

**CITY OF TEMPE
HEARING OFFICER**

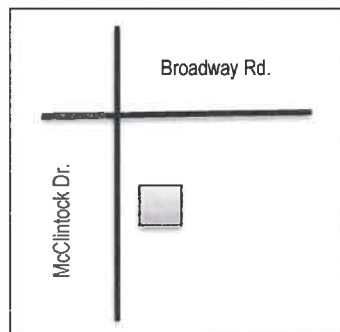
**Meeting Date: 05/05/2020
Agenda Item: 2**

ACTION: Request approval to abate public nuisance items at the Cleveland Property located at 1808 E. Concorda Drive. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$411.00 for abatement request: Remove inoperable vehicle(s) from the property.

RECOMMENDATION: Staff – Approval of 180 day open abatement

BACKGROUND INFORMATION: City of Tempe – Code Compliance Section requests approval to abate items in violation of the Tempe City Code at the CLEVELAND 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 CE196974: Remove inoperable vehicle(s) from the property.



Property Owner: Robert Cleveland
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 Cleveland Property located at 1808 E. Concorda Drive, in the R1-6, Single Family Residential district. This case was initiated 10/29/2019, 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	CLEVELAND ABATEMENT	EXISTING ZONING	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	1808 E CONCORDA DR., TEMPE, AZ 85282	SUITE	<input type="checkbox"/>
PROJECT DESCRIPTION	PALMCROFT MANOR 1 ABATEMENT OF CE196974 MAY 05, 2020	PARCEL No(s)	133-45-008 <input type="checkbox"/>
PROPERTY OWNER INFORMATION - REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW)			
BUSINESS NAME	ADDRESS	CITY	STATE ZIP
CONTACT NAME	PHONE	PHONE 2	
EMAIL			
<i>I hereby authorize the applicant below to process this application with the City of Tempe.</i>			
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
EMAIL	michael_glab@tempe.gov	PHONE	(480) 350-5461
<i>I hereby attest that this application is accurate and the submitted documents are complete. I acknowledge that if the application is deemed to be incomplete it will be returned to me without review, to be resubmitted with any missing information.</i>			
APPLICANT SIGNATURE X <i>Michael S. Glab</i>			DATE 3/24/2020
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 ZCM
<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			QE CM
TOTAL NUMBER OF APPLICATIONS	0		
FOR CITY USE ONLY			
DS TRACKING #	FILE THIS APPLICATION WITH CE / CM TRACKING #	DATE RECEIVED (STAMP)	VALIDATION OF PAYMENT (STAMP)
PL TRACKING #			
SPR TRACKING # (If 2 nd or 3 rd submittal, use planning resubmittal form)			TOTAL APPLICATION FEES
			RECEIVED BY INTAKE STAFF (INITIALS)

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA

DATE: 03/24/2020

SUBJECT: CLEVELAND Abatement

LOCATION: 1808 E CONCORDA DR, TEMPE, AZ 85282

LEGAL: LOT 013, BOOK 090, PAGE 043, as recorded with the Maricopa County Assessor

OWNER: **ROBERT CLEVELAND**
1808 E CONCORDA DR
TEMPE, AZ 85282

FINDINGS:

In October of 2019, violations of City Code were observed at the property. A notice was mailed to the property owner

In November of 2019, violations of Code remained. A second notice was mailed to the owner

In January of 2020, violations of Code remained. One additional notice was mailed to the property owner, as well as a notice was posted to the structure

In March of 2020, at least one violation returned to the property. Bids sought to abate the property

RECOMMENDATIONS:

The owner(s) of this property, ROBERT CLEVELAND, have/has made little to no attempt to bring the property into compliance. ROBERT CLEVELAND have/has had at least one 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: _____

NAME _____

DATE: _____

SUBMITTED
[Signature]
3 24 20



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

Date: 03/24/2020
Case #: CE196974

**ROBERT CLEVELAND
1808 E CONCORDA 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: 1808 E CONCORDA DR., TEMPE, AZ 85282
Parcel: 133-45-008

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 05/05/2020 at 5pm, at the City of Tempe Council Chambers, located at 31 E. 5th Street, 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.3 Inoperable vehicle

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.3 Please repair the inoperable vehicle(s) located on the property by inflating or replacing the flat tire(s). If unable to repair, please relocate the vehicle(s) to a location compliant with TCC, ZDC and ARS

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 \$411.00. 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

10/29/2019

ROBERT CLEVELAND
1808 E CONCORDA DR
TEMPE, AZ 85282

Case #: CE196974
Site Address: 1808 E CONCORDA DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 10/28/2019 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; or e. 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>
ZDC 4-602.B.7	<p><i>Recreational vehicles</i> and unmounted truck campers, exceeding twenty-one (21) feet in length and all boats and <i>trailers</i> shall not be parked in the required front <i>yard building setback</i> or required <i>street side yard setback</i> , except for periods of up to forty-eight (48) hours within seven (7) consecutive days for the purpose of loading, unloading and cleaning. Such vehicles parked or stored in the defined setbacks shall be subject to a <i>use permit</i> ; and</p>

