

**CITY OF TEMPE  
HEARING OFFICER**

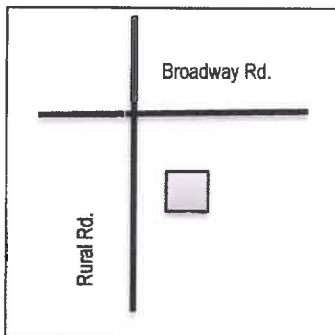
**Meeting Date: 02/18/2020  
Agenda Item: 2**

**ACTION:** Request approval to abate public nuisance items at the Vogel Property located at 924 E. Broadmor Drive. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$554.00 for abatement request: Scrape front landscape to bare dirt.

**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 VOGEL 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 CE195448: Scrape front landscape to bare dirt.



Property Owner: Harold D. & Barbara J. Vogel  
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 Vogel Property located at 924 E. Broadmor Drive, in the R1-6, Single Family Residential district. This case was initiated 08/13/2019, after which Code Compliance has attempted to obtain compliance through correspondence with the property owner regarding violations of the Tempe City Code.

Without the intervention of abatement the property will continue to deteriorate. It is therefore requested that the City of Tempe Community Development Hearing Officer approve a 180 day open abatement of this public nuisance in accordance with Section 21-53 of the Tempe City Code.

**HISTORY & FACTS:**

The history and facts of this case are detailed in an attached memo from the Code Compliance Inspector.

ABATEMENT

# Planning Application

Part 1 of 2

City of Tempe  
 Community Development Department  
 31 East 5<sup>th</sup> Street, Garden Level, Tempe, Arizona 85281  
 (480) 350-4311 Fax (480) 350-8677  
 Planning Fax (480) 350-8872  
<http://www.tempe.gov/planning>



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

PROJECT INFORMATION - REQUIRED			
PROJECT NAME	VOGEL ABATEMENT	EXISTING ZONING	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	924 E BROADMOR DR., TEMPE, AZ 85282	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	HUGHES ACRES ABATEMENT OF CE195448 FEBRUARY 18, 2020	PARCEL No(s)	133-42-069 <input type="checkbox"/>

PROPERTY OWNER INFORMATION - REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW)			
BUSINESS NAME	ADDRESS		
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 / CODE COMPLIANCE	ADDRESS	21 E 6TH ST SUITE 208
CONTACT NAME	MICHAEL GLAB / CODE INSPECTOR	CITY	TEMPE
EMAIL	michael_glab@tempe.gov	PHONE 1	(480) 350-5461
		PHONE 2	
		STATE	AZ
		ZIP	85281-3681

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

APPLICANT SIGNATURE	X	DATE	01/07/2020
<i>Michael J. Glab</i>			

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)	VALIDATION OF PAYMENT (STAMP)
PL TRACKING #			
SPR TRACKING # (if 2 <sup>nd</sup> or 3 <sup>rd</sup> submittal, use planning resubmittal form)			TOTAL APPLICATION FEES
			RECEIVED BY INTAKE STAFF (INITIALS)

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA

DATE: 01/07/2020

SUBJECT: VOGEL Abatement

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LOCATION: 924 E BROADMOR DR, TEMPE, AZ 85282

LEGAL: LOT 069, BOOK 083, PAGE 009, as recorded with the Maricopa County Assessor

OWNER: **HAROLD & BARBARA VOGEL**  
**924 E BROADMOR DR**  
**TEMPE, AZ 85282**

**FINDINGS:**

In August of 2019, I responded to a complaint of deteriorated landscape. I observed a violation of City Code and mailed a notice to the property owners.

In September of 2019, I returned to the property, observed little to no change, then mailed a second notice to the property owners.

In October of 2019, I returned to the property, observed little to no change, then posted a notice to the front of the structure.

In November of 2019, I returned to the property, observed little to no change, then issued citations to the property owners, which were then posted to the front of the structure.

In December of 2019, I returned to the property, observed little to no change, then sought bids for property abatement.

In January of 2019, I returned to the property, observed little to no change, then submitted abatement application.

