

**CITY OF TEMPE
HEARING OFFICER**

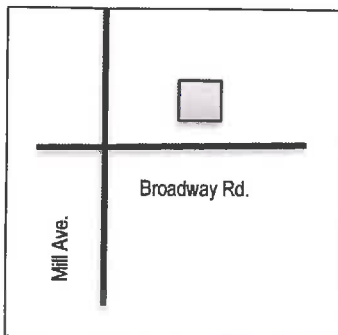
**Meeting Date: 11/19/2019
Agenda Item: 3**

ACTION: Request approval to abate public nuisance items at the Bankhead Property located at 1736 S. El Camino Drive. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$4902.00 for abatement request, remove dead pine tree in front yard and removal of junk, trash, debris, scrap and other discarded household items.

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 BANKHEAD 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 CE192716: remove dead pine tree in front yard and removal of junk, trash, debris, scrap and other discarded household items.



Property Owner	James Alan Bankhead
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 Bankhead Property located at 1736 S. El Camino Drive, in the R1-6, Single Family Residential district. This case was initiated 04/15/2019, 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 5th Street, Garden Level, Tempe, Arizona 85281
 (480) 350-4311 Fax (480) 350-8677
 Planning Fax (480) 350-8872
<http://www.tempe.gov/planning>



All applications must be accompanied by the required plans, submittal materials, and correct fee(s)

PROJECT INFORMATION - REQUIRED					
PROJECT NAME	JAMES ALAN BANKHEAD		EXISTING ZONING	R1-6 <input type="checkbox"/>	
PROJECT ADDRESS	1736 S EL CAMINO DR, TEMPE, AZ 85281		SUITE(S)	CE192716 <input type="checkbox"/>	
PROJECT DESCRIPTION	TRASH, LITTER, DEBRIS; DEAD TREE HEARING DATE: NOVEMBER 19, 2019		PARCEL NO(S)	133-15-013 <input type="checkbox"/>	
PROPERTY OWNER INFORMATION - REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW)					
BUSINESS NAME	JAMES ALAN BANKHEAD	ADDRESS	1736 S EL CAMINO DR, TEMPE, AZ 85281		
CONTACT NAME		CITY	STATE	ZIP	
EMAIL		PHONE 1	PHONE 2		
<i>I hereby authorize the applicant below to process this application with the City of Tempe.</i>					
PROPERTY OWNER SIGNATURE			X	DATE	
<i>or attach written statement authorizing the applicant to file the application(s)</i>					
APPLICANT INFORMATION - REQUIRED					
COMPANY / FIRM NAME	CITY OF TEMPE	ADDRESS			
CONTACT NAME	ANDRES LARA-REYES	CITY	STATE	ZIP	
EMAIL		PHONE 1	(480) 350-8963	PHONE 2	
<i>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.</i>					
APPLICANT SIGNATURE			X	DATE	
<i>(Signature)</i> 10/14/19					
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 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 nd or 3 rd submittal, use planning resubmittal form)				TOTAL APPLICATION FEES	
				RECEIVED BY INTAKE STAFF (INITIALS)	

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA

DATE: 10/14/2019
TO: Jeff Tamulevich, Code Compliance Administrator
FROM: Andres Lara-Reyes
SUBJECT: Request to Authorize for Abatement- Reference Complaint # CE192716

LOCATION: 1736 S EL CAMINO DR, TEMPE, AZ 85281
LEGAL: Parcel #133-15-013, as recorded with the Maricopa County Assessor
OWNER: JAMES ALAN BANKHEAD
1736 S EL CAMINO
TEMPE, AZ 85281

FINDINGS:

1736 S EL CAMINO is currently in violation of City of Tempe's Nuisance Code in regard to trash, litter, debris and a dead pine tree.

The property has been in violation since 04/15/2019 with the initial violation being trash, litter, debris and a dead tree. There has been no response from the owner of the property and no mail has been returned.

The owner JAMES ALAN BANKHEAD was issued correction notices to correct the violation by mail. As stated above, no mail has been returned which means the property remains unresolved as of this date. Notice of intent to abate was mailed and hand delivered to the owner.

RECOMMENDATIONS:

JAMES ALAN BANKHEAD has made minimum improvements to remedy the violations upon the property at 1736 S EL CAMINO. 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. Mr. JAMES ALAN BANKHEAD has given minimum indications that he plans on correcting the violations and maintaining the property.

