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**CITY OF TEMPE  
HEARING OFFICER**

**Meeting Date: 11/20/2024  
Agenda Item: 5**

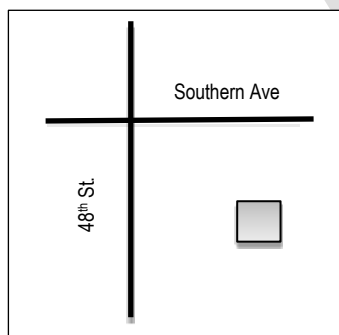
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**ACTION:** Request approval to abate public nuisance items at the LEE PROPERTY located at 2043 W. Riviera Dr. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$2791.40 for abatement request: Remove all junk/debris, unregistered/inoperable vehicles, dead tree and limbs from the property.

**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 LEE 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 CE241384: Remove all junk/debris, unregistered/inoperable vehicles, dead tree and limbs from the property



Property Owner  
Applicant  
Zoning District:  
Code Compliance  
Inspector:

Beverly M Lee  
City of Tempe – Code Compliance  
R1-6: Single Family Residential  
Sammy Baptiste

**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 LEE PROPERTY located at 2043 W. Riviera Dr. in the R1-6 Single Family Residential District. This case was initiated 02/26/2024 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	Beverly M Lee Property Abatement	EXISTING ZONING	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	2043 W Riviera Dr. Tempe AZ 85282	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	Abatement CE241384 Hearing Officer Date: 11/20/2024	PARCEL No(s)	123-22-232 <input type="checkbox"/>

PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)			
BUSINESS NAME	ADDRESS		
CONTACT NAME	CITY	STATE	ZIP
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. #208
CONTACT NAME	Sammy Baptiste / Code Inspector	CITY	Tempe
EMAIL	samuel_baptiste@tempe.gov	PHONE 1	480-858-2142
		PHONE 2	
		STATE	AZ
		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
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BUSINESS INFORMATION – REQUIRED FOR USE PERMITS & SIGN DPRs			
BUSINESS NAME	ADDRESS		
CONTACT NAME	CITY	STATE	ZIP
TYPE OF BUSINESS	PHONE	EMAIL	

APPLICATION (Check all that apply)	QTY	SPECIFIC REQUEST (See Planning & Zoning Fee Schedule for types)	FOR CITY USE ONLY (Planning record tracking numbers)	
<input type="checkbox"/> A. PRELIMINARY SITE PLAN REVIEW			SPR	
<input type="checkbox"/> B. ADMINISTRATIVE APPLICATIONS			ADM	
<input type="checkbox"/> C. VARIANCES			VAR	
<input type="checkbox"/> D. USE PERMITS / USE PERMIT STANDARDS			ZUP	
<input type="checkbox"/> E. ZONING CODE AMENDMENTS			ZOA	ZON
<input type="checkbox"/> F. PLANNED AREA DEVELOPMENT OVERLAYS			PAD	REC
<input type="checkbox"/> G. 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 <sup>nd</sup> or 3 <sup>rd</sup> submittal, please use Planning Resubmittal Form)			RECEIVED BY INTAKE STAFF (INITIALS)

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA



**DATE:** September 18, 2024  
**TO:** Anna Churan, Senior Code Inspector  
**FROM:** Sammy Baptiste, Code Inspector  
**SUBJECT:** CE241384, Beverly M Lee Property Abatement

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**LOCATION:** 2043 W RIVIERA DR TEMPE, AZ 85282

**LEGAL:** KNOELL GARDENS AMD

**PARCEL:** 123-22-232

**OWNER:** BEVERLY M LEE  
2043 W RIVIERA DR  
TEMPE, AZ 85282

**FINDINGS:**

2/26/2024 The Code Compliance Division received complaint for Deteriorated Landscape, Missing Windows, Deteriorated Fence, Lawn Parking, Unregistered Vehicle, Junk, Trash, and Debris.

2/26/2024 Inspected property and observed Missing Windows, Deteriorated Fence/Wall, Lawn Parking, Unregistered Vehicle (Cadillac), junk, trash, and debris (brick, gate parts), Deteriorated landscape (dead portions on bushes and trees). Notice to comply mailed to owner.

3/11/2024 Conducted inspection, all violations remain with no progress made. Mailing second notice to comply to owner.

3/27/2024 Conducted inspection, all violations remain with no progress made. Mailing final notice to comply to owner with lengthy extension due to my absence in April. Will re-inspect when I return.

4/29/2024 Received an anonymous complaint from 311 on 4/29/2024 for overhigh grass and weeds, and junk, trash, and debris.

5/8/2024 Conducted inspection, all violations remain visible at property with no progress made. Civil citation was issued, mailed via certified mail with copies, and pictures taken.

5/24/2024 Failure to appear, pending Default Appear NLT 6/5/2024.

6/6/2024 Failure to appear, Default. Case Has Been Referred to Valley for Collection.

6/17/2024 Conducted inspection, all violations remain with minor signs of progress. Some landscaping has been trimmed however fence/wall remains in deteriorated condition with pieces in front yard, gate parts, unregistered vehicle (lawn parked) remain in front yard area. I will contact contractors for abatement quotes and check with John S. on which issues require additional citations. Monitoring for the time being.

7/15/2024 Conducted inspection, all violations remain consisting of grass, and weeds in dirt landscape, dead portions of bushes and trees, junk, trash, and debris consisting of brick, loose trash, boxes, miscellaneous items in the front and backyards, missing/broken windows, lawn parking, deteriorated fence/wall, and unregistered vehicle (blue Cadillac).

Second civil Citation issued and mailed to property owner via certified mail as well as copies. Court appearance set for 7/29/24.

7/30/2024 Failed to Appear - Pending Default Appear NLT 8/12/2024

8/8/2024 Visited the property and hand delivered the returned certified letter to Albert who resides at the residence. He stated he would give citation to the owner.