**RECOMMENDATIONS:**

The owner(s) of this property, HAROLD & BARBARA VOGEL, has made little to no attempt to bring the property into compliance. HAROLD & BARBARA VOGEL has had several prior abatements 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: \_\_\_\_\_

NAME \_\_\_\_\_

DATE: \_\_\_\_\_

*Submit*  
*[Signature]*  
1 7 20



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

Date: 01/07/2020  
Case #: CE195448

**HAROLD & BARBARA VOGEL  
924 E. BROADMOR 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: 924 E. BROADMOR DR., TEMPE, AZ 85282  
Parcel: 133-42-069

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 02/18/2020 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.**

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 \$554.00. In addition to the actual cost of abatement, an administrative charge of fifteen(15) percent of the actual cost of abatement or three hundred (\$300) dollars, whichever is greater, for expenses incurred by the City for abatement procedures, and the cost of recording liens and releases will be charged. The recorded lien may bear interest at the legal rate of judgments in the State of Arizona. Administrative charges and the cost of recording liens and releases shall become a lien on the property whether or not the public nuisance is abated by the City.

If you have questions regarding this matter, please contact our office at (480)350-4311.

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**Code Inspector: Michael Glab  
Phone Number: 480-350-5461  
E-mail: Michael\_Glab@tempe.gov**



COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE

08/13/2019

HAROLD & BARBARA VOGEL  
924 E BROADMOR DR  
TEMPE, AZ 85282

Case #: CE195448  
Site Address: 924 E BROADMOR DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 08/13/2019 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;
CC 21-4.a.2.c	Broken, rotted, split, curled or missing roofing material in such amounts as to present a deteriorated or slum-like appearance;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	<b>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.</b>	09/13/2019
CC 21-4.a.2.c	<b>Please repair, and/or paint, portions of eaves/trim where wood has rotted or become damaged. Repairs should be consistent with rest of residence (e.g. same paint color if doing touch up, similar building materials, etc.)</b>	09/13/2019

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

09/16/2019

HAROLD & BARBARA VOGEL  
924 E BROADMOR DR  
TEMPE, AZ 85282

Case #: CE195448  
Site Address: 924 E BROADMOR DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 09/13/2019 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;
CC 21-4.a.2.c	Broken, rotted, split, curled or missing roofing material in such amounts as to present a deteriorated or slum-like appearance;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	<b>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.</b>	10/16/2019
CC 21-4.a.2.c	<b>Please repair, and/or paint, portions of eaves/trim where wood has rotted or become damaged. Repairs should be consistent with rest of residence (e.g. same paint color if doing touch up, similar building materials, etc.)</b>	10/16/2019

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

10/21/2019

HAROLD & BARBARA VOGEL  
 924 E BROADMOR DR  
 TEMPE, AZ 85282

Case #: CE195448  
 Site Address: 924 E BROADMOR DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 10/21/2019 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;
CC 21-4.a.2.c	Broken, rotted, split, curled or missing roofing material in such amounts as to present a deteriorated or slum-like appearance;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	<b>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.</b>	11/21/2019
CC 21-4.a.2.c	<b>Please repair, and/or paint, portions of eaves/trim where wood has rotted or become damaged. Repairs should be consistent with rest of residence (e.g. same paint color if doing touch up, similar building materials, etc.)</b>	11/21/2019

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.

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1701968</b>		Case Number		Social Security Number		Military		<input type="checkbox"/> Serious Physical Injury		<input type="checkbox"/> Accident <input type="checkbox"/> Fatality		<input type="checkbox"/> Commercial				
Driver's License No.				DLP <input type="checkbox"/>		State		Class		Endorsements M H N P T X D			Incident Report Number <b>CE195448</b>			
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language													Defendant Name (First, Middle, Last) <b>BARBARA J. VOGEL</b>		Juvenile	
Residence Address, City, State, Zip Code <b>924 E BROADMOR DR TEMPE AZ 85282</b>										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 <b>924 E BROADMOR DR</b>						<input checked="" type="checkbox"/> Tempe	State of Arizona				Area	Dist.			
The Defendant Committed the Following:																
<b>A</b>	Section: <b>TCC 21-3a</b>			Violation: <b>21-3.6.8. DETERIORATED LANDSCAPE</b>	<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code							
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense							
<b>B</b>	Section: <b>TCC 21-4a</b>			Violation: <b>21-4.2.6 DETERIORATED PAINT</b>	<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code							
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense							
<b>C</b>	Section:			Violation:	<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input type="checkbox"/> Municipal Code							
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense							
<b>D</b>	Section:			Violation:	<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input type="checkbox"/> Municipal Code							
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense							
<b>E</b>	Section:			Violation:	<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input type="checkbox"/> Municipal Code							
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense							
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: <b>12/09/19</b>		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 Address, City, State, Zip Code										Date:	Time:	<input type="checkbox"/> AM <input type="checkbox"/> PM	Court No.			
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.												
<b>X POSTED TO STRUCTURE</b>				<i>Michael J. [Signature]</i>				<b>8241</b>								
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 _____				<b>1ST CITE = \$400.00</b>				<b>11/22/19</b>								
										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.

