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**CITY OF TEMPE**  
**HEARING OFFICER**

**Meeting Date: 04/16/2024**  
**Agenda Item: 4**

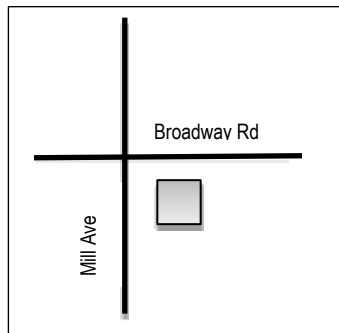
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**ACTION:** Request approval to abate public nuisance items at the SUNRISE INVESTMENT III LLC Property located at 107 E. Broadway Rd. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$2800.00 for abatement request: Remove junk/debris, high grass and weeds, dead trees.

**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 SUNRISE INVESTMENT III LLC 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 CM231540: Removal of junk/debris, high grass and weeds, dead trees.



Property Owner  
Applicant  
Zoning District:  
Code Compliance  
Inspector:

Sunrise Investments III LLC- C/O Zhong Long Xie  
City of Tempe – Code Compliance  
CSS: Commercial Shopping and Service 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 SUNRISE INVESTMENTS III LLC located at 107 E. Broadway Rd in the CSS, Commercial Shopping and Services District. This case was initiated 07/18/2023, 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 5<sup>th</sup> Street, Garden Level, Tempe, Arizona 85281  
(480) 350-4311 Fax (480) 350-8677  
Planning Fax (480) 350-8872  
<http://www.tempe.gov/planning>



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

PROJECT INFORMATION – REQUIRED			
PROJECT NAME	Sunrise Investment III LLC - C/O Xhong Long Xie, Property Abatement	EXISTING ZONING	CSS <input type="checkbox"/>
PROJECT ADDRESS	107 E Broadway Rd., Tempe AZ 85282	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	Abatement of CM231540 <del>February 27, 2024</del> 4/16/24	PARCEL No(s)	133-23-022 <input type="checkbox"/>

PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)			
BUSINESS NAME	Sunrise Investment III LLC-C/O Xhong Xie	ADDRESS	1366 W Bruce Ct
CONTACT NAME		CITY	Gilbert
		STATE	AZ
		ZIP	85233
EMAIL		PHONE 1	
		PHONE 2	

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

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

APPLICANT INFORMATION – REQUIRED			
COMPANY / FIRM NAME	City of Tempe Code Enforcement	ADDRESS	21 E 6th St. Ste 208
CONTACT NAME	Michelle Van Etten, Code Inspector	CITY	Tempe
		STATE	AZ
		ZIP	85281
EMAIL	michelle_vanetten@tempe.gov	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	2/27/24
<i>Michelle Van Etten</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 <i>Planning &amp; Zoning Fee Schedule</i> for types)	FOR CITY USE ONLY (Planning record tracking numbers)	
<input type="checkbox"/> A. PRELIMINARY SITE PLAN REVIEW			SPR	
<input type="checkbox"/> B. ADMINISTRATIVE APPLICATIONS			ADM	
<input type="checkbox"/> C. VARIANCES			VAR	
<input type="checkbox"/> D. USE PERMITS / USE PERMIT STANDARDS			ZUP	
<input type="checkbox"/> E. ZONING CODE AMENDMENTS			ZOA	ZON
<input type="checkbox"/> F. PLANNED AREA DEVELOPMENT OVERLAYS			PAD	REC
<input type="checkbox"/> G. SUBDIVISION / CONDOMINIUM PLATS			SBD	REC
<input type="checkbox"/> H. DEVELOPMENT PLAN REVIEW			DPR	
<input type="checkbox"/> I. APPEALS				
<input type="checkbox"/> J. GENERAL PLAN AMENDMENTS			GPA	
<input type="checkbox"/> K. ZONING VERIFICATION LETTERS			ZVL	
<input checked="" type="checkbox"/> L. ABATEMENTS			CE	CM
<input type="checkbox"/> M. SIGN TYPE K			GO	SE
TOTAL NUMBER OF APPLICATIONS	0			

