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**CITY OF TEMPE  
HEARING OFFICER**

**Meeting Date: 12/17/2024  
Agenda Item: 3**

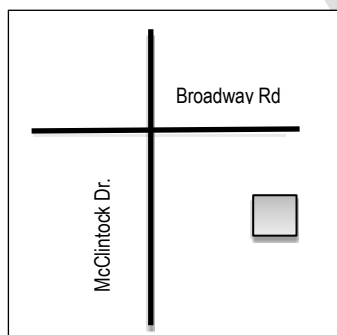
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**ACTION:** Request approval to abate public nuisance items at the MOULTON PROPERTY located at 1944 E. Meadow Dr. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$3840.00 for abatement request: Remove all deteriorated landscape, high grass and weeds, dead trees, junk/debris, trash, litter and drain the stagnant water from the pool 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 MOULTON 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 CE241261: Remove all deteriorated landscape, high grass and weeds, dead trees, junk/debris, trash, litter and drain the stagnant water from the pool from the property.



Property Owner  
Applicant  
Zoning District:  
Code Compliance  
Inspector:

Tim Moulton and Tanya Moulton Living Trust  
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 MOULTON PROPERTY located at 1944 E. Meadow Dr. in the R1-6 Single Family Residential District. This case was initiated 02/21/2024, 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	MOULTON PROPERTY ABATEMENT	EXISTING ZONING	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	1944 E MEADOW DR, TEMPE, AZ 85282	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	ABATEMENT OF CE241261 HEARING DATE 12/17/2024	PARCEL NO(S)	133-34-086 <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	Missy Heineman	Digitally signed by Missy Heineman Date: 2024.11.08 07:30:35 -07'00'	DATE	11/8/24
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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		

APPLICATION (Check all that apply)	QTY	SPECIFIC REQUEST (See <a href="#">Planning &amp; Zoning Fee Schedule</a> 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 Planning Resubmittal Form)			TOTAL APPLICATION FEES
			RECEIVED BY INTAKE STAFF (INITIALS)

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA



**DATE:** November 5, 2024  
**TO:** David Rich, Senior Code Inspector  
**FROM:** Missy Heineman, Code Inspector  
**SUBJECT:** CE241261, TIMOTHY MOULTON PROPERTY ABATEMENT

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**LOCATION:** 1944 E MEADOW DR, TEMPE, AZ 85282

**PARCEL:** 133-34-086

**OWNER:** TIMOTHY MOULTON  
1944 E MEADOW DR  
TEMPE, AZ 85282

**FINDINGS:**

02/21/24 The Code Compliance Division received complaint for deteriorated landscape.

02/22/24 Inspected property and found grass and weeds growing in the gravel and dirt landscape of the front, side, and back yards, along with and dead portions of trees and bushes. Observed boat and trailer in the front yard setback. Notice to comply mailed to property owner.

05/16/24 Inspected property and found grass and weeds growing in the gravel and dirt landscape of the front, side, and back yards of the property as well as the alley remain in violation. Dead portions of trees and bushes and the deteriorated pool remain in violation. Final notice to comply sent to property owner.

06/18/24 Inspected property and found grass and weeds growing in the gravel and dirt landscape of the front, side, and back yards of the property as well as the alley remain in violation. Dead portions of trees and bushes and the deteriorated pool remain in violation. Observed junk, trash, and debris in the back yard. Notice to comply sent to property owner.

07/02/24 Inspected property and found grass and weeds growing in the gravel and dirt landscape of the front, side, and back yards of the property as well as the alley remain in violation. Dead portions of trees and bushes and the deteriorated pool remain in violation. Observed junk, trash, and debris in the back yard remain in violation. Final notice to comply sent to property owner.

07/18/2024 Civil Citation issued 1790093.

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07/19/2024 Civil arraignment NLT 08/01/24.

08/01/24 Pending default appear NLT 08/15/24.

08/15/24 Owner failed to appear for court, default fines and fees imposed.

11/05/24 Photos taken that show the current condition of the property.

11/13/2024 Posted notice of intent to abate to property and mailed to property owner.

