
**CITY OF TEMPE
HEARING OFFICER**

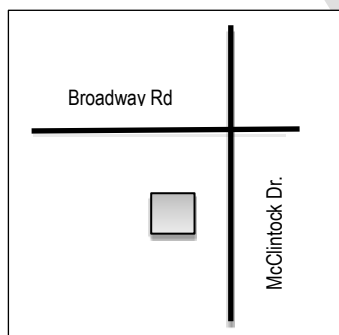
**Meeting Date: 12/17/2024
Agenda Item: 2**

ACTION: Request approval to abate public nuisance items at the MCGOWAN PROPERTY located at 1733 E. Broadmor Dr. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$4440.00 for abatement request: Remove all deteriorated landscape, high grass and weeds, dead trees, junk/debris, trash, litter 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 MCGOWAN 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 CE242437: Remove all deteriorated landscape, high grass and weeds, dead trees, junk/debris, trash, litter from the property.



Property Owner
Applicant
Zoning District:
Code Compliance
Inspector:

Bonnie J McGowan
City of Tempe – Code Compliance
R1-6: Single Family Residential
Missy Heineman

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 MCGOWAN PROPERTY located at 1733 E. Broadmor Dr. in the R1-6 Single Family Residential District. This case was initiated 04/02/2024, 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 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	MC GOWAN PROPERTY ABATE	EXISTING ZONING	R1-6	<input type="checkbox"/>
PROJECT ADDRESS	1733 E BROADMOR DR, TEMPE, AZ 85282	SUITE(S)		<input type="checkbox"/>
PROJECT DESCRIPTION	ABATEMENT OF CE242437 12/17/2024	PARCEL No(s)	133-31-241	<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 STREET, SUITE 208		
CONTACT NAME	MISSY HEINEMAN / CODE INSPECTOR	CITY	TEMPE	STATE	AZ ZIP 85281
EMAIL	MISSY_HEINEMAN@TEMPE.GOV	PHONE 1	(480) 350-8224	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 Missy Heineman	Digitally signed by Missy Heineman Date: 2024.10.08 16:19:05 -07'00'	DATE	10/8/24
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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		

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

FOR CITY USE ONLY

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

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA



DATE: 11/05/2024
TO: David Rich, Senior Code Inspector
FROM: Missy Heineman, Code Inspector
SUBJECT: CE242437, BONNIE J MCGOWAN PROPERTY ABATEMENT

LOCATION: 1733 E BROADMOR DR, TEMPE, AZ 85282

PARCEL: 133-31-241

OWNER: BONNIE J MCGOWAN
1733 E BROADMOR DR
TEMPE, AZ 85282

FINDINGS:

04/02/24 The Code Compliance Division received complaint for deteriorated landscape.

04/08/24 Inspected property and found grass and weeds growing in the gravel landscape of the front and side yards as well as driveway and sidewalk cracks. Notice to comply mailed to property owner.

04/23/24 Inspected property and found grass and weeds growing in the gravel landscape of the front and side yards as well as driveway and sidewalk cracks had been sprayed with weed killer. Final notice to comply mailed to property owner.

05/07/24 Inspected property and found grass and weeds growing in the gravel landscape of the front and side yards as well as driveway and sidewalk cracks. Pink final notice to comply posted to the property.

05/16/24 Inspected property and found grass and weeds growing in the gravel landscape of the front, side and back yards as well as driveway and sidewalk cracks. Exterior junk, trash and debris in front, side and back yards. Revised final notice to comply mailed to property owner.

05/30/24 Inspected property and found grass and weeds growing in the gravel landscape of the front, side and back yards as well as driveway and sidewalk cracks. Exterior junk, trash and debris in front, side and back yards. Revised pink final notice to comply mailed to property owner.

06/21/24 24 Inspected property and found grass and weeds growing in the gravel landscape of the front, side and back yards as well alley and driveway and sidewalk cracks. Exterior junk, trash and debris in front, side and back yards. Second revised final notice to comply mailed to property owner.

07/22/2024 Civil Citation issued 1790100.

07/23/24 Civil arraignment NLT 08/06/24.

08/06/24 Pending default appear NLT 08/20/24.

08/20/24 Owner failed to appear for court, default fines and fees imposed.

08/28/24 Certified citation was returned as unclaimed.

09/03/24 and 09/20/24 Property remains in violation.

09/25/24 Photos taken that show the current condition of the property and initiated the abatement packet.

11/06/24 Posted notice of intent to abate to property and mailed first class to property owner.


RECOMMENDATIONS:

I recommend an abatement of the nuisance violations at the property at **1733 E BROADMOR DR** due to property owner's failure to bring property into compliance with Tempe City Code **21-3.B.8. DETERIORATED LANDSCAPE/UNCULTIVATED WEEDS AND 21-3.B.1. EXTERIOR JUNK, TASH AND DEBRIS. MS. MCGOWAN** has been given ample time to come into compliance and maintain the property. The property owner has been issued a civil citation 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,

Missy Heineman
Code Inspector

ACTION TAKEN: Submit
NAME 
DATE: 11/6/2024



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 11/05/2024
CASE #: CE242437

MCGOWAN HENRY A JR & BONNIE J
1733 E BROADMOR 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: 1733 E BROADMOR DR TEMPE, AZ 85282
PARCEL: 13331241

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers **12/17/2024 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.8 Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance
- 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.29-2. Adjacent property owners to maintain sidewalks, gutters, alleys

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.8 PLEASE CUT/REMOVE ALL OVERHEIGHT GRASS/WEEDS IN THE FRONT/SIDE/BACK YARDS OF THE PROPERTY AS WELL AS THE ALLEY. MAINTAIN LANDSCAPE FREE OF ANY UNCONTROLLED GROWTH OR DEAD VEGETATION.
- CC 21-3.b.1 PLEASE REMOVE AND/OR PROPERLY DISCARD THE ITEMS IN THE FRONT/SIDE AND BACK YARDS OF THE PROPERTY. THIS INCLUDES BUT IS NOT LIMITED TO: FURNITURE, WOOD, CONTAINERS, MATTRESSES, BARRELS, SCRAP LUMBER, BUCKETS, TRASH, METAL, ANY HOUSEHOLD ITEMS, AND ANY OTHER MISCELLANEOUS ITEMS.
- Sec.29-2. Property owners must maintain each alley that is adjacent to their premises free of weeds and debris to the center line of such alley

