
**CITY OF TEMPE
HEARING OFFICER**

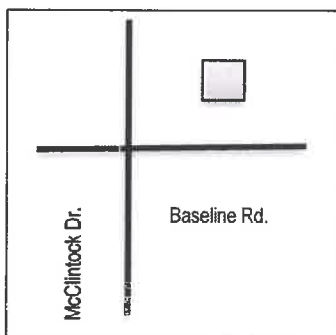
**Meeting Date: 12/17/2019
Agenda Item: 4**

ACTION: Request approval to abate public nuisance items at the Villasenor Property located at 1876 E. Dunbar Drive. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$978.00 for abatement request, landscape cleanup to include removal of dead vegetation and scaping yard to achieve a bare dirt condition.

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 VILLASENOR 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 CE193519: landscape cleanup to include removal of dead vegetation and scaping yard to achieve a bare dirt condition.



Property Owner: Rogelio and Olivia Villasenor
Applicant: City of Tempe – Code Compliance
Zoning District: R1-6, Single Family Residential
Code Compliance Inspector: Michael Glab, 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 Villasenor Property located at 1876 E. Dunbar Drive, in the R1-6, Single Family Residential district. This case was initiated 05/14/2019, 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	VILLASENOR ABATEMENT	EXISTING ZONING	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	1876 E DUNBAR DR., TEMPE, AZ 85282	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	CONTINENTAL EAST 3 ABATEMENT OF CE193519 DECEMBER 17, 2019	PARCEL No(s)	133-36-548 <input type="checkbox"/>

PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW)			
BUSINESS NAME	ADDRESS	CITY	STATE ZIP
CONTACT NAME	PHONE 1	PHONE 2	
EMAIL			

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

PROPERTY OWNER SIGNATURE	X	DATE
--------------------------	---	------

APPLICANT INFORMATION – REQUIRED			
COMPANY / FIRM NAME	CITY OF TEMPE / CODE COMPLIANCE	ADDRESS	21 E 6TH ST SUITE 208
CONTACT NAME	MICHAEL GLAB / CODE INSPECTOR	CITY	TEMPE STATE AZ ZIP 85281-3681
EMAIL	michael_glab@tempe.gov	PHONE 1	(480) 350-5461 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>Michael S Glab</i>	DATE	11/14/2019
---------------------	-------------------------	------	------------

BUSINESS INFORMATION – REQUIRED FOR USE PERMITS & SIGN DPRs			
BUSINESS NAME	ADDRESS	CITY	STATE ZIP
CONTACT NAME	PHONE	EMAIL	
TYPE OF BUSINESS			

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 #			TOTAL APPLICATION FEES
SPR TRACKING # (if 2 nd or 3 rd submittal, use planning resubmittal form)			RECEIVED BY INTAKE STAFF (INITIALS)

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA

DATE: 11/14/2019

SUBJECT: VILLASENOR Abatement

LOCATION: 1876 E DUNBAR DR, TEMPE, AZ 85282

LEGAL: LOT 331, BOOK 129, PAGE 32, as recorded with the Maricopa County Assessor

OWNER: **ROGELIO & OLIVIA VILLASENOR**
1876 E DUNBAR DR
TEMPE, AZ 85282

FINDINGS:

In May of 2019, my office received a complaint. Violation(s) of Code was/were observed at the property and a notice was mailed to the property owners.

In June of 2019, I followed up at the property, saw little to no change, then mailed a second letter to the owners.

In July of 2019, I followed up at the property, saw little to no change, then posted a notice to the structure.

In August of 2019, I followed up at the property, saw little to no change, then issued citations to the property owners. The citations were posted to the structure.

In September of 2019, I followed up at the property, saw little to no change. A subpoena for Court was received and during a Court appearance, Mr. Villasenor was found responsible, while Mrs. Villasenor's citation was dismissed. Upon conclusion of Court, had face to face conversation with Mr. Villasenor, where we discussed compliance options.

In October of 2019, I followed up at the property, saw little to no change, so I requested bids for the property.

In November of 2019, I followed up at the property, saw little to no change, so an abatement packet was completed and submitted for addition to 12/17/19 hearing agenda.