COMPLAINT



1701968

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County,  
State of Arizona



Complaint Number <b>1701969</b>		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.				<input type="checkbox"/> DLP	State	Class	Endorsements M H N P T X D				Incident Report Number <b>CE195448</b>		
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language													
<b>Defendant</b>		Name (First, Middle, Last) <b>HAROLD D. VOGEL</b>										Juvenile	
Residence Address, City, State, Zip Code <b>924 E BROADMOR DR TEMPE AZ 85282</b>										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.		
<b>Vehicle</b>		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 <b>11</b>	Day <b>21</b>	Year <b>2019</b>	Time <b>2:11</b>	<input type="checkbox"/> AM <input checked="" type="checkbox"/> PM	<b>Speed</b>	Approx.	Posted	R & P	Speed Measurement Device <input type="checkbox"/> Radar <input type="checkbox"/> Laser <input type="checkbox"/> Pace		Direction of Travel	
At	Location <b>924 E BROADMOR DR</b>								<input checked="" type="checkbox"/> Tempe		State of Arizona	Area	Dist.
The Defendant Committed the Following:													
<b>A</b>	Section: <b>TCC 21-3a</b>		Violation: <b>DETERIORATED LANDSCAPE</b>		<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>B</b>	Section: <b>TCC 21-4a</b>		Violation: <b>DETERIORATED PAINT</b>		<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>C</b>	Section:		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						
<b>D</b>	Section:		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						
<b>E</b>	Section:		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						
<b>You must appear on the date and time indicated at:</b>	Tempe Municipal Court 140 E. 5th Street Tempe, AZ 85281 Court No. 0753			<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor	Date: <b>12/09/19</b>		Time: Between 9AM & 4PM						
	<input type="checkbox"/> Court:	Court Address, City, State, Zip Code			<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor	Date: _____		Time: _____		<input type="checkbox"/> AM <input type="checkbox"/> PM	Court No.		
Criminal: <input type="checkbox"/> Without admitting guilt, I promise to appear as directed hereon.	Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.	<input checked="" type="checkbox"/> <b>POSTED TO STRUCTURE</b>	Victim? <input type="checkbox"/>	Victim Notified? <input type="checkbox"/>	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 defen <b>Michael A. Alal</b> Complainant <b>CODE COMPLIANCE</b> PSN <b>2041</b>								
Comments: <b>Juvenile Notification:</b> 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 _____	<b>1ST CITE = \$400.00</b> <b>11/22/19</b> Date issued if not violation date												

COMPLAINT

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.



1701969

**Case No:** 19-042837-4 **Title:** STATE OF ARIZONA vs BARBARA J VOGEL

VOGEL, BARBARA J

UN -

**Case Status:** Inactive **Case Balance Owing:** \$566.80 **TPC Due Date:**  
**Filed:** 11/25/2019 **Stayed Balance Owing:** \$0.00 **TPC Amount Due:**

Cite Number	Code	Violation Date	Description	Filed	Disposition	Disp Date
1701968A	21-3B8	11/25/2019	LANDSCAPING-DEAD, DAMAGED, UNCONTROL	11/25/2019	58 - FAIL TO APPEAR	12/23/2019
1701968B	00-CV	11/25/2019	INVALID VIOLATION CODE ON CITATION	11/25/2019	-	
1701968B	21-4.2B	11/25/2019	CHIPPING/PEELING PAINT	11/25/2019	58 - FAIL TO APPEAR	12/23/2019