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

**SEE REVERSE SIDE FOR REQUIRED PROJECT DATA**



**DATE:** February 27, 2024  
**TO:** Jack Scofield, Code Compliance Administrator  
**FROM:** Michelle Van Etten, Code Inspector  
**SUBJECT:** CM231540, 107 E Broadway Rd, Tempe - Abatement

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**LOCATION:** 107 E Broadway Rd, Tempe, AZ. 85282  
**PARCEL:** 133-23-022  
**OWNER:** Sunrise Investment III LLC – C/O Zhong Long Xie  
1366 W Bruce Ct  
Gilbert, AZ 85233

**FINDINGS:**

On 07/18/2023 I inspected the property located at 107 E Broadway Rd. and observed tall grass and weeds, a tree stump, and trash and debris on the property. I mailed a notice to the owner.

I reinspected the property on 08/01/2023 and found that the violations had not been corrected. I mailed a “final” notice to the owner.

I was contacted by the property owner on 8/3/2023 who asked for additional time to get the violations corrected. I granted an extension.

On 09/25/2023 I reinspected the property and found that the violations had not been corrected. I issued a citation for the violations of trash and debris and deteriorated landscape. This citation was ultimately satisfied with the courts, but the violations were not corrected.

I reinspected the property on 11/03/2023 and found the violations had not been corrected. I issued a second citation to the owner for deteriorated landscape and trash and debris. That citation was ultimately satisfied with the courts.

I reinspected the property on 12/07/2023 and found that the violations were not corrected. I issued a third citation. That citation was also satisfied with the courts.

On 01/03/2024 I received a voicemail from the owner asking what needed to be done to avoid additional citations. I left a voice message for him indicating that what needed to be done and advised that the next step would involve criminal prosecution for failure to correct the violations and / or abatement proceedings where the city would request to intervene and correct the violations as his expense.

On 02/27/2024 I inspected the property and found that the violations remained. I mailed a notice of intent to abate the property owner.

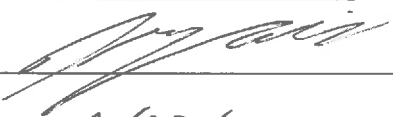
**RECOMMENDATIONS:**

I recommend an abatement of the nuisance violations at the property at 107 E Broadway Rd, Tempe due to property owner's failure to bring property into compliance with Tempe City Code 21-3.b.8 – Landscape violation and 21-3.b.1 – Trash and Debris violation. The owner was given ample time to come into compliance and maintain the property. There is no indication that the property will be brought into compliance in the near future. 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,

Michelle Van Etten  
Code Inspector

ACTION TAKEN: Submit  
NAME:   
DATE: 2/27/24



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 02/27/2024  
CASE # CM231540

**SUNRISE INVESTMENT III LLC – C/O ZHONG LONG XIE  
1366 W BRUCE CT  
GILBERT, AZ 85233**

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

**LOCATION:** 107 E BROADWAY RD, TEMPE AZ 85282  
**PARCEL:** 133-23-022

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This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers on 04/16/2024. 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  
CC 21-3.B.1 FILTHY, LITTERED DEBRIS OR TRASH-COVERED EXTERIOR AREAS

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. COMPLETELY REMOVE ALL GRASS AND WEEDS FROM GRAVEL / DIRT LANDSCAPE AREAS. CUT ALL GRASS LANDSCAPE AREAS TO LESS THAN 12" IN HEIGHT AND REMOVE ALL WEEDS FROM IT. REMOVE ANY DEAD VEGETATION OR PORTIONS THEREOF. REMOVE THE TREE STUMP IN THE BACK PARKING LOT BY CUTTING TO GROUND LEVEL.**
- 2. REMOVE ALL PILES OF DIRT, VEGETATION DEBRIS, LITTER AND RUBBISH, METAL DRUMS, AND ANY OTHER MISC. TRASH AND DEBRIS ITEMS FROM 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 **\$2,800.00**. In addition to the actual cost of abatement, an administrative charge of fifteen (15) percent of the actual cost of abatement or three hundred (\$300) dollars, whichever is greater, for expenses incurred by the city for abatement procedures, and the cost of recording liens and releases will be charged. The recorded lien may bear interest at the legal rate for judgments in the State of Arizona. Administrative charges and the cost of recording liens and releases shall become a lien on the property, whether or not the public nuisance is abated by the City.

