
**CITY OF TEMPE
HEARING OFFICER**

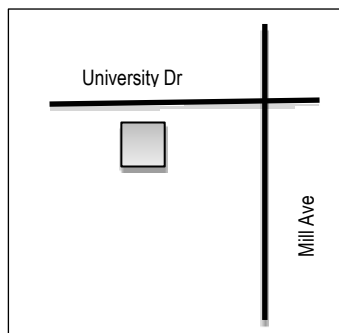
**Meeting Date: 01/16/2024
Agenda Item: 2**

ACTION: Request approval to abate public nuisance items at the NOWROOZ LIMITED PARTNERSHIP Property located at 405 W. University Dr. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$2,100.00 for abatement request: Remove graffiti from the site, remove dead trees and vegetation.

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 NOWROOZ LIMITED PARTNERSHIP 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 CM231368: Removal of graffiti on site, remove dead trees and vegetation.



Property Owner
Applicant
Zoning District:
Code Compliance
Inspector:

Nowrooz Limited Partnership
City of Tempe – Code Compliance
CSS- Commercial Shopping and Services District
Michelle Van Etten

ATTACHMENTS: Supporting Attachment

STAFF CONTACT: Jack Scofield, Code Administrator (480-350-8967)

Department Director: Jeffrey Tamulevich, Department Director

Legal review by: N/A

Prepared by: Shawn Daffara, CPTED Coordinator

Reviewed by: Jack Scofield, Code Administrator

COMMENTS:

Code Compliance is requesting approval to abate the NOWROOZ LIMITED PARTNERSHIP Property located 405 W. University Dr. in the CSS Commercial Shopping and Services District. This case was initiated 06/14/2023, 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	Nowrooz Limited Partnership, Property Abatement	EXISTING ZONING	CSS <input type="checkbox"/>
PROJECT ADDRESS	405 W University Dr, Tempe, AZ 85281	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	Abatement of CM231368 January 16, 2024	PARCEL No(s)	124-69-025B <input type="checkbox"/>

PROPERTY OWNER INFORMATION - REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)			
BUSINESS NAME	Nowrooz Limited Partnership	ADDRESS	PO Box 5215
CONTACT NAME		CITY	Scottsdale
EMAIL		STATE	AZ
		ZIP	85261
		PHONE 1	
		PHONE 2	

I hereby authorize the applicant below to process this application with the City of Tempe.

PROPERTY OWNER SIGNATURE	X	DATE
or attach written statement authorizing the applicant to file the application(s)		

APPLICANT INFORMATION - REQUIRED			
COMPANY / FIRM NAME	City of Tempe Code Enforcement	ADDRESS	21 E 6th St. Ste 208
CONTACT NAME	Michelle Van Etten, Code Inspector	CITY	Tempe
EMAIL	michelle_vanetten@tempe.gov	STATE	AZ
		ZIP	85281
		PHONE 1	480-350-2895
		PHONE 2	

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

APPLICANT SIGNATURE	X	DATE
<i>Michelle Van Etten</i>		11/21/23

BUSINESS INFORMATION - REQUIRED FOR USE PERMITS & SIGN DPRs			
BUSINESS NAME		ADDRESS	
CONTACT NAME		CITY	
TYPE OF BUSINESS		STATE	
		ZIP	
		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. 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 # <i>(if 2nd or 3rd submittal, please use Planning Resubmittal Form)</i>			RECEIVED BY INTAKE STAFF (INITIALS)

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA



DATE: November 21, 2023
TO: Julie Scofield, Senior Code Inspector
FROM: Michelle Van Etten, Code Inspector
SUBJECT: CM231368, 405 W University Dr, Tempe - Abatement

LOCATION: 405 W University Dr, Tempe, AZ. 85281

PARCEL: 124-69-025B

OWNER: Nowrooz Limited Partnership
PO Box 5215
Scottsdale, AZ 85261

FINDINGS:

This case was initiated on 06/14/2023 when I observed dead tree(s) and dead tree portions at the rear of the property that were hanging onto the neighboring property's roof. There was also trash and debris scattered around the dumpster area as well as graffiti on a power box near the dumpster. I sent a notice to the listed owner of the commercial property.