RECOMMENDATIONS:

The owner(s) of this property, ROGELIO & OLIVIA VILLASENOR, has made little to no attempt to bring the property into compliance. ROGELIO & OLIVIA VILLASENOR has not had a prior abatement conducted on this property. Due to the failure of the property owner(s) to address this matter, a 180-day open abatement period 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,

MICHAEL GLAB
Code Inspector
City of Tempe

ACTION TAKEN:

SUBMIT

NAME

M. Glab

DATE:

11 14 19



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

Date: 11/14/2019
Case #: CE193519

**ROGELIO & OLIVIA VILLASENOR
1876 E DUNBAR DR
TEMPE, AZ 85282**

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

Location: 1876 E DUNBAR DR., TEMPE, AZ 85282
Parcel: 133-36-548

This office will submit this complaint to the Community Development Abatement Hearing Officer to be placed on the Hearing Officer agenda to be held on 12/17/2019 at 5pm, at the Tempe History Museum, located at 809 E. Southern Ave., Tempe. We are requesting Hearing Officer Authorization to abate this public nuisance in accordance with Section 21-53 of the Tempe City Code by removal and repair of:

CC 21-3.b.8 Deteriorated landscape

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

CC 21-3.b.8 Please seed/water the front yard grass landscape, so that the grass is returned to a living state and appears greenish in color; that any dirt patches are now growing grass. If not planning to continue growing grass, please replace the landscape with another approved landscaping material, such as gravel, rock, stone, etc. OR, scrape yard and leave as bare dirt, free of uncontrolled growth. Please remove growth from driveway concrete. Please remove dead, blackened, leafless portions of plants/bushes, etc. located in front planter

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 \$978.00. 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: Michael Glab
Phone Number: 480-350-5461
E-mail: Michael_Glab@tempe.gov**



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

05/14/2019

ROGELIO & OLIVIA VILLASENOR
1876 E DUNBAR DR
TEMPE, AZ 85282

Case #: CE193519
Site Address: 1876 E DUNBAR DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 05/14/2019 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	Any landscaping, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; uncultivated plants, weeds, tall grass, uncultivated shrubs or growth (whether growing or otherwise) higher than twelve (12) inches; 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.8	Please seed/water the front yard grass landscape, so that the grass is returned to a living state and appears greenish in color; that any dirt patches are now growing grass. If not planning to continue growing grass, please replace the landscape with another approved landscaping material, such as gravel, rock, stone, etc.	06/14/2019

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

Michael Glab
Code Inspector

Direct: 480-350-5461
Code Compliance: 480-350-8372
Email: Michael_Glab@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

06/19/2019

ROGELIO & OLIVIA VILLASENOR
1876 E DUNBAR DR
TEMPE, AZ 85282

Case #: CE193519
Site Address: 1876 E DUNBAR DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 06/18/2019 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	Any landscaping, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; uncultivated plants, weeds, tall grass, uncultivated shrubs or growth (whether growing or otherwise) higher than twelve (12) inches; 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.8	Please seed/water the front yard grass landscape, so that the grass is returned to a living state and appears greenish in color; that any dirt patches are now growing grass. If not planning to continue growing grass, please replace the landscape with another approved landscaping material, such as gravel, rock, stone, etc.	07/18/2019

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

Michael Glab
Code Inspector

Direct: 480-350-5461
Code Compliance: 480-350-8372
Email: Michael_Glab@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
POST TO STRUCTURE

07/18/2019

ROGELIO & OLIVIA VILLASENOR
1876 E DUNBAR DR
TEMPE, AZ 85282

Case #: CE193519
Site Address: 1876 E DUNBAR DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 07/18/2019 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	Any landscaping, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; uncultivated plants, weeds, tall grass, uncultivated shrubs or growth (whether growing or otherwise) higher than twelve (12) inches; 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;

**SITE REINSP
ON OR
AFTER**

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION

CC 21-3.b.8	Please seed/water the front yard grass landscape, so that the grass is returned to a living state and appears greenish in color; that any dirt patches are now growing grass. If not planning to continue growing grass, please replace the landscape with another approved landscaping material, such as gravel, rock, stone, etc.	08/19/2019
	Please remove dead grass/weeds from landscape, driveway; dead, blackened bushes/plants/trees to front of front patio area and front window, etc.	