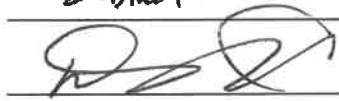
**RECOMMENDATIONS:**

I recommend an abatement of the nuisance violations at the property at 1944 E MEADOW DR due to property owner's failure to bring property into compliance with Tempe City Code 21-3.B.8. Deteriorated Landscape and Uncultivated Weeds, 21-3.B.16 Deteriorated Pool, 21-3.B.1 Exterior Junk, Trash, and Debris. MR. MOULTON 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: 11/08/2024



## Skunk's Junk Removal

1944 East Meadow Drive  
Tempe, AZ 85282

✉ emailprocurementofficerdirectly@none.com

ESTIMATE	#615
SERVICE DATE	Sep 27, 2024
EXPIRATION DATE	Nov 9, 2024
<b>TOTAL</b>	<b>\$3,840.00</b>

### CONTACT US

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

☎ (844) 758-6597

✉ info@skunkysjunk.com

## ESTIMATE

Services	amount
CE241261 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.  TRIM AND/OR REMOVE ANY OVERGROWN OR DEAD PORTIONS OF BUSHES, SHRUBS OR TREES IN THE FRONT, SIDE, AND REAR YARDS, INCLUDING ANY PALMS.  DRAIN GREEN POOL.	\$3,200.00
Security (Off-Duty Tempe PD) 3 hr. minimum	\$640.00
Services subtotal: \$3,840.00	
<b>Subtotal</b>	<b>\$3,840.00</b>
<b>Total</b>	<b>\$3,840.00</b>



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 11/13/2024  
CASE #: CE241261

**TIMOTHY L MOULTON AND TANYA D MOULTON LIVING TRUST**  
**1944 E MEADOW**  
**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:** 1944 E MEADOW DR TEMPE, AZ 85282  
**PARCEL:** 13334086

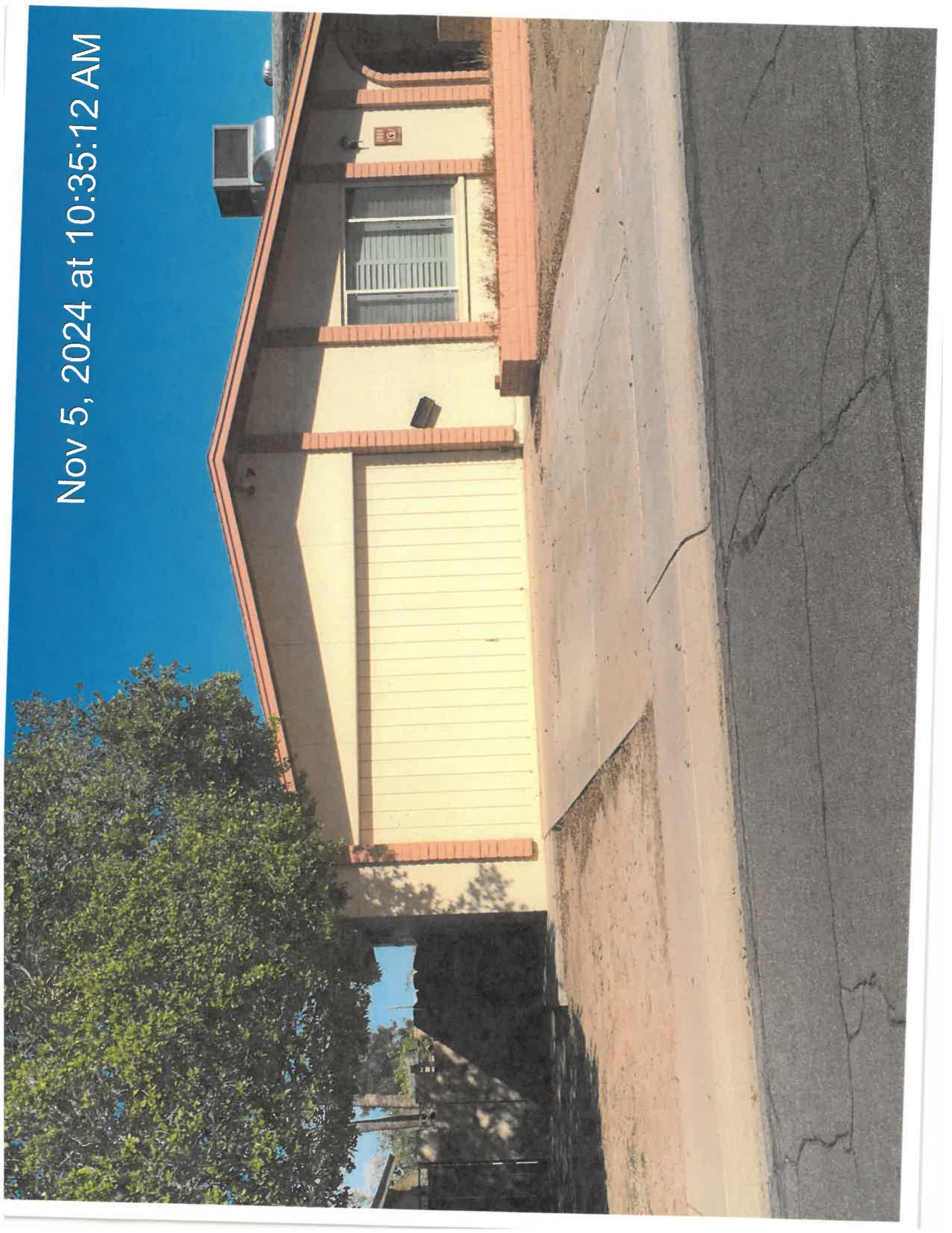
This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers **12/17/2024 at 5:00 PM**. We are requesting Hearing Officer Authorization to abate this public nuisance in accordance with Section 21-53 of the Tempe City Code by 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.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.16 Swimming pool that is deteriorated or presents a health hazard
- 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