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 **\$4440.00**. In addition to the actual cost of abatement, an administrative charge of fifteen percent (15%) of the actual cost of abatement or three hundred (\$300) dollars, whichever is greater, for expenses incurred by the city for abatement procedures, and the cost of recording liens and releases will be charged. The recorded lien may bear interest at the legal rate of judgments in the State of Arizona. Administrative charges and the cost of recording liens and releases shall become a lien on the property whether or not the public nuisance is abated by the City.

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

Code Inspector: Missy Heineman
Phone Number: 480-350-8224
E-mail: Missy_Heineman@tempe.gov



Skunky's Junk Removal

1733 East Broadmor Drive
Tempe, AZ 85282

✉ emailprocurementofficerdirectly@none.com

ESTIMATE	#617
SERVICE DATE	Sep 30, 2024
EXPIRATION DATE	Nov 11, 2024
TOTAL	\$4,440.00

CONTACT US

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

☎ (844) 758-6597

✉ info@skunkysjunk.com

ESTIMATE

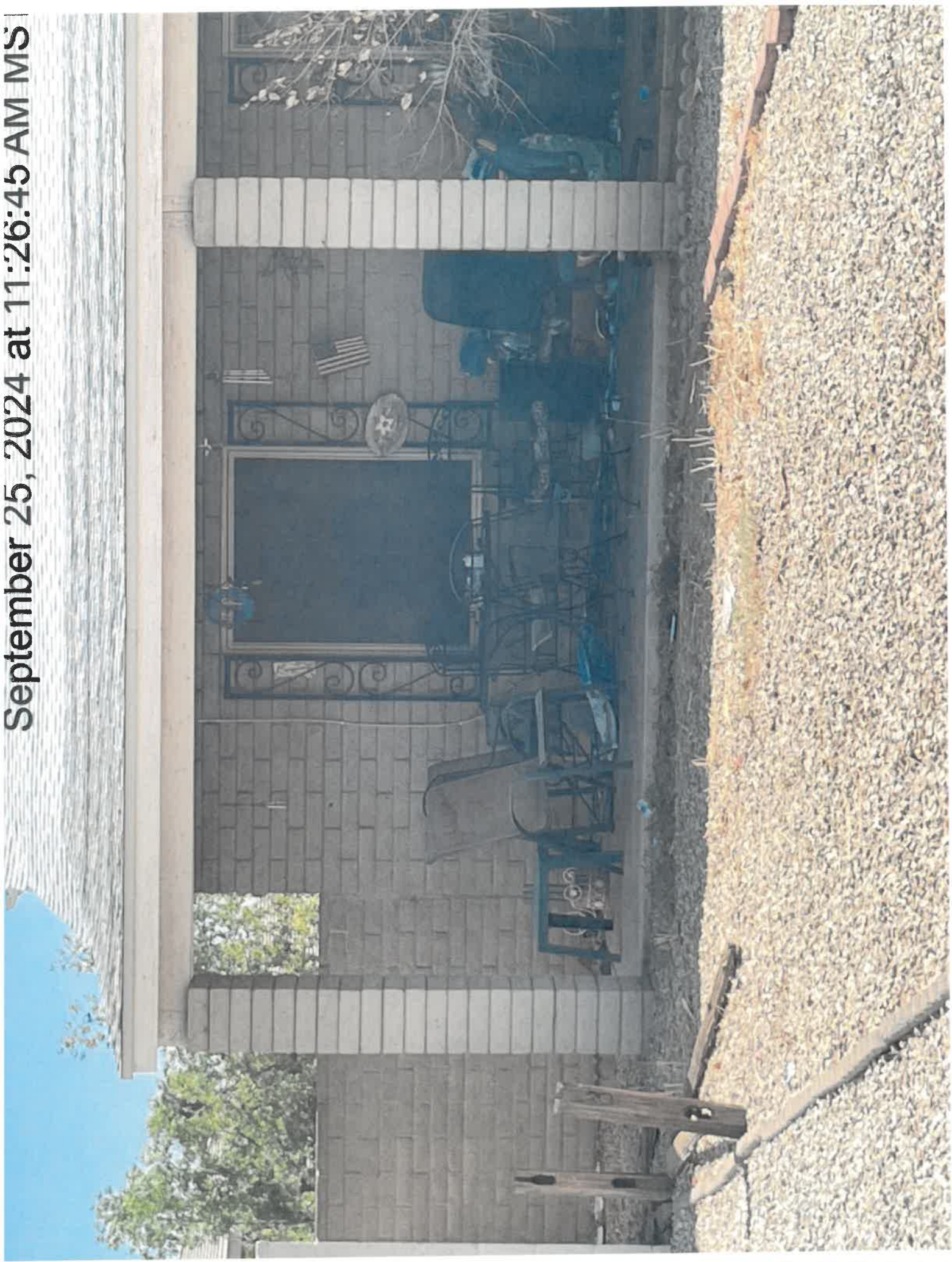
Services	amount
CE242437	\$3,800.00
REMOVE ANY JUNK, TRASH AND DEBRIS FROM THE FRONT, SIDE, AND REAR OF THE PROPERTY.	
CUT THE OVER HEIGHT GRASS AND WEEDS IN THE FRONT, SIDE, AND REAR YARDS AS WELL AS THE ALLEY AND DRIVEWAY CRACKS.	
TRIM AND/OR REMOVE ANY OVERGROWN BUSHES, SHRUBS OR TREES IN THE FRONT, SIDE, AND REAR YARDS, INCLUDING DEAD PORTIONS OF TREES/BUSHES.	
Security (Off-Duty Tempe PD)	\$640.00
3 hr. minimum	

