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**CITY OF TEMPE  
HEARING OFFICER**

**Meeting Date: 11/05/2019  
Agenda Item: 7**

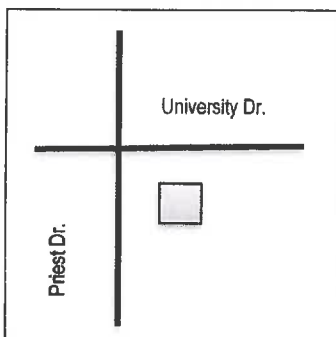
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**ACTION:** Request approval to abate public nuisance items at the Saari Property located at 1131 W. Laird Street. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$1852.00 for abatement request, remove trash, debris and stored items in front and back yards.

**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 SAARI 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 CE192685: remove trash, debris and stored items in front and back yards.



Property Owner Carol Lynn Bye and Marc Randall Saari  
Applicant City of Tempe – Code Compliance  
Zoning District: R1-6, Single Family Residential  
Code Compliance Inspector: Andres Lara-Reyes, Code Inspector

**ATTACHMENTS:** Supporting Attachment

**STAFF CONTACT:** Drew Yocom, Planning & Research Analyst (480-858-2190)

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: Barbara Simons, Code Inspector

Reviewed by: Drew Yocom, Planning & Research Analyst

**COMMENTS:**

Code Compliance is requesting approval to abate the Saari Property located at 1131 W. Laird Street, in the R1-6, Single Family Residential district. This case was initiated 04/16/2019, 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

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	MARC SAARI	EXISTING ZONING	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	1131 W LAIRD ST TEMPE, AZ 85281	SUITE(S)	CE192685 <input type="checkbox"/>
PROJECT DESCRIPTION	TRASH, LITTER, DEBRIS, DISCARDED APPLIANCES, WOOD, METALS, FURNITURE & SCRAP IN THE BACK YARD.	PARCEL No(s)	124-61-018 <input type="checkbox"/>
HEARING DATE: NOVEMBER 5, 2019			

PROPERTY OWNER INFORMATION - REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW)			
BUSINESS NAME	MARC SAARI	ADDRESS	1131 W LAIRD ST
CONTACT NAME		CITY	TEMPE 85281
EMAIL		PHONE 1	STATE AZ ZIP
		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	ADDRESS	
CONTACT NAME	ANDRES LARA-REYES	CITY	STATE ZIP
EMAIL		PHONE 1	PHONE 2
		(480) 350-8963	

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	10/3/2019
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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 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. SUBDIVISIONS / CONDOMINIUMS			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
TOTAL NUMBER OF APPLICATIONS		0		

FOR CITY USE ONLY			
DS TRACKING #	FILE THIS APPLICATION WITH CE / CM TRACKING #	DATE RECEIVED (STAMP)	VALIDATION OF PAYMENT (STAMP)
PL TRACKING #			
SPR TRACKING # (If 2 <sup>nd</sup> or 3 <sup>rd</sup> submittal, use planning resubmittal form)			TOTAL APPLICATION FEES
			RECEIVED BY INTAKE STAFF (INITIALS)

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA

DATE: 10/03/2019  
TO: Jeff Tamulevich, Code Compliance Administrator  
FROM: Andres Lara-Reyes  
SUBJECT: Request to Authorize for Abatement– Reference Complaint # CE192685

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LOCATION: 1131 W LAIRD ST TEMPE, AZ 85281  
LEGAL: Parcel #124-61-018, as recorded with the Maricopa County Assessor  
OWNER: MARC SAARI  
1131 W LAIRD ST  
TEMPE, AZ 85281

**FINDINGS:**

1131 W LAIRD ST is currently in violation of City of Tempe's Nuisance Code 21-3-b-1 in regard to trash, litter, debris, discarded appliances, wood, metals, furniture, crates and scrap in the back yard.

The property has been in violation since 04/15/2019 with the initial violation being trash, litter, debris, discarded appliances, wood, metals, furniture, crates and scrap in the back yard. Improvements have been made from the owner, but the cleanup has not been completed, the property remains in violation.

