
**CITY OF TEMPE
HEARING OFFICER**

Meeting Date: 12/17/2019

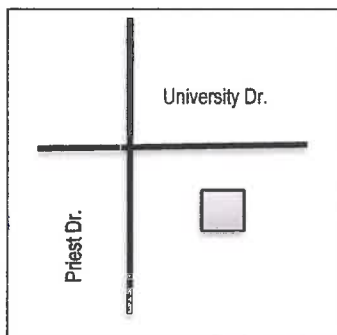
Agenda Item: 2

ACTION: Request approval to abate public nuisance items at the Hall Property located at 1248 W. 10th Place. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$1190.00 for abatement request, landscape cleanup and removal of junk, trash, debris 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 HALL 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 CE194523: landscape cleanup and removal of junk, trash, debris and other discarded household items.



Property Owner: Charles Hall
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 Hall Property located at 1248 W. 10th Place, in the R1-6, Single Family Residential district. This case was initiated 06/27/2019, 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	CHARLES HALL	EXISTING ZONING	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	1248 W 10TH PL TEMPE, AZ 85281	SUITE(S)	CE194523 <input type="checkbox"/>
PROJECT DESCRIPTION	TRASH, LITTER, DEBRIS; OVER HEIGHT GRASS & WEEDS, . HEARING DATE: DECEMBER 17, 2019	PARCEL No(s)	124-74-150 <input type="checkbox"/>

PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW)			
BUSINESS NAME	CHARLES HALL	ADDRESS	1248 W 10TH PL TEMPE, AZ 85281
CONTACT NAME		CITY	STATE ZIP
EMAIL		PHONE 1	PHONE 2

I hereby authorize the applicant below to process this application with the City of Tempe.

PROPERTY OWNER SIGNATURE	X	DATE
or attach written statement authorizing the applicant to file the application(s)		

APPLICANT INFORMATION – REQUIRED			
COMPANY / FIRM NAME	CITY OF TEMPE	ADDRESS	
CONTACT NAME	ANDRES LARA-REYES	CITY	STATE ZIP
EMAIL		PHONE 1 (480) 350-8963	PHONE 2

I hereby attest that this application is accurate and the submitted documents are complete. I acknowledge that if the application is deemed to be incomplete it will be returned to me without review, to be resubmitted with any missing information.

APPLICANT SIGNATURE	X <i>Andres Lara-Reyes</i>	DATE	11/12/2019
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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

APPLICATION (check all that apply)	QTY	SPECIFIC REQUEST (see planning & zoning fee schedule for types)	FOR CITY USE ONLY (planning record tracking numbers)	
<input type="checkbox"/> A. PRELIMINARY SITE PLAN REVIEW			SPR	
<input type="checkbox"/> B. ADMINISTRATIVE APPLICATIONS			ADM	
<input type="checkbox"/> C. VARIANCES			VAR	
<input type="checkbox"/> D. USE PERMITS / USE PERMIT STANDARDS			ZUP	
<input type="checkbox"/> E. ZONING CODE AMENDMENTS			ZOA	ZON
<input type="checkbox"/> F. PLANNED AREA DEVELOPMENT OVERLAYS			PAD	REC
<input type="checkbox"/> G. 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)
PL TRACKING #			VALIDATION OF PAYMENT (STAMP)
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: 11/12/2019
TO: Jeff Tamulevich, Code Compliance Administrator
FROM: Andres Lara-Reyes
SUBJECT: Request to Authorize for Abatement– Reference Complaint #CE194523

LOCATION: 1248 W 10TH PL., Tempe, AZ 85281
LEGAL: Parcel #124-74-150, as recorded with the Maricopa County Assessor
OWNER: CHARLES HALL
1248 W 10TH PI
TEMPE, AZ 85281

FINDINGS:
1248 W 10TH PL is currently in violation of City of Tempe’s Nuisance Code 21-3-b-1 trash, litter, debris, buckets, bicycle tires, palm fronds & tree branches debris in the back yard; 21-3-b-8 over height grass and weeds in the front, west side and back yard landscape.

The property has been in violation since 06/26/2019 with the initial violation being trash, litter, debris, buckets, bicycle tires, palm fronds, tree branches debris in the back yard; over height grass and weeds in the front, west side and back yard landscape. There has been minimum effort from the owner to correct the violations.

The owner Charles Hall has been issued several correction notices and a citation in an attempt to correct the violations. As stated above, minimum effort from the owner has been done, which means the property violations remains unresolved as of this date. Notice of intent to abate was mailed to the owner & posted to the property.