Services subtotal: \$4,440.00

Subtotal \$4,440.00

Total \$4,440.00

September 25, 2024 at 11:26:45 AM MS



September 25, 2024 at 11:26:48 AM MS-



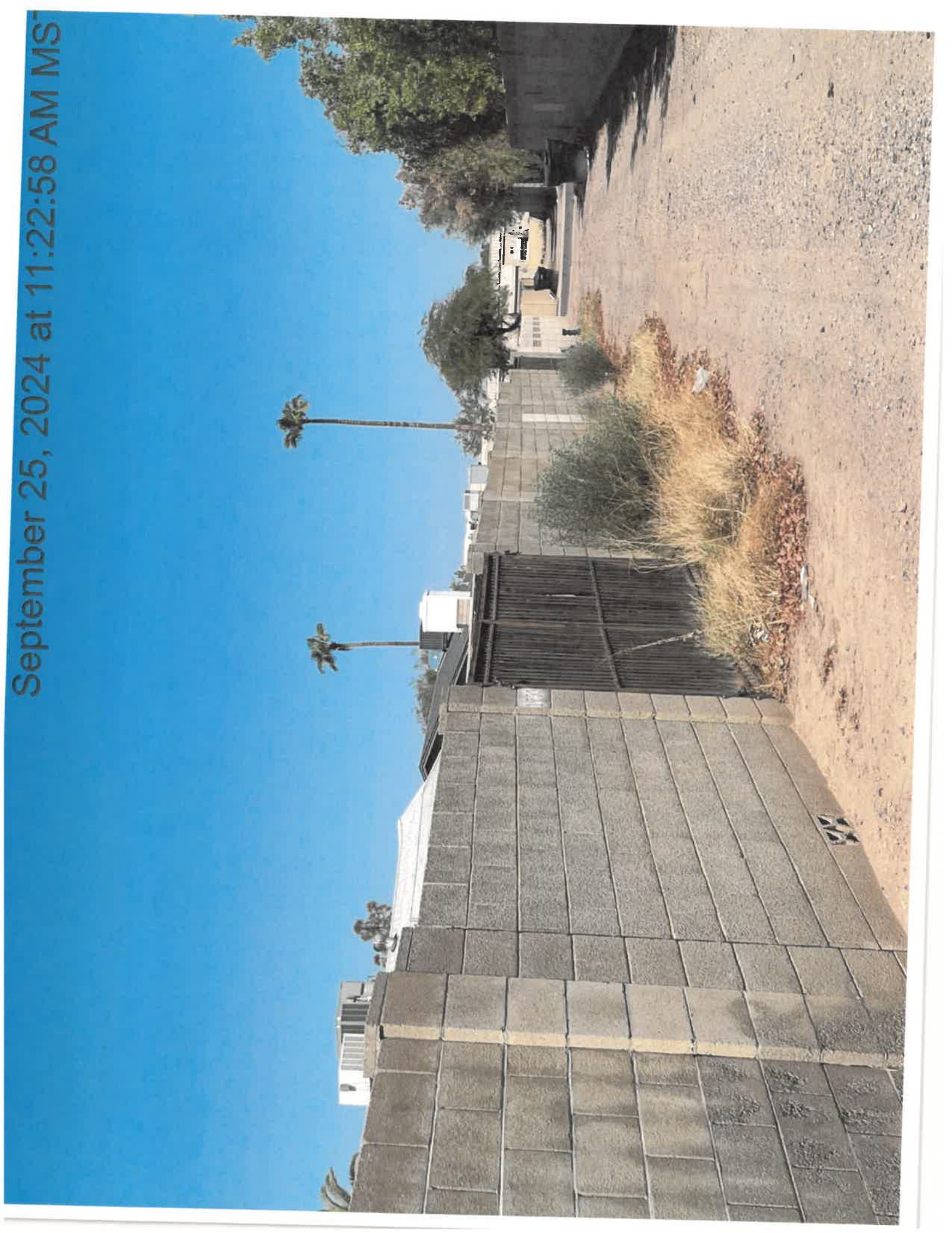


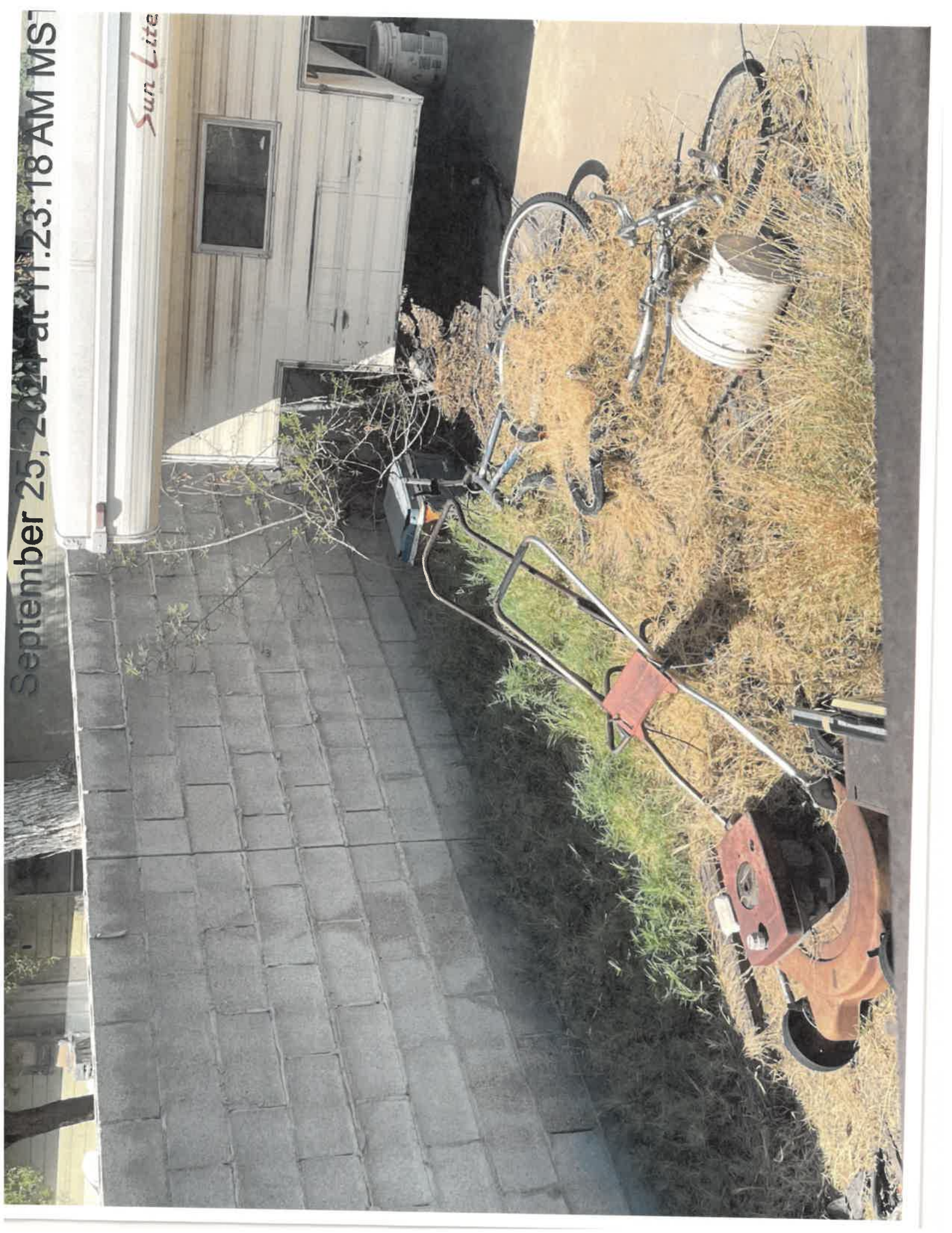
September 25, 2024 at 11:26:54 AM PST

September 25, 2024 at 11:27:17 AM MS



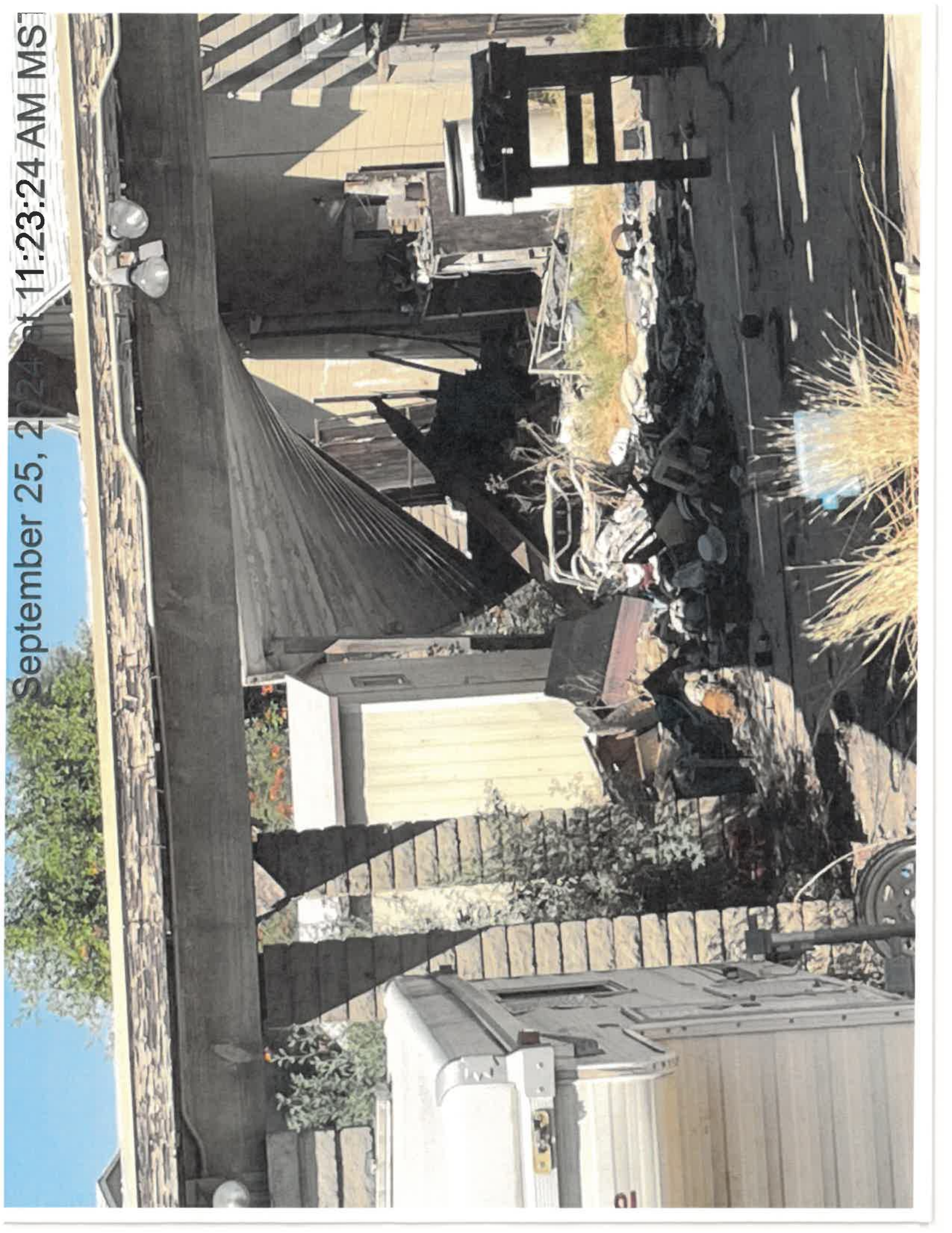
September 25, 2024 at 11:22:58 AM MS-





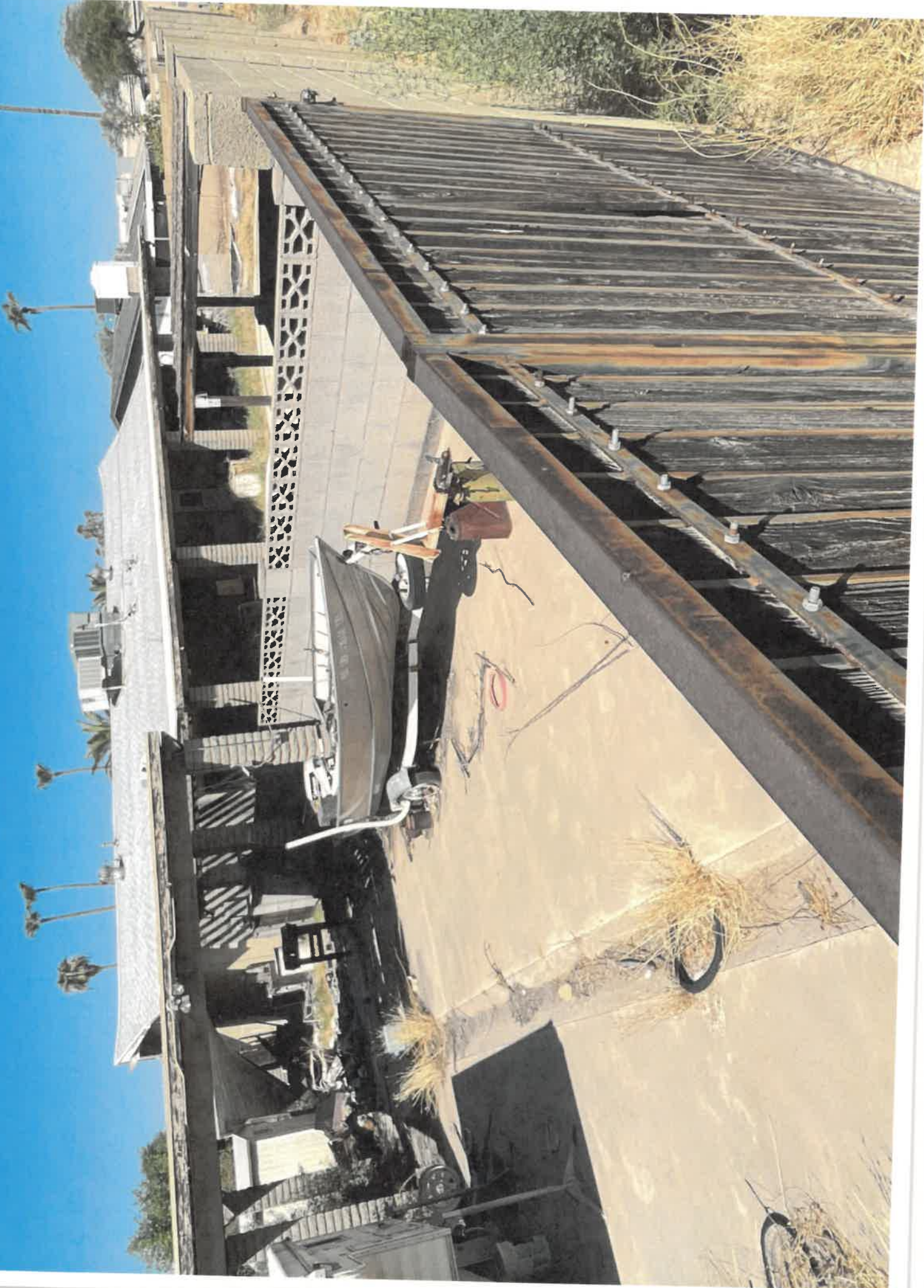
September 25, 2024 at 11:23:18 AM MST

Sun Lite



September 25, 2024 at 11:23:24 AM MST

September 25, 2024 at 11:23:30 AM MS-



September 25, 2024 at 11:24:05 AM MST

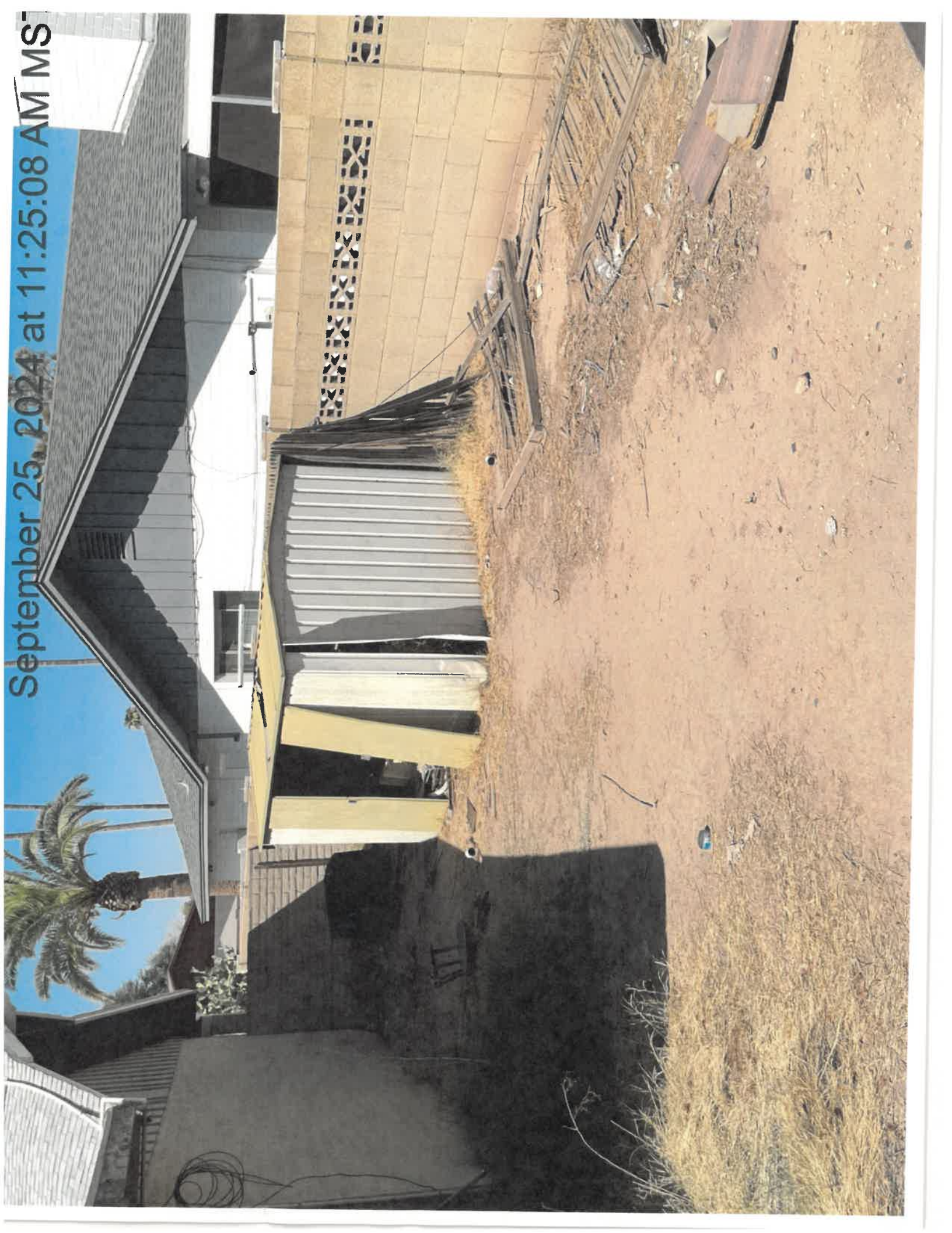


September 25, 2024 at 11:24:08 AM MS-



September 25, 2024 at 11:24:21 AM MS-





September 25, 2024 at 11:25:08 AM MS-



September 25, 2024 at 11:24:13 AM MS-



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

04/08/2024

MCGOWAN HENRY A JR & BONNIE J
1733 E BROADMOR DR
TEMPE, AZ 85282

Case #: CE242437