8/13/2024 Conducted inspection, on 8/12, owner failed to appear for court. Case has been sent to collections.

8/28/2024 Conducted inspection, all violations remain consisting of inoperable/unregistered vehicles (Cadillac- Arizona plate CGY9243 & Altima-Arizona Plate VGAOWD), lawn parking, junk/trash and debris in front and backyard, dead bushes/tree portions, and missing windows. Attempted to call owner at 602-743-7100 and 623-419-0681 from water bill but both numbers are not in service.

9/18/2024 Conducted inspection, all violations remain consisting of junk/trash and debris in the front and backyard, unregistered vehicles on property, missing windows, deteriorated landscape, and deteriorated fence/wall. Will begin abatement process at this time for the abatable items.

### **RECOMMENDATIONS:**

I recommend an abatement of the nuisance violations at the property at 2043 W. Riviera Dr due to property owner's failure to bring property into compliance with Tempe City Code 21-3.B.1, 21-3.B.3, and 21-3.B.8. Ms. Lee has been given ample time to come into compliance and maintain the property. The property owner has been issued two civil citations and has failed to appear to court. There has been no indication that the property owner will bring the property into compliance. The property represents a health hazard and an eyesore to the community.

Without the intervention of abatement, the property will continue to deteriorate. I

therefore make a request to the City of Tempe Community Development Hearing Officer for authorization to abate this public nuisance in accordance with section 21-53 of the Tempe City Code and authorization of multiple abatements for a period not to exceed one hundred eighty (180) days from the previous abatement order.

Respectfully submitted,

Sammy Baptiste  
Code Inspector

ACTION TAKEN: Submit  
NAME Ana Chuva  
DATE: 11-7-24



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 09/23/2024  
CASE #: CE241384

**LEE BEVERLY M**  
**2043 W RIVIERA DR**  
**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:** 2043 W RIVIERA DR TEMPE, AZ 85282  
**PARCEL:** 12322232

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers **11/20/2024 at 5:00PM**. We are requesting Hearing Officer Authorization to abate this public nuisance in accordance with Section 21-53 of the Tempe City Code by removal and repair of:

- CC 21-3.b.1 Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building
- CC 21-3.b.3 An unregistered vehicle outside of or under a roof area not enclosed
- CC 21-3.b.4 To permit outside of any single-family or multifamily dwelling or accessory building any camper, vehicle or parts thereof in the front or side area of the building visible from the street that is not on an improved area intended for parking
- CC 21-3.b.8 Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance

If the violations have not been corrected within thirty (30) 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:

- CC 21-3.b.1 REMOVE TRASH AND DEBRIS TO INCLUDE BROKEN BRICK, WOOD, METAL, AND ALL OTHER MISC ITEMS FROM THE PROPERTY.
- CC 21-3.b.3 REMOVE UNREGISTERED VEHICLES FROM THE PROPERTY OR REGISTER VEHICLES WITH AZ MVD.
- CC 21-3.b.4 DO NOT PARK OR ALLOW ANYONE TO PARK IN THE LANDSCAPING AREA OF THE FRONT AND OR SIDE OF THE PROPERTY. ADDITIONAL PARKING MUST MEET REQUIREMENTS OF 21-3-B-4.
- CC 21-3.b.8 TRIM OFF ALL DEAD LIMBS OR DEAD PORTIONS OF THE TREES AND BUSHES LOCATED IN THE FRONT, BACK/SIDE YARD OF THE PROPERTY. REMOVE DEAD TREE(S) FROM THE PROPERTY. STUMPS MUST BE CUT TO GROUND LEVEL OR BE COMPLETELY REMOVED.

# Customer Quotation

Date	Quote #
23-Sep-2024	117

## Apache Sands Towing

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

### Quoted For:

SAMUEL BAPSTIE  
 City of Tempe (Nuisance Abatement Services)

Arizona

### Summary

**Location:** 2043 W RIVIERA DR, TEMPE, AZ  
**Destination:** Tempe Impound  
**Reason:** Tow  
**Zone:**  
**Vehicle:** Nissan (Silver)  
**Owner:** SAMUEL  
**Phone:**  
**VIN:**  
**Plate/Tag:**  
**Mileage:**

Service	Quantity	Rate	Amount
_4 - LD - T6 -Towing	1.00	104.20	104.20
		<b>Sub Total</b>	<b>104.20</b>
		<b>QUOTATION TOTAL</b>	<b>104.20</b>

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

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date



# Customer Quotation

Date	Quote #
23-Sep-2024	116

## Apache Sands Towing

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

### Quoted For:

SAMUEL BAPSTIE  
 City of Tempe (Nuisance Abatement Services)

Arizona

### Summary

**Location:** 2043 W RIVIERA DR, TEMPE, AZ  
**Destination:** Tempe Impound  
**Reason:** Tow  
**Zone:**  
**Vehicle:** 1990 Cadillac (Blue)  
**Owner:** SAMUEL  
**Phone:**  
**VIN:**  
**Plate/Tag:**  
**Mileage:**

Service	Quantity	Rate	Amount
_4 - LD - T6 -Towing	1.00	104.20	104.20
		<b>Sub Total</b>	<b>104.20</b>
		<b>QUOTATION TOTAL</b>	<b>104.20</b>

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

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date



July 18, 2024

City of Tempe  
Attn: Samuel Baptiste  
Code Compliance Inspector

RE: Clean-Up at 2043 W Riviera Drive

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 2043 W Riviera Drive, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