Respectfully submitted,
Andres Lara-Reyes

ACTION TAKEN: Submitt
NAME: [Signature]
DATE: 10 14 19



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

Date: 10/14/2019
Case #: CE192716

JAMES ALAN BANKHEAD
1736 S EL CAMINO
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: 1736 S EL CAMINO DR TEMPE, AZ 85281
Parcel: 133-15-013

This office will submit this complaint to the Community Development Abatement Hearing Officer to be placed on the Hearing Officer agenda of November 19, 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;
- CC 21-3.b.8 Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps;

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, items covered with tarps, piles of palm tree fronds debris, wood, scrap, pipes, metals, discarded furniture and boxes in the back yard.
- CC 21-3.b.8 Please remove or cut to ground level the dead pine tree in the front 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 \$4902.00. 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.

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

THE FOLLOWING DOCUMENT IS FOR:

NAME: ANDRES LARA-REYES

FIRM: CITY OF TEMPE

DATE: 10/7/19

PROPOSAL

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

ADDRESS: 1736 S EL CAMINO DR

1 LANDSCAPE FRONT AND BACK YARDS	\$2,000.00
2 ESTAMATED DUMP FEES	\$150.00
3 ROLL OFF DUMPSTER	\$500.00
4 REMOVAL OF DEAD PINE TREE IN FRONT YARD. TRIMMING OF PALM TREE IIN BACK YARD 3RD PARTY	\$1,700.00
5 SECURITY BY TEMPE POLICE	\$552.00
6	\$0.00
TOTAL COST OF JOB	<hr/> \$4,902.00

THANK YOU FOR YOUR BUSINESS

BOB HAMANN



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

04/16/2019

JAMES ALAN BANKHEAD
1736 S EL CAMINO
TEMPE, AZ 85281

Case #: CE192716
Site Address: 1736 S EL CAMINO DR, 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.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION

		SITE REINSP ON OR AFTER
CC 21-3.b.8	Please remove or cut to ground level the dead pine tree in the front 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
FINAL CORRECTION NOTICE

05/16/2019

JAMES ALAN BANKHEAD
1736 S EL CAMINO
TEMPE, AZ 85281

Case #: CE192716
Site Address: 1736 S EL CAMINO DR, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 05/16/2019 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.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	Please remove or cut to ground level the dead pine tree in the front yard.	05/30/2019

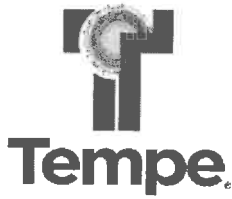
Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

Andres Lara-Reyes
Code Inspector

Direct: 480-350-8963
Code Compliance: 480-350-8372
Email: andres_lara-reyes@tempe.gov

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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

08/26/2019

JAMES ALAN BANKHEAD
1736 S EL CAMINO
TEMPE, AZ 85281

Case #: CE192716
Site Address: 1736 S EL CAMINO DR, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 08/26/2019 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.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps; or any palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground.

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all trash, litter, debris, tarps, piles of tree leaves debris, wood, scrap, rolls of fencing, pipes, metals, discarded furniture and boxes in the back yard.	09/26/2019
CC 21-3.b.8	Please remove all the dead fronds from one palm tree in the back yard.	09/26/2019
CC 21-3.b.8	Please remove or cut to ground level the dead pine tree in the front yard.	09/26/2019

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

09/26/2019

JAMES ALAN BANKHEAD
 1736 S EL CAMINO
 TEMPE, AZ 85281

Case #: CE192716
 Site Address: 1736 S EL CAMINO DR, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 09/26/2019 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.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps; or any palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground.
CC 21-3.b.6	Excessive animal waste that is not securely protected from insects and the elements, or that is kept or handled in violation of this code or any other ordinance of the city or the county; provided, that nothing in this subsection shall be deemed to prohibit the use of such animal waste on any farm or ranch in such a manner and for such purposes as are compatible with customary methods of good husbandry or cultivation.
CC 21-3.b.11	The erection, continuance or use of any building, room or other place in the city that, by noxious exhalations, including but not limited to smoke, soot, dust, fumes or other gases, offensive odors or other annoyances, is discomforting or offensive or detrimental to the health of individuals or of the public.

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all trash, litter, debris, tarps, piles of tree leaves debris, wood, scrap, rolls of fencing, pipes, metals, discarded furniture and boxes in the back yard.	10/10/2019
CC 21-3.b.6 CC 21-3.b.11	Please remove any odors or smells from the back-yard area.	10/10/2019
CC 21-3.b.8	Please remove all the dead fronds from one palm tree in the back yard.	10/10/2019
CC 21-3.b.8	Please remove or cut to ground level the dead pine tree in the front yard.	10/10/2019

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.

133-15-013 Residential Parcel

This is a residential parcel located at 1736 S EL CAMINO DR TEMPE 85281, and the current owner is BANKHEAD JAMES ALAN. It is located in the University Terrace subdivision and MCR 4945. Its current year full cash value is \$228,800.