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

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**Code Inspector: Michelle Van Etten**

**Phone Number: 480-350-2895**

**E-mail: michelle\_vanetten@tempe.gov**



ESTIMATE	#567
SERVICE DATE	Feb 24, 2024
<b>TOTAL</b>	<b>\$2,800.00</b>

## Skunky's Junk Removal

107 East Broadway Road  
Tempe, AZ 85282

✉ michelle\_vanetten@tempe.gov

### CONTACT US

2618 W. First Street, Suite 7  
Tempe, AZ 85281

☎ (844) 758-6597

✉ info@skunkysjunk.com

## ESTIMATE

Services	amount
107 E Broadway project Removal of dead tree, remove grass and weeds, remove trash/debris including metal drums, piles of dirt, vegetation debris and misc rubbish on premises.	\$2,800.00
Services subtotal: \$2,800.00	
<b>Total</b>	<b>\$2,800.00</b>

Skunky's Junk Removal is a full service Junk removal company located in Tempe Arizona. Skunky's is dedicated to diverting waste from landfills and donates salvageable items to local charity's.





Feb 27, 2024 at 10:47:22 AM



Feb 27, 2024 at 10:47:31 AM



Feb 27, 2024 at 10:47 AM



May 27, 2024 at 10:48:00 AM





COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE

07/18/2023

SUNRISE INVESTMENT III LLC C/O ZHONG LONG XIE  
1366 W BRUCE CT  
GILBERT, AZ 85233

Case #: CM231540  
Site Address: 107 E BROADWAY RD, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 07/18/2023 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.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
ZDC 3-202A.	Permitted land uses in commercial and mixed-use districts

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	PLEASE REMOVE ALL TALL GRASS AND WEEDS THROUGHOUT THE PROPERTY, REMOVE ANY DEAD VEGETATION AND REMOVE THE TREE STUMP IN THE REAR LOT AREA. (INCLUDES REAR "YARD" AREA SURROUNDING THE POOL)	8/1/2023
CC 21-3.b.1	REMOVE TRASH AND DEBRIS FROM THE REAR AREAS OF THE PROPERTY (VEGETATION DEBRIS, TIRES, MISC. TRASH AND DEBRIS ITEMS)	8/1/2023
ZDC 3-202A.	REMOVE THE TENT STRUCTURE IN THE REAR LOT AREA. PERMIT MUST BE OBTAINED TO DO SO. DO NOT ALLOW ANYONE TO LIVE IN THE REAR LOT AREA, AS THE PROPERTY IS NOT ZONED TO DO SO.	8/1/2023

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**

08/01/2023

SUNRISE INVESTMENT III LLC C/O ZHONG LONG XIE  
1366 W BRUCE CT  
GILBERT, AZ 85233

Case #: CM231540  
Site Address: 107 E BROADWAY RD, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 08/01/2023 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
ZDC 3-202A.	Permitted land uses in commercial and mixed-use districts

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	PLEASE REMOVE ALL TALL GRASS AND WEEDS THROUGHOUT THE PROPERTY, REMOVE ANY DEAD VEGETATION AND REMOVE THE TREE STUMP IN THE REAR LOT AREA. (INCLUDES REAR "YARD" AREA SURROUNDING THE POOL)	8/22/2023
CC 21-3.b.1	REMOVE TRASH AND DEBRIS FROM THE REAR AREAS OF THE PROPERTY (VEGETATION DEBRIS, TIRES, MISC. TRASH AND DEBRIS ITEMS)	8/22/2023
ZDC 3-202A.	REMOVE THE TENT STRUCTURE IN THE REAR LOT AREA. PERMIT MUST BE OBTAINED TO DO SO. DO NOT ALLOW ANYONE TO LIVE IN THE REAR LOT AREA, AS THE PROPERTY IS NOT ZONED TO DO SO.	8/22/2023

