
**CITY OF TEMPE
HEARING OFFICER**

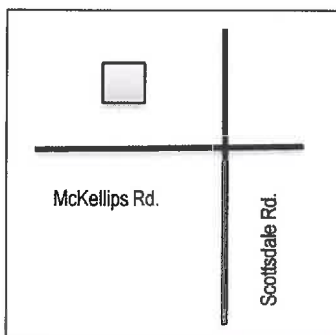
**Meeting Date: 11/05/2019
Agenda Item: 9**

ACTION: Request approval to abate public nuisance items at the Arizona Instant Funding LLC Property located at 114 E. Garfield Street. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$6100.00 for abatement request, clean up deteriorated landscape, board up windows, and remove junk, trash and debris from entire 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 ARIZONA INSTANT FUNDING LLC PROPERTY. The details of this case represent several months of correspondence for compliance with the property owner. Staff requests the approval of abatement of the following nuisance items under Complaint CE188434: clean up deteriorated landscape, board up windows, and remove junk, trash and debris from entire property.



Property Owner
Applicant
Zoning District:
Code Compliance Inspector:

Arizona Instant Funding LLC
City of Tempe – Code Compliance
R1-6, Single Family Residential
Hector Heredia, 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 Arizona Instant Funding LLC Property located at 114 E. Garfield Street, in the R1-6, Single Family Residential district. This case was initiated 12/11/2018, 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

DATE: 09/25/2019

SUBJECT: ARIZONA INSTANT FUNDING LLC : JESSICA HAWKS / PROPERTY ABATEMENT

LOCATION: 114 E GARFIELD ST
TEMPE AZ, 85281

LEGAL: Book 129, Map 20, Parcel 025, as recorded with the Maricopa County Assessor

OWNER: ARIZONA INSTANT FUNDING LLC : JESSICA HAWKS
1954 E NIELSON AVE
MESA AZ, 85204

FINDINGS:

12.11.2018: Case was initiated by an anonymous caller regarding several exterior violations. Upon inspection violations regarding an unsecured / abandoned building, glazed areas not kept in sound condition, filthy littered debris across the entire property, a deteriorated landscape and a deteriorated roof were verified and addressed with a first notice.

01.04.2019: A final notice was issued due to non-compliance.

01.25.2019: An extension was requested, and the case was subsequently closed due to immediate actions to address the violations over the extension period.

01.30.2019: The case was re-opened after concerning calls were received regarding unfinished maintenance missed on inspection.

02.01.2019: Restoration efforts were not completed over the extension period and the property owner has stopped communicating with me or my department.

03.08.2019: Over the last month nothing was accomplished due to uncooperative weather and the property owner has no longer responded to any messages, phone calls or request via messaging. A final month was granted via messaging to try and preserve a positive relationship with the property owners.

04.08.2019: Some of the violations were started but none of the projects were totally completed and subsequently issued a citation.

04.24.2019: The citation defaulted and entered the appeal period monitored by city courts. Court was later set for 05.17.2019 to contest the charges.

05.17.2019: After a lengthy process and failed citation due to new ownership the case will now be restarted, and first notice reissued with the current owner listed.

07.29.2019: On routine inspections of the site, I noticed that nothing was accomplished at the property and all violations remain as they did before. The lack of action was addressed with another final.

08.19.2019: Lack of action and failed communication efforts have provoked the abatement process. The landscaping company has been contacted for an estimate of the needed work to clear the property of all pending violations.

09.25.2019: The abatement packet was started and will be submitted for the November 5th Hearing Officer.

RECOMMENDATIONS:

The owner of this property **Arizona Instant Funding LLC : Jessica Hawks** has made no attempt to bring the property into compliance. Due to the continual lack of maintenance a 180-day open abatement is being sought for this property. I therefore request the City of Tempe Community Development Abatement Hearing Officer for authorization to abate this public nuisance in accordance with Section 21-53 of the Tempe City Code.

Respectfully submitted,

Hector Heredia
Code Inspector
City of Tempe

ACTION TAKEN:

Submitted

NAME

[Signature]

DATE:

9 25 19



City of Tempe
P. O. Box 5002
Tempe, AZ 85280
www.tempe.gov
(480) 350-8372
(480) 858-2231 (fax)

Code Compliance Division

NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 09/25/2019

TO: ARIZONA INSTANT FUNDING LLC : JESSICA HAWKS
1954 E NIELSON AVE
MESA AZ, 85204

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

LEGAL: Book 129, Map 20, Parcel 025, as recorded with the Maricopa County Assessor.