RECOMMENDATIONS:
Charles Hall has made minimum attempt to remedy the violations upon the property at 1248 W 10TH PL. 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. Charles Hall has given no indication that he plans on correcting the violations and maintaining the property.

Respectfully submitted,
Andres Lara-Reyes

ACTION TAKEN: Submitt
NAME: Jeff Tamulevich
DATE: 11/12/19



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

Date: 11/12/2019
Case #: CE194523

**CHARLES HALL
1248 W 10TH PL
TEMPE, AZ 85281-5324**

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

Location: 1248 W 10TH PL TEMPE, AZ 85281
Parcel: 12474150

This office will submit this complaint to the Community Development Abatement Hearing Officer to be placed on the Hearing Officer agenda of December 17, 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:

- Code 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;

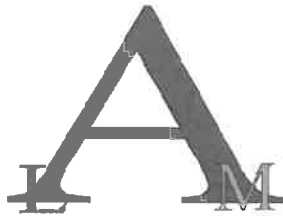
If the violations have not been corrected within thirty (30) days, our office will proceed with the abatement process. As owner of the property, you have thirty (30) days after receipt of this letter to abate or correct any violation as described below:

- Code 21-3-b-1 Please remove all trash, litter, debris, buckets, bicycle tires, palm fronds & tree branches debris in the back yard.
- CC 21-3.b.8 Please cut all over height grass and weeds in the front, west and back yard landscape areas.

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 \$1190.00. 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



Artistic Land Management, Inc.

October 31, 2019

City of Tempe
Attn: Andres Lara Reyes
Code Inspector

RE: Clean up – 1248 W 10th Place

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 1248 W 10th Place in the City of Tempe. Please give us a call for any questions you may have at 480-821-4966.

Scope of Work

- Removal of weeds and vegetation debris
- P.D. presence on site for duration of visit

Total = \$1,190.00

Respectfully,

Jose Hernandez

124-74-150 Residential Parcel

This is a residential parcel located at 1248 W 10TH PL TEMPE 85281, and the current owner is HALL CHARLES E. It is located in the Westgate Sub 2 subdivision and MCR 9223. It was last sold on 12/01/1999 for \$134,500. Its current year full cash value is \$270,000.

Property Information

1248 W 10TH PL TEMPE 85281

MCR #	<u>9223</u>
Description:	WESTGATE SUB 2
Lat/Long	<u>33.41827800 -111.95834850</u>
Lot Size	8,089 sq ft.
Zoning	R1-6
Lot #	80
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 (40 Parcels)	<u>WESTGATE SUB 2</u>

Owner Information

HALL CHARLES E

Mailing Address 1248 W 10TH PL, TEMPE, AZ 85281-0000

Deed Number 000071015

Last Deed Date 01/28/2000

Sale Date Dec, 1999

Sale Price \$134,500



Maricopa County Treasurer's Office

Royce T. Flora, Treasurer

Tax Summary 124-74-150 7

Current Mailing Name & Address

HALL CHARLES E
1248 W 10TH PL
TEMPE, AZ 85281-5324

Property (Situs) Address

1248 W 10TH PL
TEMPE, AZ 85281

2019 Tax Due

Assessed Tax:	\$2,049.00	Tax Paid:	\$1,024.50	Total Due:	\$1,024.50
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[View 2019 Tax Details](#)

[Create Stub](#)

[View Additional Tax Years](#)

Total Amount Due

Total Amount Due: \$1,024.50

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.

[301 West Jefferson, Suite 100, Phoenix, Arizona 85003](#)
[E-Mail Us](#)
[\(602\)506-8511](#)
[TT](#)
 711 [FAX \(602\)506-1102](#) [Disclaimer](#)

Preferences Help You are logged in as Andres Lara-Reyes

Home Menu **Control Central** Save Clear Refresh

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

Current Context

Person HALL,CHARLES E - Home Phone: (480) 394-9355

Account ID 9617000000 2 HALL,CHARLES E,Residential,\$0.00,9617000000

Current Balance \$0.00

M Premise 1248 W 10TH PL, TEMPE, AZ, 85281-5324

Customer Information (Map Zone)

Account ID 9617000000

Main Customer HALL,CHARLES E - Home Phone: (480) 394-9355

Set Up Date 09-01-2000

CIS Division City of Tempe

Customer Class Residential

Bill Cycle Block 1

Current Credit Rating 900

Home Phone (480) 394-9355

SA Premise List

Premise	Current Balance	Payoff Balance
1248 W 10TH PL, TEMPE, AZ, 85281-5324	\$0.00	
1248 W 10TH PL, TEMPE, AZ, 85281-5324	\$0.00	
1248 W 10TH PL, TEMPE, AZ, 85281-5324	\$0.00	
1248 W 10TH PL, TEMPE, AZ, 85281-5324	\$0.00	
	\$0.00	