The owner MARC SAARI has been issued several verbal warnings, correction notices and a citation in an attempt to correct the violation. As stated above, the owner has not completed the cleanup of the property back yard, which means the property violation remains unresolved as of this date. Notice of intent to abate was mailed to the owner and posted to the property.

**RECOMMENDATIONS:**

MARC SAARI has not completed the cleanup of the back yard upon the property at 1131 W LAIRD ST. Since this property remains in violation, without the intervention of abatement, the property will continue to deteriorate. I therefore make a request to the City of Tempe Development Services 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. MARC SAARI has not completed the property back-yard cleanup.

Respectfully submitted,  
Andres Lara-Reyes

ACTION TAKEN:     SUBMIT      
NAME:     Andres Lara-Reyes      
DATE:     10 3 19



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

Date: 10/03/2019  
Case #: CE192685

**MARC SAARI**  
**1131 W LAIRD ST**  
**TEMPE, AZ 85281**

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

Location: 1131 W LAIRD ST TEMPE, AZ 85281  
Parcel: 12461018

This office will submit this complaint to the Community Development Abatement Hearing Officer to be placed on the Hearing Officer agenda of November 5, 2019. 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; including, but not limited to, areas that contain items such as cans, bottles, wood, metal, plastic, rags, boxes, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items;

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      Please remove all trash, litter, debris, discarded appliances, wood, metals, furniture, crates and scrap in the back yard.

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 \$1852.00. In addition to the actual cost of abatement, an administrative charge of fifteen (15) percent of the actual cost of abatement or three hundred (\$300) dollars, whichever is greater, for expenses incurred by the City for abatement procedures, and the cost of recording liens and releases will be charged. The recorded lien may bear interest at the legal rate 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.

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**Code Inspector: Andres Lara-Reyes**  
**Phone Number: 480-350-8963**  
**E-mail: andres\_lara-reyes@tempe.gov**

HAMANN ENTERPRISES, LLC  
2925 N 19TH AVE UNIT 97  
PHOENIX, AZ 85015  
(602) 575-4455  
[hamannenterprises@yahoo.com](mailto:hamannenterprises@yahoo.com)

THE FOLLOWING DOCUMENT IS FOR:

NAME: ANDRES LARA-REYES

FIRM: CITY OF TEMPE

DATE: 9/24/19

### PROPOSAL

WE PROPOSE TO DO THE FOLLOWING WORK FOR THE CITY OF TEMPE  
UNDER CONTRACT # T18-011-03

ADDRESS: 1131 W LAIRD ST

1 LANDSCAPE, REMOVE TRASH, DEBRIS, AND STORED ITEMS IN FRONT AND BACK YARDS	\$1,200.00
2 ESTAMATED DUMP FEES	\$100.00
3 SECURITY BY TEMPE POLICE	\$552.00
4	\$0.00
5	\$0.00
6	\$0.00
TOTAL COST OF JOB	<hr/> \$1,852.00

THANK YOU FOR YOUR BUSINESS

BOB HAMANN

**124-61-018 Residential Parcel**

This is a residential parcel located at 1131 W LAIRD ST TEMPE 85281, and the current owner is BYE CAROL LYNN & MARC RANDALL SAARI. It is located in the Western Village Tr B Map 77 subdivision and MCR 7949. Its current year full cash value is \$189,200.

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**Property Information****1131 W LAIRD ST TEMPE 85281**

MCR #	<u>7949</u>
Description:	WESTERN VILLAGE
Lat/Long	<u>33.42038788   -111.95557941</u>
Lot Size	6,103 sq ft.
Zoning	R1-6
Lot #	87
High School District	TEMPE UNION #213
Elementary School District	TEMPE ELEMENTARY SCHOOL DISTRICT
Local Jurisdiction	TEMPE
S/T/R	21 1N 4E
Market Area/Neighborhood	02/004
Subdivision (19 Parcels)	<u>WESTERN VILLAGE TR B MAP 77</u>

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**Owner Information****BYE CAROL LYNN & MARC RANDALL SAARI**

Mailing Address	1328 W LAIRD, TEMPE, AZ 85281
Deed Number	<u>12595-0459</u>
Last Deed Date	12/13/1977
Sale Date	n/a
Sale Price	n/a