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 REMOVE DEAD PORTIONS OF THE TREES/BUSHES IN THE FRONT AND/OR SIDE AND/OR REAR YARD LANDSCAPED AREAS. ALL LANDSCAPES MUST BE MAINTAINED FREE AND CLEAR OF ANY DEAD GROWTH.
- 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 ALLEY. MAINTAIN LANDSCAPE FREE OF ANY UNCONTROLLED GROWTH OR DEAD VEGETATION. WILDFLOWERS ARE AN EXCEPTION.
- CC 21-3.b.16 RESTORE POOL WATER TO A CLEAN AND CLEAR STATE. ALL ALGEEA, DIRT, AND DEBRIS MUST BE REMOVED FROM POOL.
- CC 21-3.b.1 PLEASE REMOVE AND PROPERLY DISCARD THE ITEMS IN THE BACK YARD OF THE PROPERTY. THIS INCLUDES BUT IS NOT LIMITED TO VEHICLE PARTS, TOOLS, CONTAINERS, FURNITURE, TRASH, METAL, ANY HOUSEHOLD ITEMS, AND ANY OTHER MISCELLANEOUS ITEMS.

Nov 5, 2024 at 10:35:12 AM

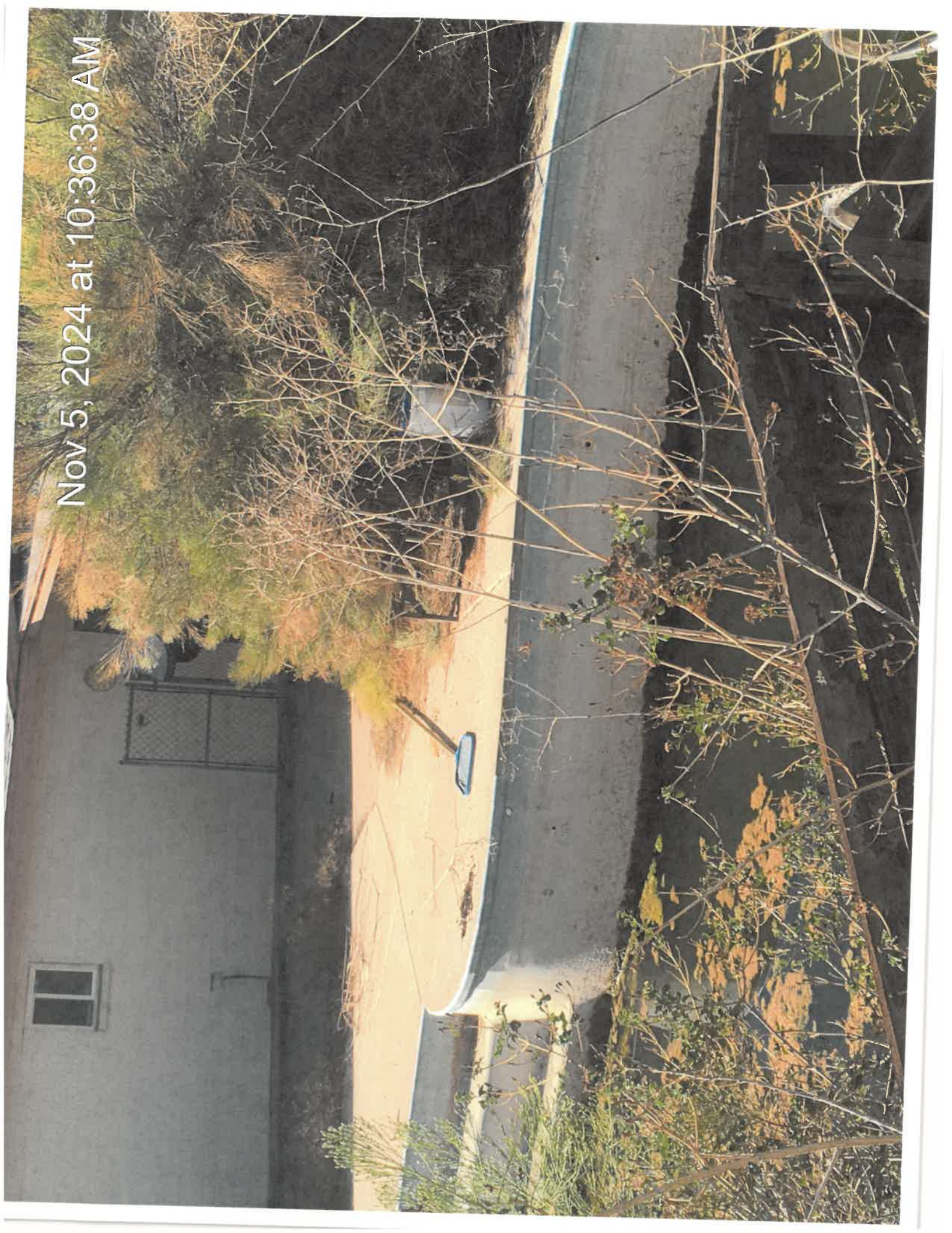




Nov 5, 2024 at 10:35:24 AM



Nov 5, 2024 at 10:36:38 AM



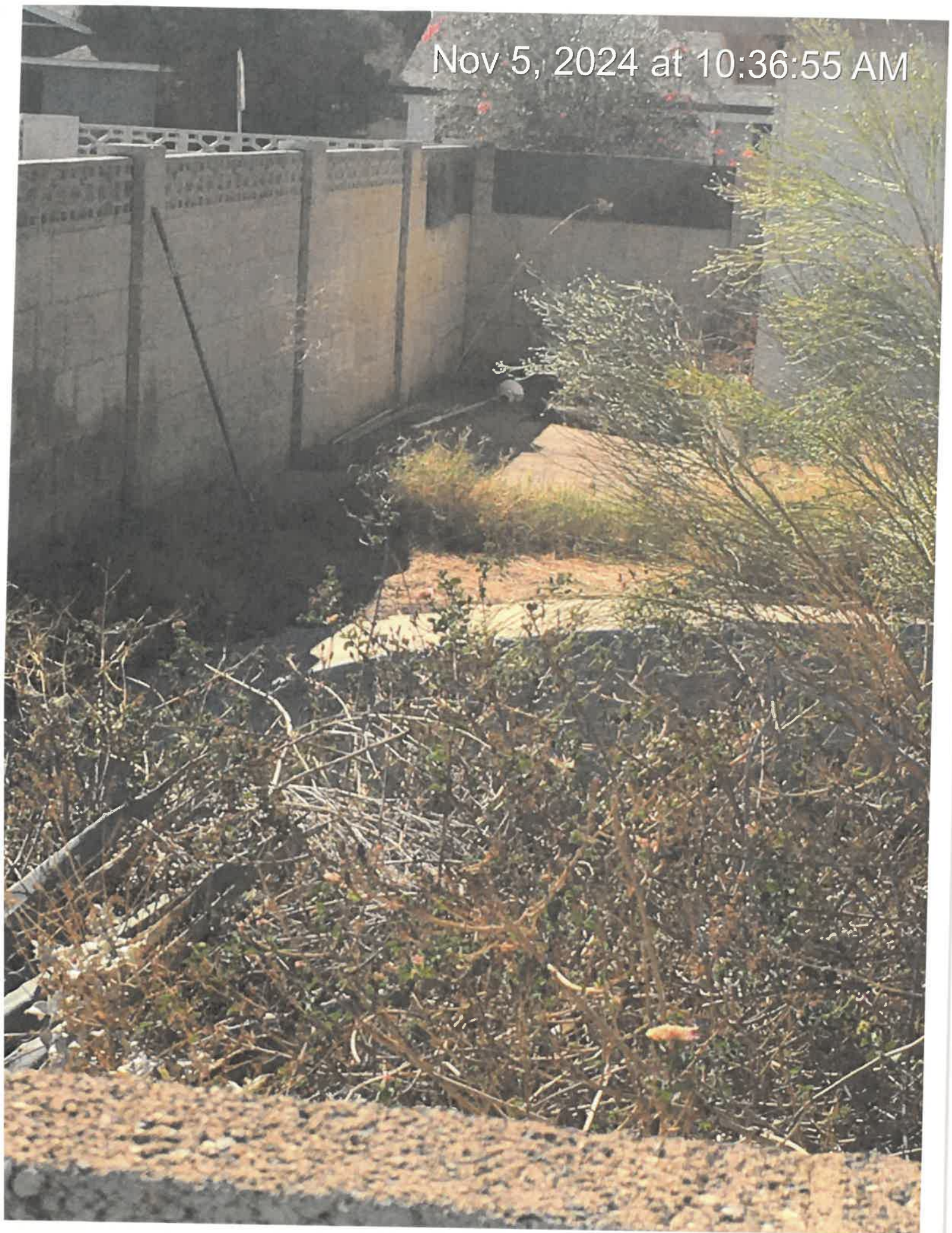
Nov 5, 2024 at 10:35:34 AM



Nov 5, 2024 at 10:37:50-AM



Nov 5, 2024 at 10:36:55 AM





COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE

02/22/2024

WEISER DAVID A & MYRTLE R  