Site Address: 1733 E BROADMOR DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 04/08/2024 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.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	PLEASE REMOVE ALL GRASS AND WEEDS FROM THE FRONT AND SIDE YARDS OF THE PROPERTY IN THE GRAVEL LANDSCAPED AREAS AS WELL AS THE CRACKS IN THE DRIVEWAY AND SIDEWALK. ALL GRAVEL LANDSCAPES MUST BE MAINTAINED FREE AND CLEAR OF ANY UNCONTROLLED GROWTH, REGARDLESS OF HEIGHT. WILDFLOWERS ARE AN EXCEPTION.	4/22/2024

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

Missy Heineman
Code Inspector

Direct: 480-350-8224
Code Compliance: 480-350-4311
Email: Missy_Heineman@tempe.gov

Please Note: In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$82.00 pursuant to City Code Section 21-51, subsection (b).
Civil and Criminal Penalties

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the

owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
FINAL CORRECTION NOTICE

04/23/2024

MCGOWAN HENRY A JR & BONNIE J
1733 E BROADMOR DR
TEMPE, AZ 85282

Case #: CE242437
Site Address: 1733 E BROADMOR DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 04/23/2024 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.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	PLEASE REMOVE ALL DEAD GRASS AND WEEDS FROM THE FRONT AND SIDE YARDS OF THE PROPERTY IN THE GRAVEL LANDSCAPED AREAS AS WELL AS THE CRACKS IN THE DRIVEWAY AND SIDEWALK. ALL GRAVEL LANDSCAPES MUST BE MAINTAINED FREE AND CLEAR OF ANY UNCONTROLLED GROWTH, REGARDLESS OF HEIGHT. WILDFLOWERS ARE AN EXCEPTION.	05/07/2024

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

Missy Heineman
Code Inspector

Direct: 480-350-8224
Code Compliance: 480-350-4311
Email: Missy_Heineman@tempe.gov

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Civil and Criminal Penalties

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\$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.

1733 E Broadmor Dr



**City of Tempe
Code Compliance**
Community Development
21 E. 6th St., #208
Tempe, AZ 85281

Phone: 480-350-4311

Code Compliance Office Hours
Monday - Friday 8 a.m. to 5 p.m.

We attempted to contact you on 5/8/24
regarding the indicated violation:

- Deteriorated landscape - *Grass/weeds must be maintained removed from landscape.*
- Inoperable/Unregistered vehicle
- Junk, rubbish or debris
- Lawn parking
- Street or sidewalk obstruction
- Swimming pool _____
- Tall grass or weeds in gravel landscape
- Other _____

Message

PLEASE GET IN TOUCH WITH ME BEFORE THE CLOSE
OF BUSINESS ON: 5/13/24

TO AVOID RECEIVING A CITATION ON: 5/14/24

Missy Heineman
(480) 350-8224
Missy_Heineman@Tempe.gov



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
REVISED FINAL CORRECTION NOTICE

05/16/2024

MCGOWAN HENRY A JR & BONNIE J
1733 E BROADMOR DR
TEMPE, AZ 85282

Case #: CE242437
Site Address: 1733 E BROADMOR DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 05/16/2024 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.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance
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