**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.



# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1790031</b>		Case Number	Social Security Number		Military	<input type="checkbox"/> Serious Physical Injury	<input type="checkbox"/> Accident	<input type="checkbox"/> Fatality	<input type="checkbox"/> Commercial		
Driver's License No.		DLP <input type="checkbox"/>	State	Class	Endorsements M H N P T X D			Incident Report Number <b>CM231540</b>			
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language											
<b>Defendant</b>		Name (First, Middle, Last) <b>SUNRISE INVESTMENT III LLC C/O ZHONEY LONG XIE</b>							Juvenile		
Residence Address, City, State, Zip Code <b>1316 W BRUCE ST GILBERT, AZ. 85233</b>								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.			
<b>Vehicle</b>		Color	Year	Make	Model	Style	License Plate	State	Expiration Date		
Registered owner & address, City, State, Zip Code							Vehicle Identification Number				
The Undersigned Certifies That:											
On	Month <b>09</b>	Day <b>25</b>	Year <b>2023</b>	Time <b>0811</b>	<input checked="" type="checkbox"/> AM <input type="checkbox"/> PM	<b>Speed</b>	Approx.	Posted	R & P	Speed Measurement Device <input type="checkbox"/> Radar <input type="checkbox"/> Laser <input type="checkbox"/> Pace	Direction of Travel
At	Location <b>107 E BROADWAY RD</b>						<input checked="" type="checkbox"/> Tempe <input type="checkbox"/>	<b>85282</b>	State of Arizona	Area	Dist.
The Defendant Committed the Following:											
<b>A</b>	Section: <b>TC 21-3 A</b>	ARS <b>CC</b>	Violation: <b>21-3.B.8 DETERIORATED LANDSCAPE</b>	<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		MVD			
<b>B</b>	Section: <b>TC 21-3 A</b>	ARS <b>CC</b>	Violation: <b>21-3.B.1 TRASH + DEBRIS</b>	<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		MVD			
<b>C</b>	Section:	ARS <b>CC</b>	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			
<b>D</b>	Section:	ARS <b>CC</b>	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			
<b>E</b>	Section:	ARS <b>CC</b>	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			
<b>You must appear on the date and time indicated at:</b>		Tempe Municipal Court 140 E. 5th Street Tempe, AZ 85281 Court No. 0753		<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor		Date: <b>10/10/2023</b>		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:		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.			
<b>X</b>		<b>MAILED</b>		Complainant <b>M VAN ETTEN</b>		ID # <b>8060</b>					
Comments: Juvenile Notification: Failure to appear or comply as ordered will result in a suspension of your driver's license / driving privileges until you comply or reach your 18th birthday.		Initials _____		VIOLATION A - FIRST CITATION \$ 200 - VIOLATION B - FIRST CITATION \$ 200 - TOTAL 400.00		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



1790031

# Arizona Traffic Ticket and Complaint

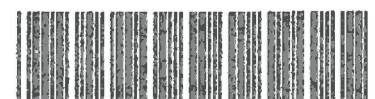
City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1790046</b>		Case Number		Social Security Number		Military		<input type="checkbox"/> Serious Physical Injury	<input type="checkbox"/> Accident	<input type="checkbox"/> Fatality	<input type="checkbox"/> Commercial		
Driver's License No.		<input type="checkbox"/> DLP	State	Class	Endorsements M H N P T X D			Incident Report Number <b>CM231540</b>					
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language													
Defendant Name (First, Middle, Last) <b>SUNRISE INVESTMENT III LLC C/O ZHONG LONG XIE</b>											Juvenile		
Residence Address, City, State, Zip Code <b>1306 W BRUCE ST GILBERT AZ. 85233</b>										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 <b>11</b>	Day <b>03</b>	Year <b>2023</b>	Time <b>0846</b>	<input checked="" type="checkbox"/> AM <input type="checkbox"/> PM	Speed	Approx.	Posted	R & P	Speed Measurement Device <input type="checkbox"/> Radar <input type="checkbox"/> Laser <input type="checkbox"/> Pace		Direction of Travel	
At	Location <b>107 E BROADWAY RD</b>							<input checked="" type="checkbox"/> Tempe	<b>85282</b>	State of Arizona		Area	Dist.
The Defendant Committed the Following:													
<b>A</b>	Section: <b>TCC 21-3 A</b>		ARS Violation: <b>CC 21-3.B.8 DETERIORATED LANDSCAPE</b>		<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		
MVD													
<b>B</b>	Section: <b>TCC 21-3 A</b>		ARS Violation: <b>CC 21-3.B.1 TRASH + DEBRIS</b>		<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		
MVD													
<b>C</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													
<b>D</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													
<b>E</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													
<b>You must appear on the date and time indicated at:</b>	Tempe Municipal Court 140 E. 5th Street Tempe, AZ 85281 Court No. 0753			<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor		Date: <b>11/17/2023</b>		Time: Between 9AM & 4PM					
	<input type="checkbox"/> Court:			<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor		Date:		Time:		<input type="checkbox"/> AM <input type="checkbox"/> PM			
Court Address, City, State, Zip Code													
Criminal: <input type="checkbox"/> Without admitting guilt, I promise to appear as directed hereon.						Victim? <input type="checkbox"/>			Victim Notified? <input type="checkbox"/>				
Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.						I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant.							
<b>X</b> <b>MAILED</b>						<b>M. VAN ETTEN</b>			<b>8060</b>				
						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.													
<b>VIOLATION A - SECOND CITATION \$300</b>						<b>VIOLATION B - SECOND CITATION \$300</b>							
<b>TOTAL \$600.00</b>													
Initials _____						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