1944 E MEADOW  
TEMPE, AZ 85282

Case #: CE241261  
Site Address: 1944 E MEADOW DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 02/22/2024 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	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.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance
ZDC 4-602.B.7	Recreational vehicles exceeding twenty-one (21) feet in length and all boats, unmounted truck campers, and trailers shall not be parked in the front yard building setback or street side yard setback.

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	PLEASE REMOVE DEAD PORTIONS OF THE TREES/BUSHES IN THE FRONT AND/OR SIDE AND/OR REAR YARD LANDSCAPED AREAS. ALL LANDSCAPES MUST BE MAINTAINED FREE AND CLEAR OF ANY DEAD GROWTH.	3/7/2024
CC 21-3.b.8	PLEASE CUT/REMOVE ALL OVERHEIGHT GRASS AND/OR WEEDS IN THE FRONT AND/OR SIDES AND/OR BACK OF THE PROPERTY. MAINTAIN LANDSCAPE FREE OF ANY UNCONTROLLED GROWTH OR DEAD VEGETATION. WILDFLOWERS ARE AN EXCEPTION.	3/7/2024
ZDC 4-602.B.7	PLEASE REMOVE THE TRAILER FROM THE FRONT YARD SETBACK. THE SETBACK FOR THIS AREA IS 20 FEET.	3/7/2024

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**

05/16/2024

TIMOTHY L MOULTON AND TANYA D MOULTON LIVING TRUST  
 1944 E MEADOW  
 TEMPE, AZ 85282

Case #: CE241261  
 Site Address: 1944 E MEADOW DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 05/01/2024 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	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.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.16	Swimming pool that is deteriorated or presents a health hazard

<b>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</b>		<b>SITE REINSP ON OR AFTER</b>
CC 21-3.b.8	PLEASE REMOVE DEAD PORTIONS OF THE TREES/BUSHES IN THE FRONT AND/OR SIDE AND/OR REAR YARD LANDSCAPED AREAS. ALL LANDSCAPES MUST BE MAINTAINED FREE AND CLEAR OF ANY DEAD GROWTH.	05/29/2024
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 ALLEY. MAINTAIN LANDSCAPE FREE OF ANY UNCONTROLLED GROWTH OR DEAD VEGETATION. WILDFLOWERS ARE AN EXCEPTION.	05/29/2024
CC 21-3.b.16	RESTORE POOL WATER TO A CLEAN AND CLEAR STATE. ALL ALGAE, DIRT, AND DEBRIS MUST BE REMOVED FROM POOL.	05/29/2024