LOCATION: 114 E GARFIELD ST TEMPE AZ, 85281

This office will submit this complaint to the Development Services Abatement Hearing Officer to be placed on the Hearing Officer agenda of 11.05.2019. 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:

VIOLATIONS:

- CC 21-3.b.1 - Filthy, littered, debris or trash-covered exterior areas
- CC 21-3.b.8 - Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches
- CC 21-4.a.2.c - Deteriorated roof; broken, rotted, split, curled or missing roofing material
- CC 21-4.e - Glazed areas not kept in sound condition
- CC 21-3.B.9 – Unsecured / Abandoned Building

As owner of the property, you have thirty (30) days after receipt of this letter to abate or correct the violation. If the violations have not been corrected within thirty days, our office will proceed with the abatement process. 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 \$6100.00. In addition to the actual cost of abatement, an administrative charge of fifteen (15) percent of the actual cost of abatement or three hundred (\$300) dollars, whichever is greater, for expenses incurred by the city for abatement procedures, and the cost of recording liens and releases will be charged. The recorded lien may bear interest at the legal rate for judgments in the State of Arizona. Administrative charges and the cost of recording liens and releases shall become a lien on the property whether or not the public nuisance is abated by the City.

If you have questions regarding this matter, please contact our office at (480) 350-8372.

Code Enforcement Officer: Hector Heredia

Phone Number 480-350-5462



September 16, 2019

City of Tempe
Attn: Hector Heredia
Code Inspector

RE: Clean up – 114 E Garfield Street

Thank you for giving Artistic Land Management, Inc the opportunity to serve your landscaping needs. Below is our price to provide all labor, equipment, landfill fees, and supervision to perform the work listed below at 114 E Garfield Street in the City of Tempe. Please give us a call for any questions you may have at 480-821-4966.

Scope of Work

- Clean up/removal of deteriorated landscape from entire property back to front
- Board up windows from entire property
- Removal of junk trash debris from entire property
- Haul away and disposal of debris

Total = \$6,100.00

Respectfully,

Jose Hernandez



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE

12/14/2018

SFG REAL ESTATE HOLDINGS LLC : JEFFREY R SIMBRIC
ATTN: PROPERTY OWNER / JEFFREY R SIMBRIC
PO BOX 4564
CAMP VERDE, AZ 86322

Case #: CE188434
Site Address: 114 E GARFIELD ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 12/14/2018 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
CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches
CC 21-4.a.2.c	Deteriorated roof; broken, rotted, split, curled or missing roofing material

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all the trash, litter, debris and stored items from your front yard including underneath the car port. These items include boxes, plastic containers, bins, tools, scrap wood, scrap metal, deteriorated windows all general trash and any other miscellaneous items in this general surrounding area. All storage items must be kept in an enclosed unit classified as a building with four walls and a door / windows. An un-enclosed area cannot be maintained as outdoor storage.	01/04/2019
CC 21-3.b.8	Please completely address and cut the over height grass and weeds from the entire property, back to front, including any visible surrounding areas, up against property walls and fence lines as necessary. Please make sure that all growth is eliminated from the graveled areas at all times. Lastly, make sure that your lot is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	
CC 21-4.a.2.c	Please repair your roof to its original damage free state. Please restore all areas that have any visible damage including lifted, torn, blown off or deteriorating materials. Make sure to use like materials from the surrounding areas to unify the restoration project and to diminish a deteriorated state of appearance. All roofing debris must be discarded appropriately in approved city dump sites or bins.	