#### Scope of Work

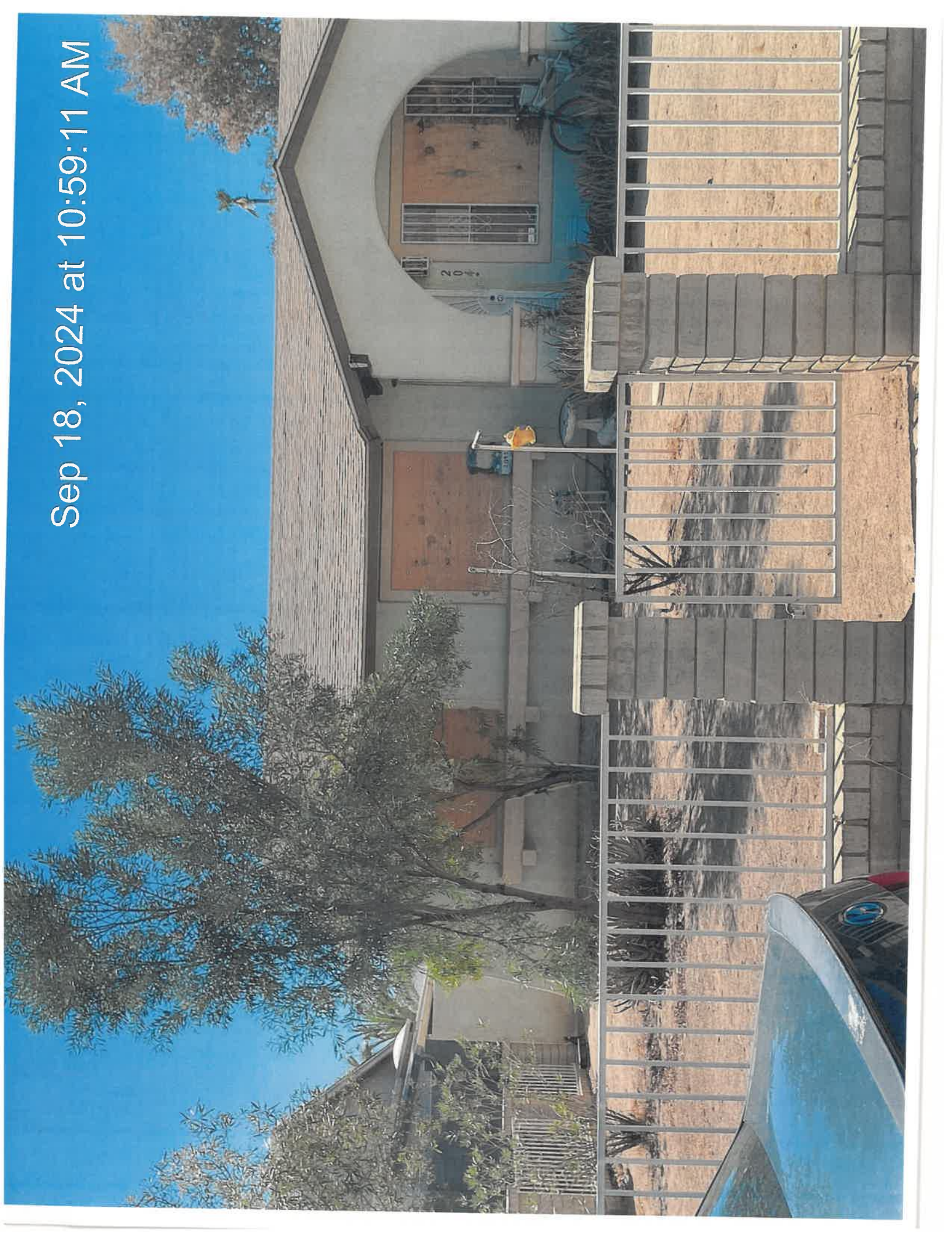
- Remove all junk, trash debris and miscellaneous items from the front and backyard
- Remove dead trees, grass, weeds/vegetation and debris from the front, back and side yards
- Trim all overgrown landscaping and remove dead portions in front and backyard
- Police presence on site