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  
**CORRECTION NOTICE**

06/18/2024

TIMOTHY L MOULTON AND TANYA D MOULTON LIVING TRUST  
1944 E MEADOW  
TEMPE, AZ 85282

Case #: CE241261  
Site Address: 1944 E MEADOW DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 06/18/2024 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	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.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.16	Swimming pool that is deteriorated or presents a health hazard
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 REMOVE DEAD PORTIONS OF THE TREES/BUSHES IN THE FRONT AND/OR SIDE AND/OR REAR YARD LANDSCAPED AREAS. ALL LANDSCAPES MUST BE MAINTAINED FREE AND CLEAR OF ANY DEAD GROWTH.	07/02/2024
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 ALLEY. MAINTAIN LANDSCAPE FREE OF ANY UNCONTROLLED GROWTH OR DEAD VEGETATION. WILDFLOWERS ARE AN EXCEPTION.	07/02/2024
CC 21-3.b.16	RESTORE POOL WATER TO A CLEAN AND CLEAR STATE. ALL ALGAE, DIRT, AND DEBRIS MUST BE REMOVED FROM POOL.	07/02/2024
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## **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  
**FINAL CORRECTION NOTICE**

07/02/2024

TIMOTHY L MOULTON AND TANYA D MOULTON LIVING TRUST  
 1944 E MEADOW  
 TEMPE, AZ 85282

Case #: CE241261  
 Site Address: 1944 E MEADOW DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 07/02/2024 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 21-3.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

<b>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</b>		<b>SITE REINSP ON OR AFTER</b>
CC 21-3.b.8	PLEASE REMOVE DEAD PORTIONS OF THE TREES/BUSHES IN THE FRONT AND/OR SIDE AND/OR REAR YARD LANDSCAPED AREAS. ALL LANDSCAPES MUST BE MAINTAINED FREE AND CLEAR OF ANY DEAD GROWTH.	07/16/2024
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 ALLEY. MAINTAIN LANDSCAPE FREE OF ANY UNCONTROLLED GROWTH OR DEAD VEGETATION. WILDFLOWERS ARE AN EXCEPTION.	07/16/2024
CC 21-3.b.16	RESTORE POOL WATER TO A CLEAN AND CLEAR STATE. ALL ALGEEA, DIRT, AND DEBRIS MUST BE REMOVED FROM POOL.	07/16/2024
CC 21-3.b.1	PLEASE REMOVE AND PROPERLY DISCARD THE ITEMS IN THE BACK YARD OF THE PROPERTY. THIS INCLUDES BUT IS NOT LIMITED TO VEHICLE PARTS, TOOLS, CONTAINERS, FURNITURE, TRASH, METAL, ANY HOUSEHOLD ITEMS, AND ANY OTHER MISCELLANEOUS ITEMS.	07/16/2024

## **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.

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1790093</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>CE 241261</b>		
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language	Defendant Name (First, Middle, Last) <b>Timothy Moulton</b>						Juvenile <input type="checkbox"/>
Residence Address, City, State, Zip Code <b>1944 E Meadow Dr Tempe AZ 85282</b>							Telephone: (cell phone) <input type="checkbox"/>
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions
Business Address, City, State, Zip Code						Business Phone No.	
Vehicle				Color	Year	Make	Model
Registered owner & address, City, State, Zip Code				Vehicle Identification Number			

The Undersigned Certifies That:

On	Month <b>07</b>	Day <b>16</b>	Year <b>2024</b>	Time <b>0800</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>1944 E Meadow Dr</b>				City <b>Tempe</b>		State of Arizona	Area	Dist.		