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## Maricopa County Treasurer's Office

Royce T. Flora, Treasurer

### Tax Summary 124-61-018 7

**Current Mailing Name & Address**

BYE CAROL LYNN & MARC RANDALL SAARI  
1131 W LAIRD ST  
TEMPE, AZ 85281

**Property (Situs) Address**

1131 W LAIRD ST  
TEMPE, AZ 85281

#### 2019 Tax Due

**Assessed Tax:** \$1,073.50      **Tax Paid:** \$0.00      **Total Due:** \$1,073.50

[View 2019 Tax Details](#)

[Create Stub](#)

[View Additional Tax Years](#)

#### Back Taxes

Tax Year	Status	Assessed Tax	Amount Due
<a href="#">2018</a>	Unpaid	\$1,044.60	\$1,169.95
<a href="#">2017</a>	Tax Lien	\$1,012.12	See Redemption Statement
<a href="#">2016</a>	Tax Lien	\$1,007.22	See Redemption Statement
<a href="#">2015</a>	Tax Lien	\$974.14	See Redemption Statement

#### Total Amount Due

**Total Amount Due:** \$6,019.68

Total amount due does not reflect any pending payments. Amount may change based on activity to this parcel.

**NOTE:** Your property may be subject to additional tax liens listed under previous parcel numbers.





COMMUNITY DEVELOPMENT DEPARTMENT  
 CODE COMPLIANCE  
 CORRECTION NOTICE

04/16/2019

JASON SAARI  
 1328 W LAIRD  
 TEMPE, AZ 85281

Case #: CE192685  
 Site Address: 1131 W LAIRD ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 04/16/2019 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; including, but not limited to, areas that contain items such as cans, bottles, wood, metal, plastic, rags, boxes, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items;
CC 21-3.b.3	An inoperable or unregistered vehicle, or parts thereof, outside of or under a roof area not enclosed;
CC 21-3.b.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth or presents a deteriorated or slum-like appearance;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all trash, litter, debris, a toilet, furniture, any latter(s), any chair(s) & buckets in the carport area.	05/16/2019
CC 21-3.b.1	Please remove all trash, litter, debris, discarded appliances, wood, metals, a speaker box & any household items in the back yard.	05/16/2019
CC 21-3.b.3	Please register or remove the green Jeep vehicle license plate BAL9077 with expired tags in the east side yard.	05/16/2019
CC 21-3.b.8	Please cut all over height grass and weeds in the back yard.	05/16/2019

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

Andres Lara-Reyes  
 Code Inspector

Direct: 480-350-8963  
 Code Compliance: 480-350-8372  
 Email: andres\_lara-reyes@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 \$75.00 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

07/01/2019

MARC SAARI  
1131 W LAIRD ST  
TEMPE, AZ 85281

Case #: CE192685  
Site Address: 1131 W LAIRD ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 07/01/2019 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; including, but not limited to, areas that contain items such as cans, bottles, wood, metal, plastic, rags, boxes, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items;
CC 21-3.b.3	An inoperable or unregistered vehicle, or parts thereof, outside of or under a roof area not enclosed;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove the remaining trash, litter, debris and shelves in the carport area;	07/15/2019
CC 21-3.b.1	Please remove the remaining trash, litter, debris, discarded appliances, wood, metals, furniture, crates and scrap in the back yard.	07/15/2019
CC 21-3.b.3	Please register or remove the green Jeep vehicle license plate BAL9077 with expired tags in the east side yard.	07/15/2019

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

Andres Lara-Reyes  
Code Inspector

Direct: 480-350-8963  
Code Compliance: 480-350-8372  
Email: andres\_lara-reyes@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 \$75.00 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

07/01/2019

JASON SAARI  
1328 W LAIRD ST  
TEMPE, AZ 85281

Case #: CE192685  
Site Address: 1131 W LAIRD ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 07/01/2019 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
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CC 21-3.b.3	An inoperable or unregistered vehicle, or parts thereof, outside of or under a roof area not enclosed;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove the remaining trash, litter, debris and shelves in the carport area.	07/15/2019
CC 21-3.b.1	Please remove the remaining trash, litter, debris, discarded appliances, wood, metals, furniture, crates and scrap in the back yard.	07/15/2019
CC 21-3.b.3	Please register or remove the green Jeep vehicle license plate BAL9077 with expired tags in the east side yard.	07/15/2019