Total = \$2,683.00

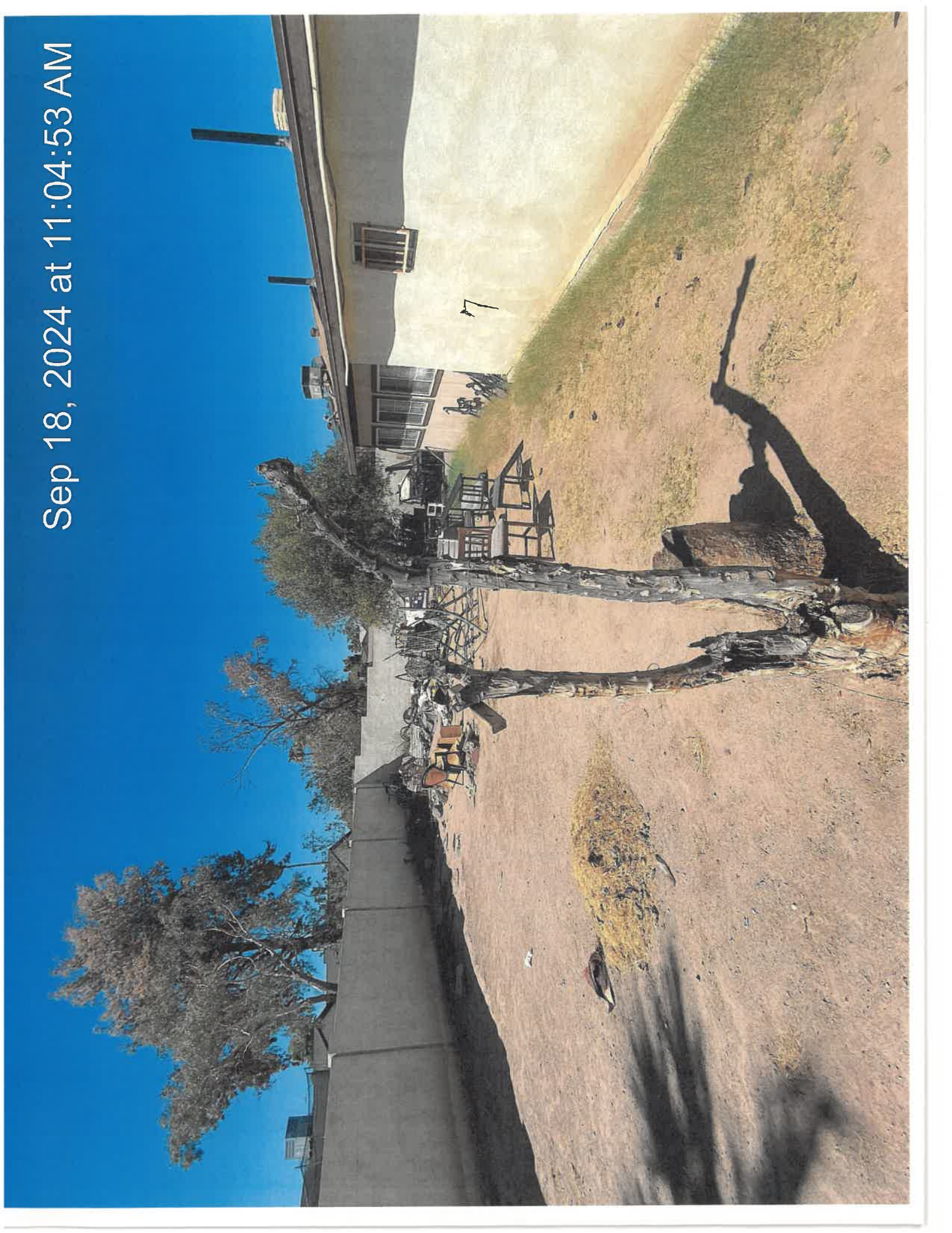
Respectfully,

Freddie Panzella

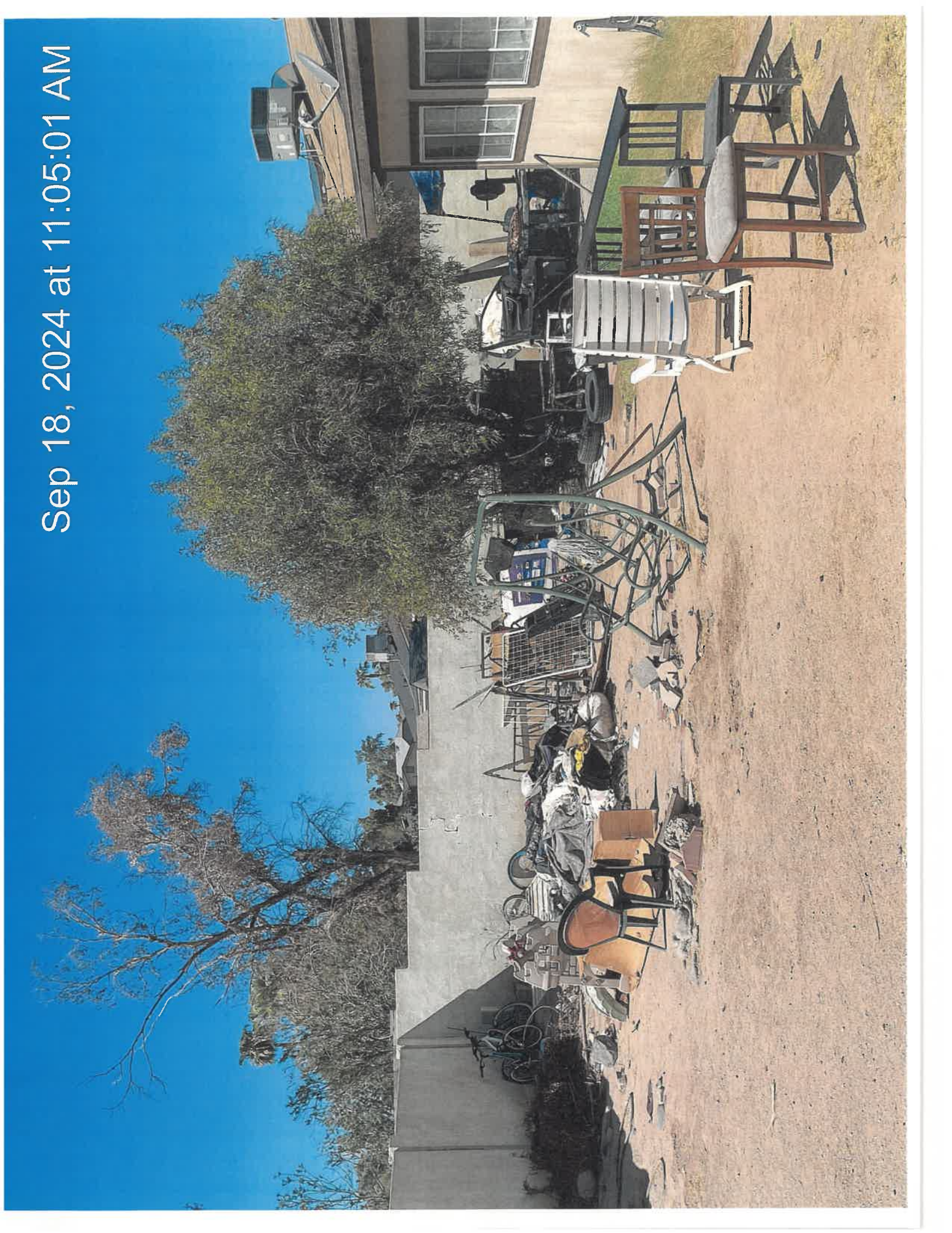
Sep 18, 2024 at 10:59:11 AM



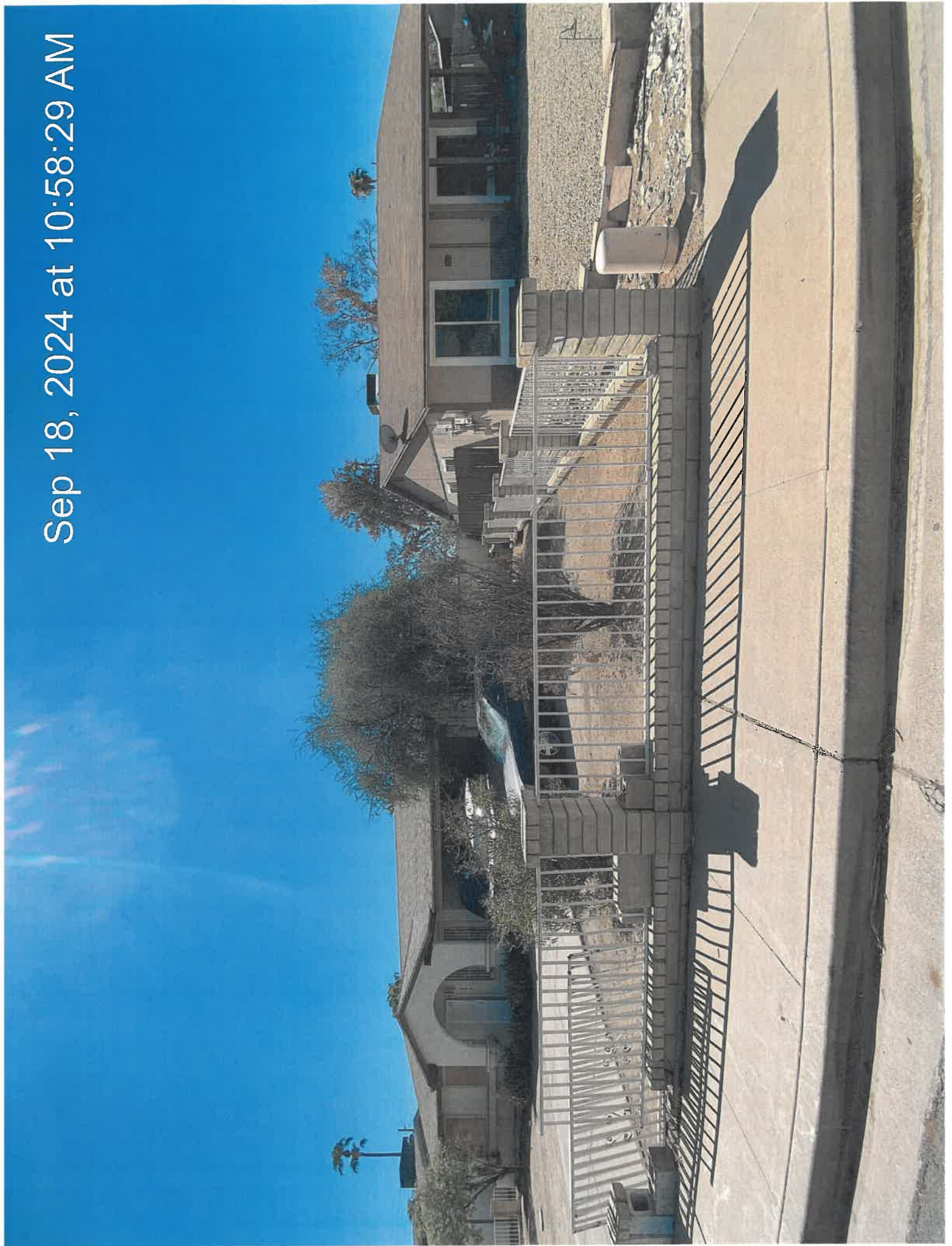
Sep 18, 2024 at 11:04:53 AM



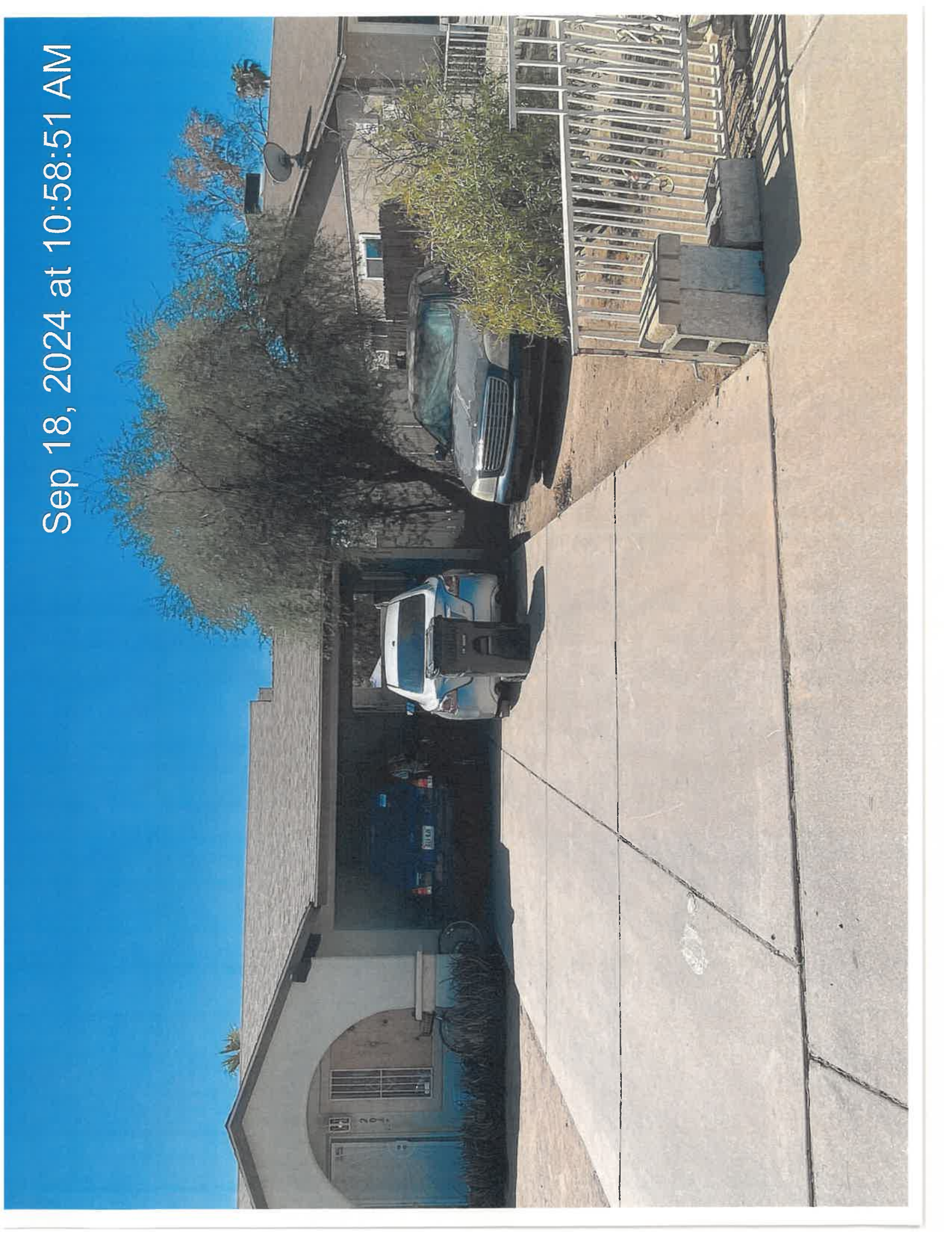
Sep 18, 2024 at 11:05:01 AM



Sep 18, 2024 at 10:58:29 AM



Sep 18, 2024 at 10:58:51 AM





COMMUNITY DEVELOPMENT DEPARTMENT  
 CODE COMPLIANCE  
 CORRECTION NOTICE

02/26/2024

LEE BEVERLY M  
 2043 W RIVIERA DR  
 TEMPE, AZ 85282

Case #: CE241384  
 Site Address: 2043 W RIVIERA DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 02/26/2024 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 unregistered vehicle outside of or under a roof area not enclosed
CC 21-3.b.4	To permit outside of any single-family or multifamily dwelling or accessory building any camper, vehicle or parts thereof in the front or side area of the building visible from the street that is not on an improved area intended for parking
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance
CC 21-4.a.2.e	Broken Window

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	REMOVE TRASH AND DEBRIS TO INCLUDE BROKEN BRICK, WOOD, METAL, AND ALL OTHER MISC ITEMS FROM THE PROPERTY.	3/11/2024