I reinspected the property on 06/28/2023 and observed that the violations had not been corrected. I sent a "final" notice to the listed owner.

I reinspected the property on 07/12/2023. The violations were not corrected, and a citation was issued for the trash and debris and landscape violations.

I reinspected the property on 08/29/2023 and found that the trash and debris was picked up, but the landscape violation remained and the graffiti issue had become worse. There was additional graffiti on the rear wall area of the property. I sent an additional notice of correction using the specific zoning code which would allow for the City to intervene and abate this violation.

I reinspected the property on 09/28/2023 and found that the violations still had not been corrected. I issued a second citation to the owner for the deteriorated landscape. The graffiti was not taken care of.

I reinspected the property on 11/21/2023 and found that there are still dead trees / dead

tree portions at the rear of the building. The graffiti was not taken care of. I submitted an abatement packet and mailed the owner a Notice of Intent to Abate.

I was contacted once via phone by the owner who left an angry message after receiving the second citation. He was adamant that the tree(s) were healthy and felt that he would not cover or remove the graffiti because he felt the City of Tempe did not do enough to deter "taggers."

RECOMMENDATIONS:

I recommend an abatement of the nuisance violations at the property at 625 W 3rd St, Tempe due to property owner's failure to bring property into compliance with Tempe City Code 21-3.B.8, Deteriorated Landscape, nuisance section 22-105 Graffiti, and City Zoning Code 1-201A Site or building changes without City approval. The owner was given ample time to come into compliance and maintain the property. The listed owner was issued two civil citations for which they pled responsible and satisfied. There is no indication that the property will be brought into compliance in the near future. The property represents a health hazard and an eyesore to the community.

Without the intervention of abatement, the property will continue to deteriorate. I therefore make a request to the City of Tempe Community Development Hearing Officer for authorization to abate this public nuisance in accordance with section 21-53 of the Tempe City Code and authorization of multiple abatements for a period not to exceed one hundred eighty (180) days from the previous abatement order.

Respectfully submitted,

Michelle Van Etten
Code Inspector

ACTION TAKEN: Submitted
NAME: Julie Scofield
DATE: 11/21/23



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 11/21/2023
CASE # CM231368

**NOWROOZ LIMITED PARTNERSHIP
PO BOX 5215
SCOTTSDALE, AZ 85261**

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

LOCATION: 405 W UNIVERSITY DR TEMPE, AZ 85281
PARCEL: 124-69-025B

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers on 01/16/2024. 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.8 | Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps |
| Sec 22-105 | All sidewalks, walls, buildings, fences, signs, and other structures of surfaces shall be kept free from graffiti when the graffiti is visible from the street or other public or private property |
| ZDC 1-201.A | Site and or building changes without City approval |

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

- 1. REMOVE DEAD TREE(S) AND PORTIONS THEREOF FROM THE REAR OF THE BUILDING(S) – ALONG THE SOUTH SIDE OF THE PROPERTY.**
- 2. REMOVE / COVER GRAFFITI ON THE LARGE POWER BOX NEAR THE DUMPSTER / DUMPSTER ENCLOSURE, THE DUMPSTER ENCLOSURE ITSELF, AND IN THE AREA OF THE REAR WALL (SOUTH SIDE)**
- 3. AS INDICATED ABOVE, PLEASE REMOVE / COVER ALL GRAFFITI ON THE PROPERTY**

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 **\$2,100.00**. In addition to the actual cost of abatement, an administrative charge of fifteen (15) percent of the actual cost of abatement or three hundred (\$300) dollars, whichever is greater, for expenses incurred by the city for abatement procedures, and the cost of recording liens and releases will be charged. The recorded lien may bear interest at the legal rate for judgments in the State of Arizona. Administrative charges and the cost of recording liens and releases shall become a lien on the property, whether or not the public nuisance is abated by the City.