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

Michael Glab
Code Inspector

Direct: 480-350-5461
Code Compliance: 480-350-8372
Email: Michael_Glab@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

08/05/2019

ROGELIO & OLIVIA VILLASENOR
1876 E DUNBAR DR
TEMPE, AZ 85282

Case #: CE193519
Site Address: 1876 E DUNBAR DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 08/02/2019 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.3	<p>Any inoperable or unregistered vehicle, or parts thereof, outside of or under a roof area not enclosed by walls, doors or windows of any building on any lot, except the safe and neat keeping of:</p> <ul style="list-style-type: none">a. Substantially complete inoperable or unregistered vehicles with inflated tires under the roof area of any building;b. A vehicle undergoing repair, titled to the owner or resident of the property, provided that the repair is complete within fourteen (14) days after the repair was begun, provided that not more than three (3) such fourteen (14) day repairs will be permitted in any twelve (12) month period;c. Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the City Code;d. Lawful commercial activities involving vehicles as allowed by the Zoning and Development Code; ore. Operable, off-road vehicles, under the roof area of any building, or in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the City Code;
CC 21-3.b.8	<p>Any landscaping, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; uncultivated plants, weeds, tall grass, uncultivated shrubs or growth (whether growing or otherwise) higher than twelve (12) inches; 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;</p>

**SITE REINSP
ON OR
AFTER**

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION

CC 21-3.b.3	Please bring property into compliance with requirements of TCC 21-3.b.3 (e.g. register black Honda Accord and/or relocate to location compliant with TCC: backyard, interior of garage, off-site storage, etc.)	08/19/2019
CC 21-3.b.8	Please seed/water the front yard grass landscape, so that the grass is returned to a living state and appears greenish in color; that any dirt patches are now growing grass. If not planning to continue growing grass, please replace the landscape with another approved landscaping material, such as gravel, rock, stone, etc.	08/19/2019
Please remove dead grass/weeds from landscape, driveway; dead, blackened bushes/plants/trees to front of front patio area and front window, etc.		

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

**Michael Glab
Code Inspector**

**Direct: 480-350-5461
Code Compliance: 480-350-8372
Email: Michael_Glab@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.

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1701953		Case Number		Social Security Number		Military		<input type="checkbox"/> Serious Physical Injury		<input type="checkbox"/> Accident <input type="checkbox"/> Fatality		<input type="checkbox"/> Commercial <input type="checkbox"/> Haz. Material		
Driver's License No.				DLP <input type="checkbox"/>	State	Class	Endorsements M H N P T X D					Incident Report Number CE193519		
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language														
Defendant		Name (First, Middle, Last) ROGELIO VILLASENOR										Juvenile		
Residence Address, City, State, Zip Code 1876 E DUNBAR DR. TEMPE AZ 85282										Telephone: (cell phone) <input type="checkbox"/>				
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth		Restrictions		Email Address				
Business Address, City, State, Zip Code										Business Phone No.				
Vehicle		Color		Year	Make	Model	Style	License Plate		State	Expiration Date			
Registered owner & address, City, State, Zip Code								Vehicle Identification Number						
The Undersigned Certifies That:														
On	Month	Day	Year	Time	<input type="checkbox"/> AM <input checked="" type="checkbox"/> PM	Speed	Approx.	Posted	R & P	Speed Measurement Device <input type="checkbox"/> Radar <input type="checkbox"/> Laser <input type="checkbox"/> Pace			Direction of Travel	
At	Location 1876 E DUNBAR DR.								<input checked="" type="checkbox"/> Tempe <input type="checkbox"/> State of Arizona		Area		Dist.	
The Defendant Committed the Following:														
A	Section: TCE 21-3 A		Violation: 21-3 B DETERIORATED LANDSCAPE		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense			
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:							
MVD														
B	Section:		ARS Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input type="checkbox"/> Municipal Code		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense			
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:							
MVD														
C	Section:		ARS Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input type="checkbox"/> Municipal Code		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense			
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:							
MVD														
D	Section:		ARS Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input type="checkbox"/> Municipal Code		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense			
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:							
MVD														
E	Section:		ARS Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input type="checkbox"/> Municipal Code		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense			
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:							
MVD														
You must appear on the date and time indicated at:		Tempe Municipal Court 140 E. 5th Street Tempe, AZ 85281 Court No. 0753			<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor		Date: 09/05/19		Time: Between 9AM & 4PM					
		<input type="checkbox"/> Court:			<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor		Date:		Time:		<input type="checkbox"/> AM <input type="checkbox"/> PM		Court No.	
		Court Address, City, State, Zip Code												
Criminal: <input type="checkbox"/> Without admitting guilt, I promise to appear as directed hereon.						Victim? <input type="checkbox"/>		Victim Notified? <input type="checkbox"/>						
Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.						I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant.								
X POSTED TO STRUCTURE						Complainant Michael J Hill		Date 9/4/19		PSN 8041				
Comments: Juvenile Notification: Failure to appear or comply as ordered will result in a suspension of your driver's license/driving privileges until you comply or reach your 18th birthday. Initials _____						1ST CITE = \$300.00								
Date issued if not violation date _____														

If the defendant fails to appear within the time specified, and either pay the fine for the violation or request a hearing, judgment by default will be entered in the amount of the fine designated on the citation for the violation charged plus a penalty amount.