Premise Information

Premise Information	1248 W 10TH PL, TEMPE, AZ, 85281-5324
CIS Division	City of Tempe
SRP Code	Member
Solid Waste Service Location	Alley Service
Taxing City	City of Tempe
Service Point Information	Water Single-family Residential/Water - Block 1 Fixed Network
Meter Configuration	Water - 5/8 " Meter, 15231719, Eff 08-12-2017 07:24AM , S
Last Meter Read	10-13-2019 04:00PM
Next Meter Read	11-14-2019 (Water - Block 1 Fixed Network)
Service Point Information	Solid Waste Residential/Monday Trash Thursday Recycle/12

Field Activity Information

Schedule Date/Time Start	Field Activity Information
07-13-2017 12:00AM	1248 W 10TH PL, TEMPE, AZ, 85281-5324,Water Single-family Residential, On
04-15-2016 10:22AM	1248 W 10TH PL, TEMPE, AZ, 85281-5324,Water Single-family Residential, On

Account Financial History

Arrears Date	Financial Transaction Type
10-25-2019	Pay Segment
10-15-2019	Bill Segment
10-15-2019	Reset H2O Balance Forward



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

06/27/2019

CHARLES HALL
1248 W 10TH PL
TEMPE, AZ 85281-5324

Case #: CE194523
Site Address: 1248 W 10TH PL, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 06/27/2019 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;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	Please cut all over height grass and weeds in the front and west side yard landscape areas.	07/11/2019

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

07/11/2019

CHARLES HALL
1248 W 10TH PL
TEMPE, AZ 85281-5324

Case #: CE194523
Site Address: 1248 W 10TH PL, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 07/11/2019 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;

**SITE REINSP
ON OR
AFTER**

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION

CC 21-3.b.8	Please cut all over height grass and weeds in the west side yard landscape area.	07/25/2019
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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).
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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.



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

08/05/2019

CHARLES HALL
1248 W 10TH PL
TEMPE, AZ 85281-5324

Case #: CE194523
Site Address: 1248 W 10TH PL, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 08/05/2019 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;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all trash, litter, debris, buckets, bicycle tires, palm fronds & tree branches debris in the back yard.	09/05/2019
CC 21-3.b.8	Please cut all over height grass and weeds in the front, west side and back yard landscape areas.	09/05/2019

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

09/05/2019

CHARLES HALL
1248 W 10TH PL
TEMPE, AZ 85281-5324

Case #: CE194523
Site Address: 1248 W 10TH PL, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 09/05/2019 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;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all trash, litter, debris, buckets, bicycle tires, palm fronds & tree branches debris in the back yard.	09/19/2019
CC 21-3.b.8	Please cut all over height grass and weeds in the front, west side and back yard landscape areas.	09/19/2019

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: 19-036074-4 Title: CITY OF TEMPE vs CHARLES E HALL

HALL, CHARLES E
 1248 W 10TH PL
 TEMPE, AZ 85281

Case Status: Inactive **Case Balance Owing:** \$294.30 **TPC Due Date:**
Filed: 10/2/2019 **Stayed Balance Owing:** \$0.00 **TPC Amount Due:**

Cite Number	Code	Violation Date	Description	Filed	Disposition	Disp Date
1701850A	21-3B1	09/30/2019	LITTER OR DEBRIS-COVERED EXTERIOR A	10/2/2019	58 - FAIL TO APPEAR	10/28/2019

Citations: 1

REGISTER OF ACTION

Date	Cite Number	Action	Amount	Judge	User
10/2/2019		ATTC FILED			TEH
10/2/2019		1ST VIOLATION			TEH
10/2/2019	1701850 A	CIVIL ARRAIGNMENT NLT 10/14/2019			TEH
10/15/2019		CV ARR FTA - PENDING DEFAULT APPEAR NLT 10/28/2019			SYS
10/29/2019	1701850 A	DEFAULT FEE IMPOSED	\$50.00		SYS
10/29/2019	1701850 A	FINE AND APPLICABLE FEES IMPOSED	\$200.00		SYS
10/29/2019	1701850 A	JCEF TIME PAYMENT FEE IMPOSED	\$20.00		SYS
10/29/2019	1701850 A	FTA DEFAULT			SYS
10/29/2019		CASE HAS BEEN REFERRED TO VALLEY FOR COLLECTION	\$24.30		
10/29/2019		\$200.00			MUA

Actions: 10