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

Code Inspector: Michelle Van Etten

Phone Number: 480-350-2895

E-mail: michelle_vanetten@tempe.gov



September 21, 2023

City of Tempe
Attn: Michelle Van Etten
Code Inspector

RE: Clean-Up at 405 W University Dr.

Thank you for giving Artistic Land Management, Inc the opportunity to serve your landscaping needs. Below is our price to provide all labor, equipment, landfill fees, and supervision to perform the work listed at 405 W. University Dr, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

Scope of Work

- Remove dead trees and dead tree portions at the rear of the building
- Cover / Remove graffiti on the exterior walls, power boxes, etc.
- Police presence for the duration of the visit

Total = \$2,100.00

Respectfully,

Jose Hernandez

Nov 21, 2023 at 8:13:29 AM



Nov 21, 2023 at 8:13:39 AM



Nov 21, 2023 at 8:13:56 AM



Nov 21, 2023 at 8:14:14 AM



Nov 21, 2023 at 8:14:26 AM



Nov 21, 2023 at 8:14:30 AM



Nov 21, 2023 at 8:14:46 AM



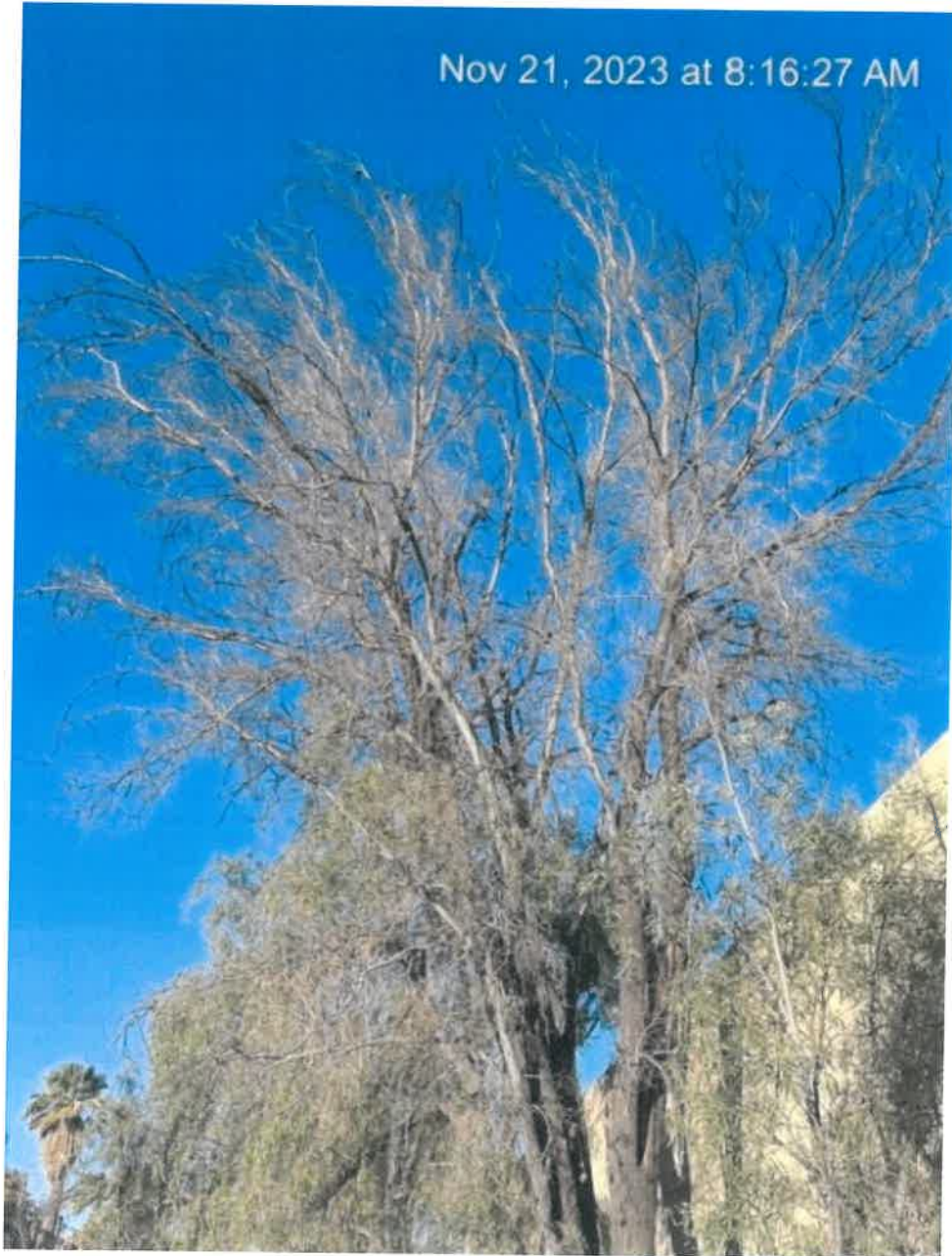
Nov 21, 2023 at 8:16:31 AM



Nov 21, 2023 at 8:16:48 AM



Nov 21, 2023 at 8:16:27 AM







COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

06/14/2023

NOWROOZ LIMITED PARTNERSHIP
PO BOX 5215
SCOTTSDALE, AZ 85261

Case #: CM231368
Site Address: 405 W UNIVERSITY DR, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 06/14/2023 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.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps
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
Sec.22-105.	All sidewalks, walls, buildings, fences, signs, and other structures of surfaces shall be kept free from graffiti when the graffiti is visible from the street or other public or private property

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	PLEASE REMOVE THE DEAD TREE OR ALL DEAD PORTIONS THEREOF FROM THE TREE AT THE REAR OF THE PROPERTY. (NEAR THE S/W CORNER OF THE BUILDING)	6/28/2023
CC 21-3.b.1	PLEASE REMOVE THE TRASH AND DEBRIS ITEMS FROM THE GROUND INSIDE AND SURROUNDING THE DUMPSTER ENCLOSURE AREA.	6/28/2023