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

Andres Lara-Reyes  
Code Inspector

Direct: 480-350-8963  
Code Compliance: 480-350-8372  
Email: andres\_lara-reyes@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 \$75.00 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

07/15/2019

MARC SAARI  
1131 W LAIRD ST  
TEMPE, AZ 85281

Case #: CE192685  
Site Address: 1131 W LAIRD ST, TEMPE, AZ 85281

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CC 21-3.b.3	An inoperable or unregistered vehicle, or parts thereof, outside of or under a roof area not enclosed;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove the remaining trash, litter, debris, vehicle parts, furniture, planters, wood boxes, scrap and shelves in the carport area.	07/29/2019
CC 21-3.b.1	Please remove the remaining trash, litter, debris, discarded appliances, wood, metals, furniture, crates and scrap in the back yard.	07/29/2019
CC 21-3.b.3	Please register or remove the green Jeep vehicle license plate BAL9077 with expired tags in the east side yard.	07/29/2019

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

Andres Lara-Reyes  
Code Inspector

Direct: 480-350-8963  
Code Compliance: 480-350-8372  
Email: andres\_lara-reyes@tempe.gov

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COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
FINAL CORRECTION NOTICE

07/15/2019

JASON SAARI  
1328 W LAIRD ST  
TEMPE, AZ 85281

Case #: CE192685  
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CC 21-3.b.3	An inoperable or unregistered vehicle, or parts thereof, outside of or under a roof area not enclosed;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove the remaining trash, litter, debris, vehicle parts, furniture, planters, wood boxes, scrap and shelves in the carport area.	07/29/2019
CC 21-3.b.1	Please remove the remaining trash, litter, debris, discarded appliances, wood, metals, furniture, crates and scrap in the back yard.	07/29/2019
CC 21-3.b.3	Please register or remove the green Jeep vehicle license plate BAL9077 with expired tags in the east side yard.	07/29/2019

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

Andres Lara-Reyes  
Code Inspector

Direct: 480-350-8963  
Code Compliance: 480-350-8372  
Email: andres\_lara-reyes@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 \$75.00 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.

**Case No: 19-031733-4 Title: CITY OF TEMPE vs MARC RANDALL SAARI**

SAARI, MARC RANDALL  
 1131 W LAIRD ST  
 TEMPE, AZ 85281

**Case Status:** Inactive **Case Balance Owing:** \$294.30 **TPC Due Date:**  
**Filed:** 8/26/2019 **Stayed Balance Owing:** \$0.00 **TPC Amount Due:**

Cite Number	Code	Violation Date	Description	Filed	Disposition	Disp Date
1701847A	21-3B1	08/21/2019	LITTER OR DEBRIS-COVERED EXTERIOR A	8/26/2019	58 - FAIL TO APPEAR	9/18/2019

# Citations: 1

**REGISTER OF ACTION**

Date	Cite Number	Action	Amount	Judge	User
8/26/2019		ATTC FILED			PDO
8/26/2019		1ST VIOLATION \$200			PDO
8/26/2019	1701847 A	CIVIL ARRAIGNMENT NLT 9/4/2019			PDO
9/5/2019		CV ARR FTA - PENDING DEFAULT APPEAR NLT 9/18/2019			SYS
9/19/2019	1701847 A	DEFAULT FEE IMPOSED	\$50.00		SYS
9/19/2019	1701847 A	FINE AND APPLICABLE FEES IMPOSED	\$200.00		SYS
9/19/2019	1701847 A	JCEF TIME PAYMENT FEE IMPOSED	\$20.00		SYS
9/19/2019	1701847 A	FTA DEFAULT			SYS
9/19/2019		CASE HAS BEEN REFERRED TO VALLEY FOR COLLECTION	\$24.30		

# Actions: 9