Property Information**1736 S EL CAMINO DR TEMPE 85281**

MCR #	<u>4945</u>
Description:	UNIVERSITY TERRACE
Lat/Long	<u>33.40823995 -111.93382580</u>
Lot Size	9,775 sq ft.
Zoning	R1-6
Lot #	11
High School District	TEMPE UNION #213
Elementary School District	TEMPE ELEMENTARY SCHOOL DISTRICT
Local Jurisdiction	TEMPE
S/T/R	22 1N 4E
Market Area/Neighborhood	02/005
Subdivision (60 Parcels)	<u>UNIVERSITY TERRACE</u>

Owner Information**BANKHEAD JAMES ALAN**

Mailing Address	1736 S EL CAMINO, TEMPE, AZ 85281
Deed Number	<u>840045052</u>
Last Deed Date	02/02/1984
Sale Date	n/a
Sale Price	n/a



Maricopa County Treasurer's Office

Royce T. Flora, Treasurer

Tax Summary 133-15-013 0

Current Mailing Name & Address BANKHEAD JAMES ALAN 1736 S EL CAMINO DR TEMPE, AZ 85281-6623	Property (Situs) Address 1736 S EL CAMINO DR TEMPE, AZ 85281
---	---

2019 Tax Due					
Assessed Tax:	\$1,073.74	Tax Paid:	\$0.00	Total Due:	\$1,073.74
View 2019 Tax Details Create Stub					

[View Additional Tax Years](#)

Back Taxes			
Tax Year	Status	Assessed Tax	Amount Due
2018	Unpaid	\$1,044.80	\$1,170.17

Total Amount Due	
Total Amount Due:	\$2,243.91
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.	

Preferences Help You are logged in as Andres Lara-Reyes

Home Menu History Control Central Clear Refresh

Main Account Information Customer Information Account Tree Premise Tree Bill/Payment Tree Pay

Current Context

Person BANKHEAD,JAMES A - Home Phone: (480) 968-1169

Account ID 5562352313 5 BANKHEAD,JAMES A,Residential,\$216.25,5562352313

Current Balance \$216.25 XXXXXXXXXX

Premise 1736 S EL CAMINO DR, TEMPE, AZ, 85281-6623

Customer Information (Map Zone)

Account ID 5562352313

Main Customer BANKHEAD,JAMES A - Home Phone: (480) 968-1169

Set Up Date 03-05-2019

CIS Division City of Tempe

Customer Class Residential

Bill Cycle Block 1

Current Credit Rating 850

Home Phone (480) 968-1169

SA Premise List

	Current Balance	Payoff Bal
1736 S EL CAMINO DR, TEMPE, AZ, 85281-6623	\$168.76	
1736 S EL CAMINO DR, TEMPE, AZ, 85281-6623	\$25.60	
1736 S EL CAMINO DR, TEMPE, AZ, 85281-6623	\$21.89	
	\$0.00	

Premise Information

Premise Information	1736 S EL CAMINO DR, TEMPE, AZ, 85281-6623
CIS Division	City of Tempe
SRP Code	Member
Solid Waste Service Location	Curbside Service
Taxing City	City of Tempe
Service Point Information	Water Single-family Residential/Water - Block 1 Fixed Network
Meter Configuration	Water - 5/8 " Meter, 180289884, Eff 11-21-2018 12:00AM , Si
Last Meter Read	09-12-2019 04:00PM
Next Meter Read	10-14-2019 (Water - Block 1 Fixed Network)
Service Point Information	Solid Waste Residential/Monday Trash Thursday Recycle/1736

Field Activity Information

Schedule Date/Time Start	Field Activity Information
03-06-2019 12:00AM	1736 S EL CAMINO DR, TEMPE, AZ, 85281-6623,Water Single-family Residential,
02-22-2019 12:00AM	1736 S EL CAMINO DR, TEMPE, AZ, 85281-6623,Water Single-family Residential,
12-11-2018 04:31AM	1736 S EL CAMINO DR, TEMPE, AZ, 85281-6623,Water Single-family Residential,
12-05-2018 04:31AM	1736 S EL CAMINO DR, TEMPE, AZ, 85281-6623,Water Single-family Residential,
02-07-2018 06:04PM	1736 S EL CAMINO DR, TEMPE, AZ, 85281-6623,Water Single-family Residential,
02-07-2018 04:31AM	1736 S EL CAMINO DR, TEMPE, AZ, 85281-6623,Water Single-family Residential,

Account Financial History

Arrears Date	Financial Transaction Type
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