Sec.22-105.	PLEASE COVER GRAFFITI ON THE LARGE POWER BOX IN THE PARKING LOT NEAR THE DUMPSTER - DUMPSTER ENCLOSURE AREA.	6/28/2023

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

Michelle Van Etten
Code Inspector

Direct: 480-350-2895
Code Compliance: 480-350-4311
Email:michelle_vanetten@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

06/28/2023

NOWROOZ LIMITED PARTNERSHIP
PO BOX 5215
SCOTTSDALE, AZ 85261

Case #: CM231368
Site Address: 405 W UNIVERSITY DR, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 06/28/2023 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.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps
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
Sec.22-105.	All sidewalks, walls, buildings, fences, signs, and other structures of surfaces shall be kept free from graffiti when the graffiti is visible from the street or other public or private property

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	PLEASE REMOVE THE DEAD TREE OR ALL DEAD PORTIONS THEREOF FROM THE TREE AT THE REAR OF THE PROPERTY. (NEAR THE S/W CORNER OF THE BUILDING)	7/12/2023
CC 21-3.b.1	PLEASE REMOVE THE TRASH AND DEBRIS ITEMS FROM THE GROUND INSIDE AND SURROUNDING THE DUMPSTER ENCLOSURE AREA.	7/12/2023
Sec.22-105.	PLEASE COVER GRAFFITI ON THE LARGE POWER BOX IN THE PARKING LOT NEAR THE DUMPSTER - DUMPSTER ENCLOSURE AREA.	7/12/2023

CORRECTIVE ACTION MUST BE COMPLETED OR CITATIONS WILL BE ISSUED

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

Michelle Van Etten
Code Inspector

Direct: 480-350-2895
Code Compliance: 480-350-4311
Email:michelle_vanetten@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

08/29/2023

NOWROOZ LIMITED PARTNERSHIP
PO BOX 5215
SCOTTSDALE, AZ 85261

Case #: CM231368
Site Address: 405 W UNIVERSITY DR, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 08/14/2023 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.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps
Sec.22-105.	All sidewalks, walls, buildings, fences, signs, and other structures of surfaces shall be kept free from graffiti when the graffiti is visible from the street or other public or private property
ZDC 1-201.A.	Site &/or building changes made without City approval