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	PLEASE CUT/REMOVE ALL OVERHEIGHT GRASS/WEEDS IN THE FRONT/SIDE/REAR YARDS OF THE PROPERTY AS WELL AS THE SIDEWALK/DRIVEWAY CRACKS. MAINTAIN LANDSCAPE FREE OF ANY UNCONTROLLED GROWTH OR DEAD VEGETATION.	05/30/2024
CC 21-3.b.1	PLEASE REMOVE AND/OR PROPERLY DISCARD THE ITEMS IN THE FRONT AND SIDE YARDS, CARPORTS, AND/OR BACK YARDS OF THE PROPERTY. THIS INCLUDES BUT IS NOT LIMITED TO: FURNITURE, WOOD, CONTAINERS, BARRELS, BUCKETS, TRASH, METAL, ANY HOUSEHOLD ITEMS, AND ANY OTHER MISCELLANEOUS ITEMS.	05/30/2024

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

Missy Heineman
Code Inspector

Direct: 480-350-8224
Code Compliance: 480-350-4311
Email: Missy_Heineman@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.

1733 E Broadmor Dr



City of Tempe
Code Compliance
Community Development
21 E. 6th St., #208
Tempe, AZ 85281

Phone: 480-350-4311

Code Compliance Office Hours
Monday - Friday 8 a.m. to 5 p.m.

We attempted to contact you on 6/3/24
regarding the indicated violation:

- Deteriorated landscape *Please remove all overheight grass/mats*
- Inoperable/Unregistered vehicle *in front, side, + rear*
- Junk, rubbish or debris *yards + alley + driveways/sidewalk cracks.*
- Lawn parking
- Street or sidewalk obstruction
- Swimming pool *Please remove any trash from front of property.*
- Tall grass or weeds in gravel landscape
- Other _____

Message

PLEASE GET IN TOUCH WITH ME BEFORE THE CLOSE OF BUSINESS ON: 6/6/24
TO AVOID RECEIVING A CITATION ON: 6/7/24

Missy Heineman
(480) 350-8224
Missy_Heineman@Tempe.gov



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
SECOND REVISED FINAL CORRECTION NOTICE

06/21/2024

MCGOWAN HENRY A JR & BONNIE J
1733 E BROADMOR DR
TEMPE , AZ 85282

Case #: CE242437
Site Address: 1733 E BROADMOR DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 06/21/2024 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.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance
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 21-4.a.2.b	Deteriorated exterior painted surfaces with loose, cracked, scaling, chipping, or peeling paint, visible from a public area, in such amounts as to present a deteriorated appearance

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	PLEASE CUT/REMOVE ALL OVERHEIGHT GRASS/WEEDS IN THE FRONT/SIDE/BACK YARDS OF THE PROPERTY AS WELL AS THE ALLEY. MAINTAIN LANDSCAPE FREE OF ANY UNCONTROLLED GROWTH OR DEAD VEGETATION.	07/05/2024
CC 21-3.b.1	PLEASE REMOVE AND/OR PROPERLY DISCARD THE ITEMS IN THE FRONT/SIDE AND BACK YARDS OF THE PROPERTY. THIS INCLUDES BUT IS NOT LIMITED TO: FURNITURE, WOOD, CONTAINERS, MATTRESSES, BARRELS, SCRAP LUMBER, BUCKETS, TRASH, METAL, ANY HOUSEHOLD ITEMS, AND ANY OTHER MISCELLANEOUS ITEMS.	07/05/2024
CC 21-4.a.2.b	PLEASE PAINT AREAS OF THE RESIDENCE THAT HAS MISSING, PEELING, CURLED, OR FADED PAINT, INCLUDING THE FASCIA AND SOFFIT. PAINT MUST BE COMPATIBLE WITH EXISTING PAINT.	07/05/2024

CORRECTIVE ACTION MUST BE COMPLETED OR CITATIONS MAY BE ISSUED

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

Missy Heineman
Code Inspector

Direct: 480-350-8224
Code Compliance: 480-350-4311
Email: Missy_Heineman@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
 REVISED FINAL CORRECTION NOTICE

11/05/2024

MCGOWAN HENRY A JR & BONNIE J
 1733 E BROADMOR DR
 TEMPE , AZ 85282

Case #: CE242437
 Site Address: 1733 E BROADMOR DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 11/04/2024 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.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance
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 21-4.a.2.b	Deteriorated exterior painted surfaces with loose, cracked, scaling, chipping, or peeling paint, visible from a public area, in such amounts as to present a deteriorated appearance
CC 21-4.a.2.c	Deteriorated roof; broken, rotted, split, curled or missing roofing material in such amounts as to present a deteriorated appearance
Sec.29-2.	Adjacent property owners to maintain sidewalks, gutters, alleys

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	PLEASE CUT/REMOVE ALL OVERHEIGHT GRASS/WEEDS IN THE FRONT/SIDE/BACK YARDS OF THE PROPERTY AS WELL AS THE ALLEY. MAINTAIN LANDSCAPE FREE OF ANY UNCONTROLLED GROWTH OR DEAD VEGETATION.	12/05/2024
CC 21-3.b.1	PLEASE REMOVE AND/OR PROPERLY DISCARD THE ITEMS IN THE FRONT/SIDE AND BACK YARDS OF THE PROPERTY. THIS INCLUDES BUT IS NOT LIMITED TO: FURNITURE, WOOD, CONTAINERS, MATTRESSES, BARRELS, SCRAP LUMBER, BUCKETS, TRASH, METAL, ANY HOUSEHOLD ITEMS, AND ANY OTHER MISCELLANEOUS ITEMS.	12/05/2024
CC 21-4.a.2.b	PLEASE PAINT AREAS OF THE RESIDENCE THAT HAS MISSING, PEELING, CURLED, OR FADED PAINT, INCLUDING THE FASCIA AND SOFFIT. PAINT MUST BE COMPATIBLE WITH EXISTING PAINT.	12/05/2024
CC 21-4.a.2.c	PLEASE REPAIR OR REPLACE AWNING/ROOF IN THE BACK YARD THAT HAS PARTIALLY FALLEN AWAY FROM THE HOUSE.	12/5/2024
Sec.29-2.	Property owners must maintain each alley that is adjacent to their premises free of weeds and debris to the center line of such alley	