CC 21-3.b.15	REPAIR OR REPLACE DETERIORATED WALL/FENCE IN FRONT YARD.	3/11/2024
CC 21-3.b.3	REMOVE UNREGISTERED VEHICLE (CADILLAC) FROM THE PROPERTY OR REGISTER VEHICLE WITH AZ MVD.	3/11/2024
CC 21-3.b.4	DO NOT PARK OR ALLOW ANYONE TO PARK IN THE LANDSCAPING AREA OF THE FRONT AND OR SIDE OF THE PROPERTY. ADDITIONAL PARKING MUST MEET REQUIREMENTS OF 21-3-B-4.	3/11/2024
CC 21-3.b.8	TRIM OFF ALL DEAD LIMBS OR DEAD PORTIONS OF THE TREES AND BUSHES LOCATED IN THE FRONT/SIDE YARD OF THE PROPERTY.	3/11/2024
CC 21-4.a.2.e	REPAIR AND INSTALL ALL MISSING GLASS WINDOWS ON THE PROPERTY.	3/27/2024

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

Samuel Baptiste  
 Code Inspector

Direct: 480-858-2142  
 Code Compliance: 480-350-4311  
 Email: Samuel\_Baptiste@tempe.gov





COMMUNITY DEVELOPMENT DEPARTMENT  
 CODE COMPLIANCE  
 CORRECTION NOTICE

03/11/2024

LEE BEVERLY M  
 2043 W RIVIERA DR  
 TEMPE, AZ 85282

Case #: CE241384  
 Site Address: 2043 W RIVIERA DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 03/11/2024 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

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CC 21-4.a.2.e	REPAIR AND INSTALL ALL MISSING GLASS WINDOWS ON THE PROPERTY.	03/27/2024