The Defendant Committed the Following:

<b>A</b>	Section: <b>21-3 B</b>	ARS Violation: <b>21-3.B.8 Deteriorated Landscaping</b>	Domestic Violence Case <input type="checkbox"/>	<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
<b>B</b>	Section: <b>21-3 B</b>	ARS Violation: <b>21-3.B.16 Deteriorated Pool</b>	Domestic Violence Case <input type="checkbox"/>	<input type="checkbox"/> Criminal <input checked="" type="checkbox"/> Criminal Traffic <input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
<b>C</b>	Section: <b>21-3 B</b>	ARS Violation: <b>21-3.B.1 Exterior Junk Trash</b>	Domestic Violence Case <input type="checkbox"/>	<input type="checkbox"/> Criminal <input checked="" type="checkbox"/> Criminal Traffic <input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
<b>D</b>	Section:	ARS Violation:	Domestic Violence Case <input type="checkbox"/>	<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic <input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
<b>E</b>	Section:	ARS Violation:	Domestic Violence Case <input type="checkbox"/>	<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic <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:

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>8/1/2024</b>	Time: <b>Between 9AM &amp; 4PM</b>
<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:  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: **Alf Neman** ID #: **28780**

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 C\*400  
Initials **BM**

**800 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.



COMPLAINT

**Case No: 24-017028-4 Title: CITY OF TEMPE vs TIMOTHY MOULTON**

REGISTER OF ACTION

Date	Cite Number	Action	Amount	Judge	User
7/19/2024		ATTC FILED			NCB
7/19/2024		FIRST VIOLATION FEES APPLY A \$200 B \$200 C \$400 TOTAL \$800			NCB
7/19/2024	1790093 A	CIVIL ARRAIGNMENT NLT 8/1/2024			NCB
7/19/2024	1790093 B	CIVIL ARRAIGNMENT NLT 8/1/2024			NCB
7/19/2024	1790093 C	CIVIL ARRAIGNMENT NLT 8/1/2024			NCB
8/1/2024		CV ARR FTA - PENDING DEFAULT APPEAR NLT 8/15/2024			SYS
8/1/2024		CV ARR FTA - PENDING DEFAULT APPEAR NLT 8/15/2024			SYS
8/1/2024		CV ARR FTA - PENDING DEFAULT APPEAR NLT 8/15/2024			SYS
8/15/2024	1790093 A	DEFAULT FEE IMPOSED	\$50.00		SYS
8/15/2024	1790093 A	FINE AND APPLICABLE FEES IMPOSED	\$200.00		SYS
8/15/2024	1790093 A	JCEF TIME PAYMENT FEE IMPOSED	\$20.00		SYS
8/15/2024	1790093 A	FTA DEFAULT			SYS
8/15/2024	1790093 B	DEFAULT FEE IMPOSED	\$50.00		SYS
8/15/2024	1790093 B	FINE AND APPLICABLE FEES IMPOSED	\$400.00		SYS
8/15/2024	1790093 B	FTA DEFAULT			SYS
8/15/2024	1790093 C	DEFAULT FEE IMPOSED	\$50.00		SYS
8/15/2024	1790093 C	FINE AND APPLICABLE FEES IMPOSED	\$200.00		SYS
8/15/2024	1790093 C	FTA DEFAULT			SYS
8/15/2024		CASE HAS BEEN REFERRED TO VALLEY FOR COLLECTION	\$72.75		
<b># Actions:</b>		<b>19</b>			

**Case No: 24-017028-4 Title: CITY OF TEMPE vs TIMOTHY MOULTON**

MOULTON, TIMOTHY  
 1944 E MEADOW DR  
 TEMPE, AZ 85282

**Case Status:** Inactive **Case Balance Owing:** \$1,042.75 **TPC Due Date:**  
**Filed:** 7/19/2024 **Stayed Balance Owing:** \$0.00 **TPC Amount Due:**

Cite Number	Code	Violation Date	Description	Filed	Disposition	Disp Date
1790093A	21-3B8	07/16/2024	LANDSCAPING-DEAD, DAMAGED, UNCONTRO	7/19/2024	58 - FAIL TO APPEAR	8/15/2024
1790093B	21-3B16	07/16/2024	ENUMERATED VIOLATION-SWIMMING POOLS	7/19/2024	58 - FAIL TO APPEAR	8/15/2024
1790093C	21-3B1	07/16/2024	(CV) LITTER OR DEBRIS-COVERED EXT	7/19/2024	58 - FAIL TO APPEAR	8/15/2024

# Citations: 3