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

Hector Heredia Jr
Code Inspector

Direct: 480-350-5462
Code Compliance: 480-350-8372
Email: Hector_Heredia@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

12/14/2018

SFG REAL ESTATE HOLDINGS LLC : JEFFREY R SIMBRIC
7904 E CHAPARRAL RD STE A110-104
SCOTTSDALE, AZ 85250

Case #: CE188434
Site Address: 114 E GARFIELD ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 12/14/2018 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
CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches
CC 21-4.a.2.c	Deteriorated roof; broken, rotted, split, curled or missing roofing material

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CC 21-3.b.8	Please completely address and cut the over height grass and weeds from the entire property, back to front, including any visible surrounding areas, up against property walls and fence lines as necessary. Please make sure that all growth is eliminated from the graveled areas at all times. Lastly, make sure that your lot is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	
CC 21-4.a.2.c	Please repair your roof to its original damage free state. Please restore all areas that have any visible damage including lifted, torn, blown off or deteriorating materials. Make sure to use like materials from the surrounding areas to unify the restoration project and to diminish a deteriorated state of appearance. All roofing debris must be discarded appropriately in approved city dump sites or bins.	

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

Hector Heredia Jr
Code Inspector

Direct: 480-350-5462
Code Compliance: 480-350-8372
Email:Hector_Heredia@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

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COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
FINAL CORRECTION NOTICE

01/07/2019

SFG REAL ESTATE HOLDINGS LLC : JEFFREY R SIMBRIC
 ATTN: PROPERTY OWNER / JEFFREY R SIMBRIC
 PO BOX 4564
 CAMP VERDE, AZ 86322

Case #: CE188434
 Site Address: 114 E GARFIELD ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 01/07/2019 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.

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PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION

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 ON OR
 AFTER**

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CC 21-3.b.8	Please completely address and cut the over height grass and weeds from the entire property, back to front, including any visible surrounding areas, up against property walls and fence lines as necessary. Please make sure that all growth is eliminated from the graveled areas at all times. Lastly, make sure that your lot is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	
CC 21-4.a.2.c	Please repair your roof to its original damage free state. Please restore all areas that have any visible damage including lifted, torn, blown off or deteriorating materials. Make sure to use like materials from the surrounding areas to unify the restoration project and to diminish a deteriorated state of appearance. All roofing debris must be discarded appropriately in approved city dump sites or bins. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	

This is the final attempt to reach you regarding the above noted. These issues must be addressed. If your property is not brought into compliance before or on the due date a citation will be issued. There will be no more notices sent to your property due to negligence of the pending violations in a twelve-month period. As a final reminder, if your yard is out of compliance again in this period for the same violation/s, citations will be issued without further warning or notice. Please contact me by phone at your earliest convenience to discuss the details or for clarification.

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

Hector Heredia Jr
Code Inspector

Direct: 480-350-5462
Code Compliance: 480-350-8372
Email: Hector_Heredia@tempe.gov

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COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
FINAL CORRECTION NOTICE

01/07/2019

SFG REAL ESTATE HOLDINGS LLC : JEFFREY R SIMBRIC
7904 E CHAPARRAL RD STE A110-104
SCOTTSDALE, AZ 85250

Case #: CE188434
Site Address: 114 E GARFIELD ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 01/07/2019 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.

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CC 21-3.b.8	Please completely address and cut the over height grass and weeds from the entire property, back to front, including any visible surrounding areas, up against property walls and fence lines as necessary. Please make sure that all growth is eliminated from the graveled areas at all times. Lastly, make sure that your lot is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	
CC 21-4.a.2.c	Please repair your roof to its original damage free state. Please restore all areas that have any visible damage including lifted, torn, blown off or deteriorating materials. Make sure to use like materials from the surrounding areas to unify the restoration project and to diminish a deteriorated state of appearance. All roofing debris must be discarded appropriately in approved city dump sites or bins. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	

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Hector Heredia Jr
Code Inspector

Direct: 480-350-5462
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COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
FINAL CORRECTION NOTICE

03/08/2019

SFG REAL ESTATE HOLDINGS LLC : JEFFREY R SIMBRIC
 ATTN: PROPERTY OWNER / JEFFREY R SIMBRIC
 PO BOX 4564
 CAMP VERDE, AZ 86322

Case #: CE188434
 Site Address: 114 E GARFIELD ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 03/01/2019 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 21-4.a.2.c	Deteriorated roof; broken, rotted, split, curled or missing roofing material
CC 21-4.E	Glazed areas not kept in sound condition
CC 21-3.b.9	Unsecured / abandoned building

**SITE REINSP
 ON OR
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PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION