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	PLEASE REMOVE THE DEAD TREE(S) OR ALL DEAD PORTIONS THEREOF FROM THE TREE(S) AT THE REAR OF THE PROPERTY. (NEAR THE S/W CORNER OF THE BUILDING (HANGING ON THE NEIGHBORING PROPERTY'S ROOF)	9/12/2023
Sec.22-105.	PLEASE REMOVE / COVER GRAFFITI ON THE LARGE POWER BOX IN THE PARKING LOT NEAR THE DUMPSTER - DUMPSTER ENCLOSURE AREA, THE POWER BOX AT THE REAR OF THE BUSINESS (IN GATED AREA) AND ON THE REAR WALL (ALSO IN THE GATED AREA) AND ANY OTHER GRAFFITI ON THE PROPERTY.	9/12/2023
ZDC 1-201.A.	AS INDICATED ABOVE, PLEASE REMOVE / COVER ALL GRAFFITI ON THE PROPERTY	9/12/2023

CORRECTIVE ACTION MUST BE COMPLETED OR CITATIONS WILL BE ISSUED AND / OR ABATEMENT PROCEEDINGS WILL BEGIN

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

Michelle Van Etten
Code Inspector

Direct: 480-350-2895
Code Compliance: 480-350-4311
Email:michelle_vanetten@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 1789937		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 CM231308			
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language															
Defendant Name (First, Middle, Last) HOWR002 LIMITED PARTNERSHIP												Juvenile			
Residence Address, City, State, Zip Code PO BOX 5215 SCOTTSDALE AZ. 85261												Telephone: (cell phone) <input type="checkbox"/>			
Sex		Height		Weight		Eyes		Hair		Origin		Date of Birth			
Business Address, City, State, Zip Code												Business Phone No.			
Vehicle Color								Year		Make		Model		Style	
Registered owner & address, City, State, Zip Code								Vehicle Identification Number							

The Undersigned Certifies That:

On	Month 07	Day 12	Year 2023	Time 0803	<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 405 W UNIVERSITY DR								<input checked="" type="checkbox"/> Tempe	85281 State of Arizona		Area	Dist.

The Defendant Committed the Following:

A	Section: 10-21-3 A	ARS Violation: CC 21-3 B8 DEGRADED LANDSCAPE	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction: <input checked="" type="checkbox"/> Municipal Code	
MVD					
B	Section: 10-21-3 A	ARS Violation: CC	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction: <input type="checkbox"/> Municipal Code	
MVD					
C	Section: 10-21-3 A	ARS Violation: CC 21-3 B1 TRASH / DEBRIS	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction: <input checked="" type="checkbox"/> Municipal Code	
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	
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	
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: 07/26/2023	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

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	Complainant M VAN ETTEN	ID # 8060

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.

VIOLATION A - FIRST OFFENSE \$200 -
VIOLATION C - FIRST OFFENSE \$200
TOTAL \$400.00

Initials _____ 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



Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1790033		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.		<input type="checkbox"/> DLP	State	Class	Endorsements M H N P T X D			Incident Report Number CM231368				
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language												
Defendant		Name (First, Middle, Last) NOWROOZ LIMITED PARTNERSHIP								Juvenile		
Residence Address, City, State, Zip Code PO BOX 5215 SCOTTSDALE, AZ 85261										Telephone: (cell phone) <input type="checkbox"/>		
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 09	Day 28	Year 2023	Time 0808	<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 405 W UNIVERSITY DR							<input checked="" type="checkbox"/> Tempe 85281	State of Arizona		Area	Dist.
The Defendant Committed the Following:												
A	Section: TCC 21-3 A		ARS Violation: 21-3 B8 DETERIORATED LANDSCAPE		<input checked="" 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			
MVD												
B	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			
MVD												
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			
MVD												
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			
MVD												
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			
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: 10/12/2023		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						M. VAN ETTEN			8060			
						Complainant			ID #			
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.												
VIOLATION A - SECOND CITATION						\$ 300.00						
Initials _____						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



1790033