**SITE REINSP
ON OR
AFTER**

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION

CC 21-3.b.3	Please bring vehicle(s) into compliance with requirements of TCC 21-3.b.3. The trailer located in the driveway is missing at least one tire and is clearly inoperable as a result. If moving trailer, please park it compliant with all Tempe City Codes, Tempe Zoning Codes and Arizona Revised Statutes	11/12/2019
CC 21-3.b.8	Please water/seed bare dirt patches of landscape. (e.g. east side of house, etc.)	12/02/2019
ZDC 4-602.B.7	Please park trailer compliant with requirements of Tempe ZDC 4-602.b.7. If trailer remains in driveway exceeding 48 hours during any seven-day period, the trailer needs to be at least twenty feet back from the front property line, OR, a use permit needs to be issued by the City of Tempe, granting authorization to park trailer for periods exceeding 48 hours.	11/12/2019

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

11/18/2019

ROBERT CLEVELAND
1808 E CONCORDA DR
TEMPE, AZ 85282

Case #: CE196974
Site Address: 1808 E CONCORDA DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 11/15/2019 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>
ZDC 4-602.B.7	<p><i>Recreational vehicles</i> and unmounted truck campers, exceeding twenty-one (21) feet in length and all boats and <i>trailers</i> shall not be parked in the required front <i>yard building setback</i> or required <i>street side yard setback</i> , except for periods of up to forty-eight (48) hours within seven (7) consecutive days for the purpose of loading, unloading and cleaning. Such vehicles parked or stored in the defined setbacks shall be subject to a <i>use permit</i> ; and</p>

**SITE REINSP
ON OR
AFTER**

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION

CC 21-3.b.3	Please bring vehicle(s) into compliance with requirements of TCC 21-3.b.3. The trailer located in the driveway is missing at least one tire and is clearly inoperable as a result. If moving trailer, please park it compliant with all Tempe City Codes, Tempe Zoning Codes and Arizona Revised Statutes	12/02/2019
CC 21-3.b.8	Please water/seed bare dirt patches of landscape. (e.g. east side of house, etc.)	12/02/2019
ZDC 4-602.B.7	Please park trailer compliant with requirements of Tempe ZDC 4-602.b.7. If trailer remains in driveway exceeding 48 hours during any seven-day period, the trailer needs to be at least twenty feet back from the front property line, OR, a use permit needs to be issued by the City of Tempe, granting authorization to park trailer for periods exceeding 48 hours.	12/02/2019

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

01/24/2020

ROBERT CLEVELAND
1808 E CONCORDA DR
TEMPE, AZ 85282

Case #: CE196974
Site Address: 1808 E CONCORDA DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 01/23/2020 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.4	<p>To leave or permit to remain outside of any single-family or multifamily dwelling or accessory building any camper, vehicle, or part thereof in any portion of the front or side area of the building visible from the street that is not on an improved area designed or intended for such use. An improved area shall:</p> <ul style="list-style-type: none">a. Be contiguous to, parallel with, and share an access point with, the required driveway;b. Have a consistent length and width, but not necessarily the same dimensions of the parking area or required driveway;c. Be no greater than thirty-five percent (35%) of the front and side areas visible from the street;d. Be a minimum of three (3) inches in depth if gravel, crushed rock or other aggregate. If using materials other than asphalt or concrete, an improved surface containing material such as gravel or crushed rock must be contained within a permanent border, imbedded in the ground, delineating the improved area from the remainder of the yard; ande. Be maintained free of all vegetation, including, but not limited to grasses, trees and bushes.

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;

ZDC 4-602.B.7 *Recreational vehicles* and unmounted truck campers, exceeding twenty-one (21) feet in length and all boats and *trailers* shall not be parked in the required front *yard building setback* or required *street side yard setback*, except for periods of up to forty-eight (48) hours within seven (7) consecutive days for the purpose of loading, unloading and cleaning. Such vehicles parked or stored in the defined setbacks shall be subject to a *use permit*; and

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.3	Please repair inoperable vehicle(s), OR, relocate inoperable vehicle(s) to a location compliant with TCC, Zoning Code and ARS. Please registered unregistered vehicle(s), OR, relocate the vehicle(s) to a location compliant with TCC, Zoning Code and ARS	02/07/2020
CC 21-3.b.4	Please park vehicle(s) compliant with all five requirements of TCC 21-3.b.4. (e.g. trailer on west side of driveway; location needs to meet all five requirements, remove vegetation, tree, etc.; pickup parked in front yard grass landscape, etc.)	02/07/2020
CC 21-3.b.8	Please seed/water the front and/or side 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. (e.g. east side of house, etc.)	IMMEDIATELY
ZDC 4-602.B.7	Please park trailers compliant with requirements of ZDC 4-602.b.7 (e.g. no longer than 48 hours in the front setback, per any seven-day period, without having obtained a use permit)	IMMEDIATELY