CORRECTIVE ACTION MUST BE COMPLETED OR CITATIONS MAY BE ISSUED

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

Missy Heineman
Code Inspector

Direct: 480-350-8224
Code Compliance: 480-350-4311
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Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1790100		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 CE 242 437					
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language																			
Defendant Name (First, Middle, Last) Bonnie J McGowan																			
Residence Address, City, State, Zip Code 733 E Broadmor Dr Tempe AZ 85282																			
Sex		Height		Weight		Eyes		Hair		Origin		Date of Birth		Restrictions		Telephone: (cell phone) <input type="checkbox"/>			
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 07 19 2024 1:00 AM PM **Speed** Approx. Posted R & P Speed Measurement Device Radar Laser Pace Direction of Travel

At Location 1733 E Broadmor Dr Tempe 85282 State of Arizona Area Dist.

The Defendant Committed the Following:

A	Section: <u>21-3 B</u>	ARS Violation: <u>21-3.B.8 Deteriorated Landscapes</u>	Domestic Violence Case <input type="checkbox"/>
	Docket Number	Disp. Code:	Date of Disposition: Sanction:
B	Section: <u>21-3 B</u>	ARS Violation: <u>21-3.B.1 Exterior Junk Trash Debris</u>	Domestic Violence Case <input type="checkbox"/>
	Docket Number	Disp. Code:	Date of Disposition: Sanction:
C	Section: <u>21-4 A</u>	ARS Violation: <u>21-4.A.2.b Deteriorated Paint</u>	Domestic Violence Case <input type="checkbox"/>
	Docket Number	Disp. Code:	Date of Disposition: Sanction:
D	Section:	ARS Violation:	Domestic Violence Case <input type="checkbox"/>
	Docket Number	Disp. Code:	Date of Disposition: Sanction:
E	Section:	ARS Violation:	Domestic Violence Case <input type="checkbox"/>
	Docket Number	Disp. Code:	Date of Disposition: Sanction:

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: <u>8/16/2024</u>	<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor Date: _____	Time: <u>Between 9AM & 4PM</u>
<input type="checkbox"/> Court: _____ Court Address, City, State, Zip Code	Date: _____	Time: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM Court No. _____

Criminal: Without admitting guilt, I promise to appear as directed hereon.
 Civil: Without admitting responsibility, I acknowledge receipt of this complaint.

***first class mail + certified**

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.

Complainant: Maffineman ID #: 23780

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.

First Violation Fees Apply
 A-200
 B-200
 C-200

Initials: _____

*** 600 total**

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.



1790100

COMPLAINT

Case Summary External

Case No: 24-017271-4 Title: CITY OF TEMPE vs BONNIE J MCGOWAN

MCGOWAN, BONNIE J
 1733 E BROADMOR DR
 TEMPE, AZ 85282

Case Status: Inactive **Case Balance Owning:** \$827.75 **TPC Due Date:**
Filed: 7/23/2024 **Stayed Balance Owning:** \$0.00 **TPC Amount Due:**

Cite Number	Code	Violation Date	Description	Filed	Disposition	Disp Date
1790100A	21-3B8	07/19/2024	LANDSCAPING-DEAD, DAMAGED, UNCONTRO	7/23/2024	58 - FAIL TO APPEAR	8/20/2024
1790100B	21-3B1	07/19/2024	(CV) LITTER OR DEBRIS-COVERED EXT	7/23/2024	58 - FAIL TO APPEAR	8/20/2024
1790100C	21-4A2B	07/19/2024	DETERIORATED PAINT	7/23/2024	58 - FAIL TO APPEAR	8/20/2024

Citations: 3



Case No: 24-017271-4

Title: CITY OF TEMPE vs BONNIE J MCGOWAN

REGISTER OF ACTION

Date	Cite Number	Action	Amount	Judge	User
7/23/2024		ATTC FILED			YLL
7/23/2024		1ST VIOLATION FEES APPLY: A= \$200, B= \$200, C= \$200 TOTAL= \$600			YLL
7/23/2024	1790100 A	CIVIL ARRAIGNMENT NLT 8/6/2024			YLL
7/23/2024	1790100 B	CIVIL ARRAIGNMENT NLT 8/6/2024			YLL
7/23/2024	1790100 C	CIVIL ARRAIGNMENT NLT 8/6/2024			YLL
8/6/2024		CV ARR FTA - PENDING DEFAULT APPEAR NLT 8/20/2024			SYS
8/6/2024		CV ARR FTA - PENDING DEFAULT APPEAR NLT 8/20/2024			SYS
8/6/2024		CV ARR FTA - PENDING DEFAULT APPEAR NLT 8/20/2024			SYS
8/20/2024	1790100 A	DEFAULT FEE IMPOSED	\$50.00		SYS
8/20/2024	1790100 A	FINE AND APPLICABLE FEES IMPOSED	\$200.00		SYS
8/20/2024	1790100 A	JCEF TIME PAYMENT FEE IMPOSED	\$20.00		SYS
8/20/2024	1790100 A	FTA DEFAULT			SYS
8/20/2024	1790100 B	DEFAULT FEE IMPOSED	\$50.00		SYS
8/20/2024	1790100 B	FINE AND APPLICABLE FEES IMPOSED	\$200.00		SYS
8/20/2024	1790100 B	FTA DEFAULT			SYS
8/20/2024	1790100 C	DEFAULT FEE IMPOSED	\$50.00		SYS
8/20/2024	1790100 C	FINE AND APPLICABLE FEES IMPOSED	\$200.00		SYS
8/20/2024	1790100 C	FTA DEFAULT			SYS
8/20/2024		CASE HAS BEEN REFERRED TO VALLEY FOR COLLECTION	\$57.75		
# Actions: 19					