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

Samuel Baptiste  
 Code Inspector

Direct: 480-858-2142  
 Code Compliance: 480-350-4311  
 Email: Samuel\_Baptiste@tempe.gov



COMMUNITY DEVELOPMENT DEPARTMENT  
 CODE COMPLIANCE  
**FINAL CORRECTION NOTICE**

03/27/2024

LEE BEVERLY M  
 2043 W RIVIERA DR  
 TEMPE, AZ 85282

Case #: CE241384  
 Site Address: 2043 W RIVIERA DR, TEMPE, AZ 85282

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CC 21-4.a.2.e	Broken Window
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance

<b>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</b>		<b>SITE REINSP ON OR AFTER</b>
CC 21-3.b.1	REMOVE TRASH AND DEBRIS TO INCLUDE BROKEN BRICK, WOOD, METAL, AND ALL OTHER MISC ITEMS FROM THE PROPERTY.	05/08/2024
CC 21-3.b.15	REPAIR OR REPLACE DETERIORATED WALL/FENCE IN FRONT YARD.	05/08/2024
CC 21-3.b.3	REMOVE UNREGISTERED VEHICLE (CADILLAC) FROM THE PROPERTY OR REGISTER VEHICLE WITH AZ MVD.	05/08/2024
CC 21-3.b.4	DO NOT PARK OR ALLOW ANYONE TO PARK IN THE LANDSCAPING AREA OF THE FRONT AND OR SIDE OF THE PROPERTY. ADDITIONAL PARKING MUST MEET REQUIREMENTS OF 21-3-B-4.	05/08/2024
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CC 21-4.a.2.e	REPAIR AND INSTALL ALL MISSING GLASS WINDOWS ON THE PROPERTY.	05/08/2024