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 1702081		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 CE196974	
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language													
Defendant		Name (First, Middle, Last) ROBERT IRA CLEVELAND										Juvenile	
Residence Address, City, State, Zip Code 1808 E CONCORDA 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 01	Day 23	Year 2020	Time 2:18	<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 1808 E CONCORDA DR							<input checked="" type="checkbox"/> Tempe <input type="checkbox"/> State of Arizona		Area	Dist.		
The Defendant Committed the Following:													
A	Section: TCC 21-3a		Violation: 21-3.b.8 DETERIORATED LANDSCAPE		<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				
	MVD												
B	Section: ZDC1-201A		Violation: ZDC 4-102.b.7 TRAILER FRONT SETBACK		<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				
	MVD												
C	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				
	MVD												
D	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				
	MVD												
E	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				
	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: 02/07/2020		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												
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 <i>[Signature]</i>		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 _____													
Date issued if not violation date 01/24/2020													

1ST CITE = \$370.00

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.



1702081

Case Summary External

Case No: 20-003238-4

Title: CITY OF TEMPE vs ROBERT IRA CLEVELAND

CLEVELAND, ROBERT IRA
 1808 E CONCORDA DR
 TEMPE, AZ 85282

Case Status: Inactive **Case Balance Owing:** \$545.00 **TPC Due Date:**
Filed: 1/27/2020 **Stayed Balance Owing:** \$0.00 **TPC Amount Due:**

Cite Number	Code	Violation Date	Description	Filed	Disposition	Disp Date
1702081A	21-3B8	01/23/2020	LANDSCAPING-DEAD, DAMAGED, UNCONTR	1/27/2020	58 - FAIL TO APPEAR	2/23/2020
1702081B	4-002 B, 7(1-201A)	01/23/2020	RECREATIONAL VEHICLE PARKING	1/27/2020	58 - FAIL TO APPEAR	2/23/2020

Citations: 2



Tempe

rpICMS_11025

Case No: 20-003238-4

Title: CITY OF TEMPE VS ROBERT IRA CLEVELAND

REGISTER OF ACTION

Date	Cite Number	Action	Amount	Judge	User
1/27/2020		ATTC FILED			PDO
1/27/2020		1ST CITE = \$370.00 1ST CITE = \$370.00			PDO
1/27/2020	1702081 A	CIVIL ARRAIGNMENT NLT 2/7/2020			PDO
1/27/2020	1702081 B	CIVIL ARRAIGNMENT NLT 2/7/2020			PDO
2/10/2020		CV ARR FTA - PENDING DEFAULT APPEAR NLT 2/21/2020			SYS
2/10/2020		CV ARR FTA - PENDING DEFAULT APPEAR NLT 2/21/2020			SYS
2/24/2020	1702081 A	DEFAULT FEE IMPOSED	\$50.00		SYS
2/24/2020	1702081 A	FINE AND APPLICABLE FEES IMPOSED	\$200.00		SYS
2/24/2020	1702081 A	JCEF TIME PAYMENT FEE IMPOSED	\$20.00		SYS
2/24/2020	1702081 A	FTA DEFAULT			SYS
2/24/2020	1702081 B	DEFAULT FEE IMPOSED	\$50.00		SYS
2/24/2020	1702081 B	FINE AND APPLICABLE FEES IMPOSED	\$189.00		SYS
2/24/2020	1702081 B	FTA DEFAULT			SYS
2/24/2020		CASE HAS BEEN REFERRED TO VALLEY FOR COLLECTION	\$45.00		
2/24/2020		DEBT SETOFF CLAIM OF \$545.00 SENT TO AOC			SYS
<p># Actions: 15</p>					



HAMANN ENTERPRISES, LLC
2925 N 19TH AVE UNIT 97
PHOENIX, AZ 85015
(602) 575-4455
hamannenterprises@yahoo.com

THE FOLLOWING DOCUMENT IS FOR:

NAME: MICHEAL GLAB

FIRM: CITY OF TEMPE

DATE: 3/5/20

PROPOSAL

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

ADDRESS: 1808 E CONCORDA DR.

1	REMOVAL OF VEHICLE WITH FLAT TIRE	\$135.00
2	SECURITY BY TEMPE POLICE	\$276.00
3		\$0.00
4		\$0.00
5		\$0.00
6		\$0.00
TOTAL COST OF JOB		<hr/> \$411.00

THANK YOU FOR YOUR BUSINESS

BOB HAMANN

Mar 4, 2020 10:40:08 AM
Tempe

