance: 480-350-4311
Email: Alima_Dia@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

04/06/2023

SHELDAHL ROBERT J
 4518 S GRANDVIEW AVE
 TEMPE, AZ 85282

Case #: CE231267
 Site Address: 4518 S GRANDVIEW AVE, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 04/06/2023 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
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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.3	An inoperable vehicle or parts thereof outside of or under a roof area not enclosed

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all debris from the front and backyard, this includes the debris in the carport and front yard areas. Also, remove the plastic containers, shopping cart, cans, and any household, or miscellaneous items. All burnt items, such as the woods, metal parts, and any miscellaneous items.	5/6/2023
CC 21-3.b.8	Please remove the grass and or weeds in the landscaping areas. This includes the front, edges and sides of the property. Wildflowers are not considered a violation. All landscape must maintain free of any uncontrolled growth.	5/6/2023
CC 21-3.b.9	Please secure all openings of the property this includes the front and sides, and back.	5/6/2023
CC 21-3.b.15	Fix or replace missing bricks in the backyard brick fence. All materials must be compatible and same color. RV gate- Replace RV gate that is leading to the alley or remove it.	5/6/2023
CC 21-3.b.3	Please remove all inoperable vehicles that is in the front and backyard this include the Hilo trailer with the flat tires, and the gray Dodge truck Az plate number GRA2LC.	5/6/2023

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

Alima Dia
Code Inspector

Direct: 480-350-8075
Code Compliance: 480-350-4311
Email: Alima_Dia@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

05/22/2023

SHELDAHL ROBERT J
4518 S GRANDVIEW AVE
TEMPE, AZ 85282

Case #: CE231267
Site Address: 4518 S GRANDVIEW AVE, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 05/22/2023 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.3	An inoperable vehicle or parts thereof outside of or under a roof area not enclosed

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all debris from the front and backyard, this includes the debris in the carport and front yard areas. Also, remove the plastic containers, shopping cart, cans, and any household, or miscellaneous items. All burnt items, such as the woods, metal parts, and any miscellaneous items.	6/02/2023
CC 21-3.b.15	Fix or replace missing bricks in the backyard brick fence. All materials must be compatible and same color. RV gate- Replace RV gate that is leading to the alley or remove it.	6/02/2023
CC 21-3.b.3	Please remove all inoperable vehicles that is in the front and backyard this include the Hilo trailer with the flat tires, and the gray Dodge truck Az plate number GRA2LC.	6/02/2023

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

Alima Dia
Code Inspector

Direct: 480-350-8075
Code Compliance: 480-350-4311
Email: Alima_Dia@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

06/20/2023

SHELDAHL ROBERT J
 4518 S GRANDVIEW AVE
 TEMPE, AZ 85282

Case #: CE231267
 Site Address: 4518 S GRANDVIEW AVE, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 06/20/2023 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building
CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches
CC 21-3.b.9	Dangerous, deteriorated, abandoned, partially destroyed or unfinished structure; vacated or abandoned building not securely closed with appropriate materials
CC 21-3.b.15	A wall or fence deteriorated in appearance or which constitutes a hazard
CC 21-3.b.3	An inoperable vehicle or parts thereof outside of or under a roof area not enclosed

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	PLEASE REMOVE ALL JUNK, TRASH, AND OR DEBRIS FROM THE FRONT, SIDE, AND OR BACK YARD OF THE PROPERTY. THIS INCLUDES ANY ITEMS BURNT UP OR BEING STORED FROM THE INSIDE OF THE PROPERTY.	7/20/2023
CC 21-3.b.8	CUT DOWN TO GROUND LEVEL OR REMOVE THE DEAD TREES FROM THE BACK YARD OF THE PROPERTY.	7/20/2023
CC 21-3.b.9	PROPERLY SECURE THE HOUSE BY BOARDING UP ANY OPENINGS/WINDOWS. REMOVE THE BURNT SHED FROM THE BACK YARD OF THE PROPERTY.	7/20/2023
CC 21-3.b.15	FIX OR REPLACE THE BRICK FENCE IN THE BACK YARD. ALL MATERIALS MUST BE COMPATIBLE AND MATCH CURRENT DESIGN AND OR COLORS. REPLACE GATES AS WELL. OR COMPLETELY REMOVE THE FENCING ALTOGETHER.	7/20/2023
CC 21-3.b.3	REMOVE THE TRUCK FROM THE BACK YARD AND THE HI-LO TRAILER FROM THE FRONT. VEHICLES AND OR TRAILERS MUST HAVE CURRENT PLATES AND OR TAGS AND APPEAR TO BE OPERABLE. THIS INCLUDES THE TIRES- MUST BE INFLATED (TRAILER). IF THE FENCING IS COMPLETELY REMOVED, NO UNREGISTERED/INOPERABLE VEHICLES ARE ALLOWED TO BE IN THE BACK YARD WHATSOEVER.	7/20/2023

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

Julie Scofield
Code Inspector

Direct: 480-350-8951
Code Compliance: 480-350-4311
Email: julie_scofield@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.