CC 21-3.b.1	Please remove all the trash, litter, debris and stored items from your front yard including underneath the car port. These items include boxes, plastic containers, bins, tools, scrap wood, scrap metal, deteriorated windows, deteriorated roofing materials, deteriorated chicken wire shed all general trash and any other miscellaneous items in this general surrounding area. All storage items must be kept in an enclosed unit classified as a building with four walls and a door / windows. An un-enclosed area cannot be maintained as outdoor storage. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	4/8/2019
CC 21-3.b.8	Please completely address and cut the over height grass and weeds from the entire property, back to front, including any visible surrounding areas, up against property walls and fence lines as necessary. Please make sure that all growth is always eliminated from the graveled areas. Lastly, make sure that your lot is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	
CC 21-4.a.2.c	Please repair your roof to its original damage free state. Please restore all areas that have any visible damage including lifted, torn, blown off or deteriorating materials. Make sure to use like materials from the surrounding areas to unify the restoration project and to diminish a deteriorated state of appearance. All roofing debris must be discarded appropriately in approved city dump sites or bins. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	

CC 21-4.E Please take all the precautionary measures necessary to properly installed needed windows where there are missing or damaged windows including cracks, breaks or loose from their intended positioning on the property. Make sure to use like materials from the surrounding areas to unify the restoration project and to diminish a deteriorated state of appearance. All window installation debris must be discarded appropriately in approved city dump sites or bins. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.

CC 21-3.b.9 Please take all the precautionary measures necessary to secure your property. Please board up all open windows. Also, use like material, including paint, from the surrounding area to unify the project and to diminish a deteriorated state of appearance. All boarded windows must be colored matched to the building exterior color. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.

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Code Inspector

Direct: 480-350-5462
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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

03/08/2019

SFG REAL ESTATE HOLDINGS LLC : JEFFREY R SIMBRIC
 7904 E CHAPARRAL RD STE A110-104
 SCOTTSDALE, AZ 85250

Case #: CE188434
 Site Address: 114 E GARFIELD ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 03/01/2019 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
CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches
CC 21-4.a.2.c	Deteriorated roof; broken, rotted, split, curled or missing roofing material
Other	

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all the trash, litter, debris and stored items from your front yard including underneath the car port. These items include boxes, plastic containers, bins, tools, scrap wood, scrap metal, deteriorated windows, deteriorated roofing materials, deteriorated chicken wire shed all general trash and any other miscellaneous items in this general surrounding area. All storage items must be kept in an enclosed unit classified as a building with four walls and a door / windows. An un-enclosed area cannot be maintained as outdoor storage. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	4/8/2019
CC 21-3.b.8	Please completely address and cut the over height grass and weeds from the entire property, back to front, including any visible surrounding areas, up against property walls and fence lines as necessary. Please make sure that all growth is always eliminated from the graveled areas. Lastly, make sure that your lot is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	
CC 21-4.a.2.c	Please repair your roof to its original damage free state. Please restore all areas that have any visible damage including lifted, torn, blown off or deteriorating materials. Make sure to use like materials from the surrounding areas to unify the restoration project and to diminish a deteriorated state of appearance. All roofing debris must be discarded appropriately in approved city dump sites or bins. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	

CC 21-4.E Please take all the precautionary measures necessary to properly installed needed windows where there are missing or damaged windows including cracks, breaks or loose from their intended positioning on the property. Make sure to use like materials from the surrounding areas to unify the restoration project and to diminish a deteriorated state of appearance. All window installation debris must be discarded appropriately in approved city dump sites or bins. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.

CC 21-3.b.9 Please take all the precautionary measures necessary to secure your property. Please board up all open windows. Also, use like material, including paint, from the surrounding area to unify the project and to diminish a deteriorated state of appearance. All boarded windows must be colored matched to the building exterior color. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.

This is the final attempt to reach you regarding the above noted. These issues must be addressed. If your property is not brought into compliance before or on the due date a citation will be issued. There will be no more notices sent to your property due to negligence of the pending violations in a twelve-month period. As a final reminder, if your yard is out of compliance again in this period for the same violation/s, citations will be issued without further warning or notice. Please contact me by phone at your earliest convenience to discuss the details or for clarification.