**Motor Vehicle Division**  
15-1015 R12/19

Uncertified Arizona Motor Vehicle Record as  
of: 10/31/2024

<b>Plate</b> VGA0WD	<b>Plate Type</b> Standard	<b>Plate Status</b> Active	<b>VIN</b> 1N4AL3APXEN251519
<b>Year</b> 2014	<b>Make</b> Nissan	<b>Model</b> Altima	<b>Style</b> Sedan 4 Dr
<b>Factory List Price</b> 21860	<b>Fuel Type</b> Gasoline	<b>Odometer Reading</b> 137329	<b>Odometer Code</b> Actual
<b>GVW</b> 0	<b>SAR Start</b>	<b>SAR End</b>	<b>SAR Weight</b> 0

<b>Registration Use</b> Regular	<b>First Registered</b> 6/2014	<b>Expiration Date</b> 06/30/2023	<b>Date Registration Renewed</b>	
<b>Title Number</b> A005048388	<b>State Issued</b> AZ	<b>Title Issued Date</b> 8/3/2021	<b>Title Indicator</b>	<b>Title Status</b> Active
<b>Date of Sale</b>	<b>Received Date</b>			
<b>De-Insure Start Date</b>	<b>De-Insure End Date</b>	<b>Certificate Received Date</b>	<b>Reason</b>	

No Permits Available

**Owner(s)**

1008859 Yvonne Lee Gomez 2043 W Riviera Dr, Tempe, AZ 852826102

**Mailing Address**

2043 W Riviera Dr, Tempe, AZ 852826102

**Domicile Address**

**Lienholder(s)**

**Additional Information**



**Motor Vehicle Division**  
15-1015 R12/19

Uncertified Arizona Motor Vehicle Record as  
of: 10/31/2024

<b>Plate</b> CGY9243	<b>Plate Type</b> Standard	<b>Plate Status</b> Active	<b>VIN</b> 1G6KD54Y63U166985
<b>Year</b> 2003	<b>Make</b> Cadillac	<b>Model</b> DeVille	<b>Style</b> Sedan 4 Dr
<b>Factory List Price</b> 43575	<b>Fuel Type</b> Gasoline	<b>Odometer Reading</b> 140000	<b>Odometer Code</b> Actual
<b>GVW</b> 0	<b>SAR Start</b>	<b>SAR End</b>	<b>SAR Weight</b> 0

<b>Registration Use</b> Regular	<b>First Registered</b> 12/2002	<b>Expiration Date</b> 11/30/2022	<b>Date Registration Renewed</b>	
<b>Title Number</b> 5T03018218014	<b>State Issued</b> AZ	<b>Title Issued Date</b> 8/6/2018	<b>Title Indicator</b>	<b>Title Status</b> Active
<b>Date of Sale</b>	<b>Received Date</b>			
<b>De-Insure Start Date</b> 5/22/2021	<b>De-Insure End Date</b>	<b>Certificate Received Date</b> 12/28/2021	<b>Reason</b> Vehicle is inoperable◆◆	

No Permits Available

**Owner(s)**

1008859 Yvonne Lee Gomez 2043 W Riviera Dr, Tempe, AZ 852826102

**Mailing Address**

2043 W Riviera Dr, Tempe, AZ 852826102

**Domicile Address**

**Lienholder(s)**

**Additional Information**

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1790305</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>CE241384</b>		
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language										
<b>Defendant</b>		Name (First, Middle, Last) <b>BEVERLY M LEE</b>							Juvenile <input type="checkbox"/>	
Residence Address, City, State, Zip Code <b>2043 W RIVIERA DR TEMPE AZ 85282</b>								Telephone: (call 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	
Registered owner & address, City, State, Zip Code					Vehicle Identification Number					

The Undersigned Certifies That:

<b>On</b>	Month <b>5</b>	Day <b>9</b>	Year <b>2024</b>	Time <b>1211</b>	<input type="checkbox"/> AM <input checked="" 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	
<b>At</b>	Location <b>2043 W RIVIERA DR</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>21-3.B.1 JUNK, TRASH, + DEBRIS</b>	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	<input checked="" type="checkbox"/> Municipal Code	
<b>B</b>	Section: <b>TCC 21-3 A</b>	ARS Violation: <b>21-3.B.3 UNREGISTERED VEHICLE</b>	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	<input checked="" type="checkbox"/> Municipal Code	
<b>C</b>	Section: <b>TCC 21-3 A</b>	ARS Violation: <b>21-3.B.4 LAWN PARKING</b>	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	<input checked="" type="checkbox"/> Municipal Code	
<b>D</b>	Section: <b>TCC 21-3 A</b>	ARS Violation: <b>21-3.B.8 DETERIORATED LANDSCAPE</b>	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	<input checked="" type="checkbox"/> Municipal Code	
<b>E</b>	Section: <b>TCC 21-3 A</b>	ARS Violation: <b>21-3.B.15 DETERIORATED WALL/FENCE</b>	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	<input checked="" type="checkbox"/> Municipal Code	

<b>You must appear on the date and time indicated at:</b>	<b>Tempe Municipal Court</b> 140 E. 5th Street Tempe, AZ 85281 Court No. 0753	<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor	Date: <b>5/22/24</b>	Time: <b>Between 9AM &amp; 4PM</b>
		<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor	Date: _____	Time: _____
	<input type="checkbox"/> Court:		Date: _____	Time: _____
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>	Complainant <b>S. BAPTISTE</b>	ID # <b>8050</b>

Comments: **1ST VIOLATION FEE APPLY \$1200.00**

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 \_\_\_\_\_ Date issued if not violation date \_\_\_\_\_

**TKKET 1 OF 2**

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**



1790305

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1790306</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	<input type="checkbox"/> 16 Passenger Vehicle	Incident Report Number <b>CE241384</b>	

Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language		Defendant Name (First, Middle, Last) <b>BEVERLY M LEE</b>						Juvenile <input type="checkbox"/>		
Residence Address, City, State, Zip Code <b>2043 W RIVIERA DR TEMPE AZ 85282</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>5</b>	Day <b>9</b>	Year <b>2024</b>	Time <b>1211</b>	<input type="checkbox"/> AM <input checked="" 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>2043 W RIVIERA DR</b>						<input checked="" type="checkbox"/> Tempe	State of Arizona <b>85282</b>		Area	Dist.