1701953

COMPLAINT

Case No: 19-031732-4

Title: CITY OF TEMPE VS ROGELIO VILLASENOR

VILLASENOR, ROGELIO
 1876 E DUNBAR DR
 TEMPE, AZ 85282

Case Status: Closed
 Filed: 8/26/2019

Case Balance Owing: \$0.00
 Stayed Balance Owing: \$0.00

TPC Due Date:
 TPC Amount Due:

Cite Number	Code	Violation Date	Description	Filed	Disposition	Disp Date
1701953A	21-3B8	08/22/2019	LANDSCAPING-DEAD, DAMAGED, UNCONTRO	8/26/2019	21 - FOUND GUILTY/RESP - SENT IMPOSED	9/27/2019

Citations: 1

REGISTER OF ACTION

Date	Cite Number	Action	Amount	Judge	User
8/26/2019		ATTC FILED			CMV
8/26/2019		**1ST CITE = \$200 **			CMV
8/26/2019	1701953 A	CIVIL ARRAIGNMENT NLT 9/5/2019			CMV
9/5/2019		VERIFIED DEF ADD AND ADDED PH#			KAC
9/5/2019		CIVIL HEARING 9/27/2019 3:00 PM		ADM	KAC
9/27/2019		**EXHIBITS**		EO	LGB
9/27/2019	1701953 A	21 - JDGMT ENTERED GUILTY/RESP SENTENCED		EO	LGB
9/27/2019	1701953 A	FINE AND APPLICABLE FEES IMPOSED	\$200.00	EO	LGB
9/27/2019		FINANCIAL ORDER ISSUED PAYMENT DUE BY 9/27/2019	\$200.00	EO	LGB
9/27/2019		FINES AND FEES PAID	\$200.00		NPR
9/27/2019		CLOSED CASE FILE PURGE DATE SET TO 9/27/2024			SYS

Actions: 11



Case No: 19-031741-4

Title: CITY OF TEMPE VS OLIVIA VILLASENOR

VILLASENOR, OLIVIA
1876 E DUNBAR DR
TEMPE, AZ 85282

Case Status: Closed
Filed: 8/26/2019

Case Balance Owning:
Stayed Balance Owning:

TPC Due Date:
TPC Amount Due:

Cite Number	Code	Violation Date	Description	Filed	Disposition	Disp Date
1701954A	21-3B8	08/22/2019	LANDSCAPING-DEAD, DAMAGED, UNCONTROL	8/26/2019	44 - DISMISSED ON MOTION OF STATE	9/27/2019

Citations: 1

REGISTER OF ACTION

Date	Cite Number	Action	Amount	Judge	User
8/26/2019		ATTC FILED			JDH
8/26/2019		CE 193519			JDH
8/26/2019	1701954 A	CIVIL ARRAIGNMENT NLT 9/5/2019			JDH
8/26/2019		***1ST VIOLATION**			JDH
9/6/2019		CV ARR FTA - PENDING DEFAULT APPEAR NLT 9/19/2019			SYS
9/6/2019	1701954 A	WRITTEN REQUEST FOR CIVIL HEARING FILED			KAC
9/6/2019	1701954 A	REC'D BY EMAIL			KAC
9/6/2019		CIVIL HEARING 9/27/2019 3:00 PM		ADM	KAC
9/6/2019		EMAILED COPY OF HRG NOTICE W/ GRN INFO SHEET TO DEF			KAC
9/6/2019		ADDED EMAIL PER CORRESPONDENCE			KAC
9/27/2019	1701954 A	VERBAL MOTION TO DISMISS ON BEHALF OF OFFICER WITH PREJUDICE FILED BY OFFICER			LGB
9/27/2019	1701954 A	MOTION TO DISMISS ON BEHALF OF OFFICER WITH PREJUDICE GRANTED		EO	LGB
10/8/2019		VACATED CIVIL HEARING		ADM	TEH
10/8/2019		CLOSED CASE FILE PURGE DATE SET TO 10/8/2024			SYS