# Citations: 2

**Case No: 19-042837-4 Title: STATE OF ARIZONA vs BARBARA J VOGEL**

REGISTER OF ACTION						
Date	Cite Number	Action	Amount	Judge	User	
11/25/2019		ATTC FILED			LGB	
11/25/2019		FIRST CITATION - \$400.00			LGB	
11/25/2019	1701968 A	CIVIL ARRAIGNMENT NLT 12/9/2019			LGB	
11/25/2019	1701968 B	CIVIL ARRAIGNMENT NLT 12/9/2019			LGB	
11/26/2019	1701968 B	00-CV AMENDED TO 21-4.2B			LGB	
12/10/2019		CV ARR FTA - PENDING DEFAULT APPEAR NLT 12/23/2019			SYS	
12/10/2019		CV ARR FTA - PENDING DEFAULT APPEAR NLT 12/23/2019			SYS	
12/24/2019	1701968 A	DEFAULT FEE IMPOSED	\$50.00		SYS	
12/24/2019	1701968 A	FINE AND APPLICABLE FEES IMPOSED	\$200.00		SYS	
12/24/2019	1701968 A	JCEF TIME PAYMENT FEE IMPOSED	\$20.00		SYS	
12/24/2019	1701968 A	FTA DEFAULT			SYS	
12/24/2019	1701968 B	DEFAULT FEE IMPOSED	\$50.00		SYS	
12/24/2019	1701968 B	FINE AND APPLICABLE FEES IMPOSED	\$200.00		SYS	
12/24/2019	1701968 B	FTA DEFAULT			SYS	
12/24/2019		CASE HAS BEEN REFERRED TO VALLEY FOR COLLECTION				
12/26/2019		RET MAIL - PENDING DEFAULT LTR - NOT DELIVERABLE AS ADDRESSED	\$46.80			PDO
<b># Actions:</b>		<b>16</b>				

**Case No:** 19-042835-4 **Title:** STATE OF ARIZONA vs HAROLD D VOGEL

VOGEL, HAROLD D

UN -

**Case Status:** Inactive

**Case Balance Owing:** \$566.80

**TPC Due Date:**

**Filed:** 11/25/2019

**Stayed Balance Owing:** \$0.00

**TPC Amount Due:**

Cite Number	Code	Violation Date	Description	Filed	Disposition	Disp Date
1701969A	21-3B8	11/21/2019	LANDSCAPING-DEAD, DAMAGED, UNCONTROL	11/25/2019	58 - FAIL TO APPEAR	12/23/2019
1701969B	00-CV	11/21/2019	INVALID VIOLATION CODE ON CITATION	11/25/2019	-	
1701969B	21-4.2B	11/21/2019	CHIPPING/PEELING PAINT	11/25/2019	58 - FAIL TO APPEAR	12/23/2019

**# Citations:** 2



**Case No: 19-042835-4 Title: STATE OF ARIZONA vs HAROLD D VOGEL**

**REGISTER OF ACTION**

Date	Cite Number	Action	Amount	Judge	User
11/25/2019		ATTC FILED			LGB
11/25/2019		FIRST CITATION - \$400.00			LGB
11/25/2019	1701969 A	CIVIL ARRAIGNMENT NLT 12/9/2019			LGB
11/25/2019	1701969 B	CIVIL ARRAIGNMENT NLT 12/9/2019			LGB
11/26/2019	1701969 B	00-CV AMENDED TO 21-4.2B			LGB
12/10/2019		CV ARR FTA - PENDING DEFAULT APPEAR NLT 12/23/2019			SYS
12/10/2019		CV ARR FTA - PENDING DEFAULT APPEAR NLT 12/23/2019			SYS
12/24/2019	1701969 A	DEFAULT FEE IMPOSED	\$50.00		SYS
12/24/2019	1701969 A	FINE AND APPLICABLE FEES IMPOSED	\$200.00		SYS
12/24/2019	1701969 A	JCEF TIME PAYMENT FEE IMPOSED	\$20.00		SYS
12/24/2019	1701969 A	FTA DEFAULT			SYS
12/24/2019	1701969 B	DEFAULT FEE IMPOSED	\$50.00		SYS
12/24/2019	1701969 B	FINE AND APPLICABLE FEES IMPOSED	\$200.00		SYS
12/24/2019	1701969 B	FTA DEFAULT			SYS
12/24/2019		CASE HAS BEEN REFERRED TO VALLEY FOR COLLECTION			
12/26/2019		RET MAIL - PENDING DEFAULT LTR - NOT DELIVERABLE AS ADDRESSED	\$46.80		PDO
<b># Actions:</b>		<b>16</b>			



**Artistic Land Management, Inc.**

January 3, 2020

City of Tempe  
Attn: Michael Glab  
Code Inspector

RE: Clean up – 924 E. Broadmor Dr., Tempe

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 924 E. Broadmor Dr., in the City of Tempe. Please give us a call for any questions you may have at 480-821-4966.

**Scope of Work**

1. Weed whacking or scraping of entirety of front/side yard, so that yard appears consistent over entirety.
2. P.D. presence on site for duration of visit.
3. Application of pre-emergent to entirety of landscape.
4. Haul away and disposal of removed yard waste.

Total = \$554.00

Respectfully,

Jose Hernandez

Jan 7, 2020 10:14:46 AM

Tempe



Jan 7, 2020 10:14:56 AM

Tempe