The Defendant Committed the Following:

<b>A</b>	Section: <b>21-4 A</b>	ARS Violation: <b>21-4.A.2.E MISSING WINDOWS</b>	<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 <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense	
MVD					
<b>B</b>	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction: <input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense	
MVD					
<b>C</b>	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction: <input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense	
MVD					
<b>D</b>	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction: <input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense	
MVD					
<b>E</b>	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction: <input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense	
MVD					

<b>You must appear on the date and time indicated at:</b>	<b>Tempe Municipal Court</b> 140 E. 5th Street Tempe, AZ 85281 Court No. 0753	<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor	Date: <b>5/22/24</b>	Time: <b>Between 9AM &amp; 4PM</b>
		<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor	Date: _____	Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM
	<input type="checkbox"/> Court:		Date: _____	Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM
Court Address, City, State, Zip Code				

Criminal: <input type="checkbox"/> Without admitting guilt, I promise to appear as directed hereon.	Victim? <input type="checkbox"/>	Victim Notified? <input type="checkbox"/>
Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.	I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant.	
<b>X</b>	Complainant <b>S. BAPTISTE</b>	ID # <b>8050</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.

**1ST VIOLATION FEE APPLY \$1200.00**  
**MAILED CERTIFIED**

**TICKET 2 OF 2**

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



1790306

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1790311</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	<input type="checkbox"/> 16 Passenger Vehicle	<input type="checkbox"/> Haz. Material	Incident Report Number <b>CE24/384</b>

Interpreter Required?  Spanish  Other Language

**Defendant** Name (First, Middle, Last) **BEVERLY M LEE** Juvenile

Residence Address, City, State, Zip Code **2043 W RIVIERA DR 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 <b>7</b>	Day <b>15</b>	Year <b>2024</b>	Time <b>1223</b>	<input type="checkbox"/> AM <input checked="" 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>2043 W RIVIERA DR</b>								<input checked="" type="checkbox"/> Tempe <input type="checkbox"/>	Area <b>85282</b>	Dist.

The Defendant Committed the Following:

<b>A</b>	Section: <b>TCC 21-3 A</b>	ARS Violation: <b>21-3.B.1 JUNK, TRASH, + DEBRIS</b>	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code
<b>B</b>	Section: <b>TCC 21-3 A</b>	ARS Violation: <b>21-3.B.3 UNREGISTERED VEHICLE</b>	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code
<b>C</b>	Section: <b>TCC 21-3 A</b>	ARS Violation: <b>21-3.B.4 LAWN PARKING</b>	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code
<b>D</b>	Section: <b>TCC 21-3 A</b>	ARS Violation: <b>21-3.B.8 DETERIORATED LANDSCAPE</b>	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code
<b>E</b>	Section: <b>TCC 21-3 A</b>	ARS Violation: <b>21-3.B.15 DETERIORATED WALL/FENCE</b>	<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

**You must appear on the date and time indicated at:**

**Tempe Municipal Court**  
140 E. 5th Street  
Tempe, AZ 85281  
Court No. 0753

Traffic Court Suite 150, 1st Floor Date: **7/29/24** Time: Between 9AM & 4PM

Criminal Court Suite 200, 2nd Floor Date: \_\_\_\_\_ Time: \_\_\_\_\_  AM  PM

Court: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_  AM  PM Court No. \_\_\_\_\_

Court Address, City, State, Zip Code

Criminal:  Without admitting guilt, I promise to appear as directed hereon.

Civil:  Without admitting responsibility, I acknowledge receipt of this complaint.

**X** \_\_\_\_\_

Victim?  Victim Notified?

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.

**S. BARTISTE** **8050**  
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.

**2ND VIOLATION FEE APPLY \$1800.00**

**MAILED CERTIFIED**

Initials \_\_\_\_\_ Date Issued if not violation date \_\_\_\_\_

**TICKET 1 of 2**

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.



1790311

COMPLAINT

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1790312</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>CE241384</b>		
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language										
<b>Defendant</b>		Name (First, Middle, Last) <b>BEVERLY M LEE</b>							Juvenile <input type="checkbox"/>	
Residence Address, City, State, Zip Code <b>2043 W RIVIERA DR TEMPE AZ 85282</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:

<b>On</b>	Month <b>7</b>	Day <b>15</b>	Year <b>2024</b>	Time <b>1223</b>	<input type="checkbox"/> AM <input checked="" 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
<b>At</b>	Location <b>2043 W RIVIERA DR</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 21-4 A</b>	ARS Violation: <b>21-4.A.2.E MISSING WINDOWS</b>	<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 <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
<b>B</b>	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
<b>C</b>	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
<b>D</b>	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
<b>E</b>	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense

**You must appear on the date and time indicated at:**

<b>Tempe Municipal Court</b> 140 E. 5th Street Tempe, AZ 85281 Court No. 0753	<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor	Date: <b>7/29/24</b>	Time: <b>Between 9AM &amp; 4PM</b>
	<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: _____	Court No. _____
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>S. BAPTISTE</b> Complainant	<b>8050</b> ID #

Comments: **2ND VIOLATION FEE APPLY \$1500.00**

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 \_\_\_\_\_ Date issued if not violation date \_\_\_\_\_

**TICKET 2 OF 2**

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**



1790312