1790046

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1702703</b>		Case Number		Social Security Number		Military		<input type="checkbox"/> Serious Physical Injury		<input type="checkbox"/> Accident <input type="checkbox"/> Fatality		<input type="checkbox"/> Commercial <input type="checkbox"/> Haz. Material		
Driver's License No.				<input type="checkbox"/> DLP	State	Class	Endorsements M H N P T X D					Incident Report Number <b>CM231540</b>		
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language														
Defendant		Name (First, Middle, Last) <b>SUNRISE INVESTMENT III LLC c/o ZHONG LONG XIE</b>										Juvenile		
Residence Address, City, State, Zip Code <b>1366 W BRUCE ST ALBUQUERQUE, AZ 85233</b>										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 <b>12</b>	Day <b>07</b>	Year <b>2023</b>	Time <b>0842</b>	<input checked="" type="checkbox"/> AM <input type="checkbox"/> PM	Speed	Approx.	Posted	R & P	Speed Measurement Device <input type="checkbox"/> Radar <input type="checkbox"/> Laser <input type="checkbox"/> Pace			Direction of Travel	
At	Location <b>107 E BROADWAY RD</b>								<input checked="" type="checkbox"/> Tempe <input type="checkbox"/> 85282		State of Arizona		Area	Dist.
The Defendant Committed the Following:														
<b>A</b>	Section: <b>TC 21-3 A</b>		ARS Violation: <b>CC 21-3.B.8 DETERIORATED LANDSCAPE</b>		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input type="checkbox"/> Municipal Code		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense			
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		MVD					
<b>B</b>	Section: <b>TC 21-3 A</b>		ARS Violation: <b>CC 21-3.B.1 TRASH + DEBRIS</b>		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense			
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		MVD					
<b>C</b>	Section:		ARS Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input type="checkbox"/> Municipal Code		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense			
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		MVD					
<b>D</b>	Section:		ARS Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input type="checkbox"/> Municipal Code		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense			
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		MVD					
<b>E</b>	Section:		ARS Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input type="checkbox"/> Municipal Code		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense			
	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: <b>12/21/2023</b>		Time: Between 9AM & 4PM					
		<input type="checkbox"/> Court:		Suite 200, 2nd Floor		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.				Victim? <input type="checkbox"/>		Victim Notified? <input type="checkbox"/>				
<b>X</b>				<b>MAILED</b>				I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant. <b>M. VAN ETTEN</b>				<b>8060</b>		
				Complainant				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 _____		<b>VIOLATION A - THIRD</b>		<b>VIOLATION B - THIRD</b>		<b>CITATION \$ 400.00</b>		<b>CITATION \$ 400.00</b>		<b>TOTAL \$ 800.00</b>				
Date issued if not violation date														

COMPLAINT

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



1702703