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

Hector Heredia Jr
Code Inspector

Direct: 480-350-5462
Code Compliance: 480-350-8372
Email: Hector_Heredia@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

06/12/2019

ARIZONA INSTANT FUNDING LLC : JESSICA HAWKS
1954 E NIELSON AVE
MESA, AZ 85204

Case #: CE188434
Site Address: 114 E GARFIELD ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 06/12/2019 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
CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches
CC 21-4.a.2.c	Deteriorated roof; broken, rotted, split, curled or missing roofing material
CC 21-4.E	Glazed areas not kept in sound condition
CC 21-3.b.9	Unsecured / abandoned building

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all the trash, litter, debris and stored items from your front yard including underneath the car port. These items include boxes, plastic containers, bins, tools, scrap wood, scrap metal, deteriorated windows, deteriorated roofing materials, deteriorated chicken wire shed all general trash and any other miscellaneous items in this general surrounding area. All storage items must be kept in an enclosed unit classified as a building with four walls and a door / windows. An un-enclosed area cannot be maintained as outdoor storage. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	06/28/2019
CC 21-3.b.8	Please completely address and cut the over height grass and weeds from the entire property, back to front, including any visible surrounding areas, up against property walls and fence lines as necessary. Please make sure that all growth is always eliminated from the graveled areas . Lastly, make sure that your lot is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	
CC 21-4.a.2.c	Please repair your roof to its original damage free state. Please restore all areas that have any visible damage including lifted, torn, blown off or deteriorating materials. Make sure to use like materials from the surrounding areas to unify the restoration project and to diminish a deteriorated state of appearance. All roofing debris must be discarded appropriately in approved city dump sites or bins. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issue.	

CC 21-4.E

Please take all the precautionary measures necessary to properly installed needed windows where there are missing or damaged windows including cracks, breaks or loose from their intended positioning on the property. Make sure to use like materials from the surrounding areas to unify the restoration project and to diminish a deteriorated state of appearance. All window installation debris must be discarded appropriately in approved city dump sites or bins. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.

CC 21-3.b.9

Please take all the precautionary measures necessary to secure your property. Please board up all open windows. Also, use like material, including paint, from the surrounding area to unify the project and to diminish a deteriorated state of appearance. All boarded windows must be colored matched to the building exterior color. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.

These issues must be addressed. If your property is out of compliance again in a twelve-month period for the same violation/s, reoccurring violation fees and citations can be issued without warning or further notice. Please contact me at your earliest convenience.

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

**Hector Heredia Jr
Code Inspector**

**Direct: 480-350-5462
Code Compliance: 480-350-8372
Email:Hector_Heredia@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

07/29/2019

ARIZONA INSTANT FUNDING LLC : JESSICA HAWKS
 1954 E NIELSON AVE
 MESA, AZ 85204

Case #: CE188434
 Site Address: 114 E GARFIELD ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 07/29/2019 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
CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches
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CC 21-4.E	Glazed areas not kept in sound condition
CC 21-3.b.9	Unsecured / abandoned building

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all the trash, litter, debris and stored items from your front yard including underneath the car port. These items include boxes, plastic containers, bins, tools, scrap wood, scrap metal, deteriorated windows, deteriorated roofing materials, deteriorated chicken wire shed all general trash and any other miscellaneous items in this general surrounding area. All storage items must be kept in an enclosed unit classified as a building with four walls and a door / windows. An un-enclosed area cannot be maintained as outdoor storage. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	08/09/2019
CC 21-3.b.8	Please completely address and cut the over height grass and weeds from the entire property, back to front, including any visible surrounding areas, up against property walls and fence lines as necessary. Please make sure that all growth is always eliminated from the graveled areas . Lastly, make sure that your lot is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	
CC 21-4.a.2.c	Please repair your roof to its original damage free state. Please restore all areas that have any visible damage including lifted, torn, blown off or deteriorating materials. Make sure to use like materials from the surrounding areas to unify the restoration project and to diminish a deteriorated state of appearance. All roofing debris must be discarded appropriately in approved city dump sites or bins. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issue.	

CC 21-4.E

Please take all the precautionary measures necessary to properly installed needed windows where there are missing or damaged windows including cracks, breaks or loose from their intended positioning on the property. Make sure to use like materials from the surrounding areas to unify the restoration project and to diminish a deteriorated state of appearance. All window installation debris must be discarded appropriately in approved city dump sites or bins. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.

CC 21-3.b.9

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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.