Actions: 14



November 12, 2019

City of Tempe
Attn: Michael Glab
Code Inspector

RE: Clean up – 1876 E Dunbar Drive

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 1876 E Dunbar Drive 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 grass/weeds from driveway, front and/or side yard landscape
- Removal of dead growth in elevated planter near front window
- Haul away and disposal of removed yard waste
- Application of Pre-Emergent on landscape and driveway cracks
- Removal of bees
- P.D. presence on site for duration of visit

Total = \$978.00

Respectfully,

Jose Hernandez

May 14, 2019 11:59:12 AM

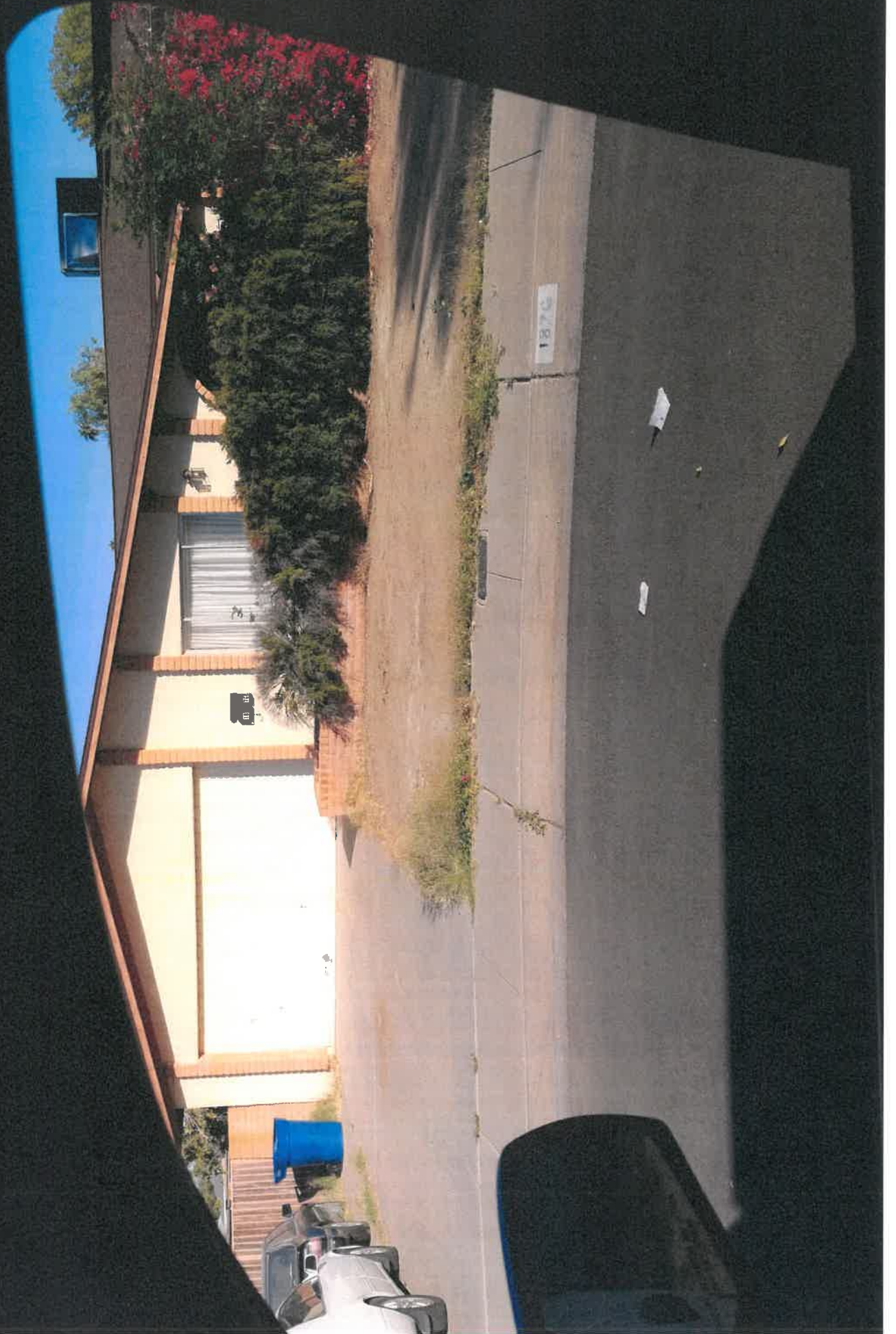


Jul 19, 2019 11:00:03 AM

Tempe



Nov 13, 2019 8:44:38 AM
Tempe



Nov 13, 2019 8:44:32 AM
Tempe

