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**CITY OF TEMPE  
HEARING OFFICER**

**Meeting Date: 09/01/2020  
Agenda Item: 3**

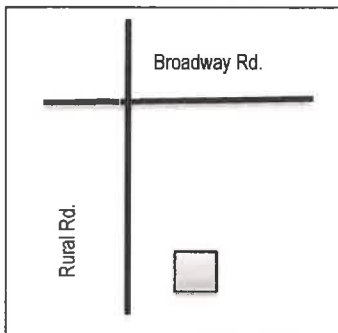
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**ACTION:** Request approval to abate public nuisance items at the Cepeda Property located at 1168 E. Alameda Drive. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$528.00 for abatement request: Landscape cleanup.

**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 CEPEDA 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 CE200703: Landscape cleanup.



Property Owner	Gilberto & Nancy Cepeda
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 Cepeda Property located at 1168 E. Alameda Drive, in the R1-6, Single Family Residential district. This case was initiated 02/05/20, 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	CEPEDA ABATEMENT	EXISTING ZONING	R1-6	<input type="checkbox"/>
PROJECT ADDRESS	1168 E ALAMEDA DR., TEMPE, AZ 85282	SUITE(S)		<input type="checkbox"/>
PROJECT DESCRIPTION	HUGHES ACRES 3 ABATEMENT OF CE200703 SEPTEMBER 01, 2020	PARCEL No(s)	133-56-254	<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	
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	STATE	ZIP	85281-3681
EMAIL	michael_glab@tempe.gov	PHONE 1	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	DATE	7/17/2020
<i>Michael A. Glab</i>			

### BUSINESS INFORMATION – REQUIRED FOR USE PERMITS & SIGN DPRs

BUSINESS NAME	ADDRESS	CITY	STATE	ZIP
CONTACT NAME	PHONE	EMAIL		
TYPE OF BUSINESS				

<input checked="" type="checkbox"/> 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:** 07/17/2020

**SUBJECT:** CEPEDA Abatement

**LOCATION:** 1168 E ALAMEDA DR, TEMPE, AZ 85282

**LEGAL:** LOT 424, BOOK 104, PAGE 047, as recorded with the Maricopa County Assessor

**OWNER:** GILBERTO & NANCY CEPEDA  
1168 E ALAMEDA DR  
TEMPE, AZ 85282

**FINDINGS:**

On 02/05/2020 a violation of City Code was present. Notice was mailed to the property owners

On 02/26/2020 a violation of City Code remained at the property. A second notice was mailed to the property owners

On 03/17/2020 a violation of City Code remained at the property. A notice was posted to the front of the structure

On 05/19/2020 a violation of City Code remained, and citations were issued to the property owners

**RECOMMENDATIONS:**

The owner(s) of this property, GILBERTO & NANCY CEPEDA, have/has made little to no attempt to bring the property into compliance. GILBERTO & NANCY CEPEDA have/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.

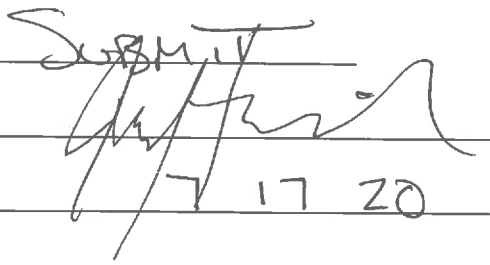
Respectfully submitted,

MICHAEL GLAB  
Code Inspector  
City of Tempe

ACTION TAKEN: \_\_\_\_\_

NAME: \_\_\_\_\_

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





## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

Date: 07/17/2020  
Case #: CE200703

**GILBERTO & NANCY CEPEDA  
1168 E ALAMEDA 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: 1168 E ALAMEDA DR., TEMPE, AZ 85282  
Parcel: 133-56-254

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 09/01/2020 at 5pm, at the City of Tempe Council Chambers, located at 31 E. 5<sup>th</sup> 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.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 remove the over height grass/weeds from the property (e.g. the west side of the front landscape. Please remove the dead leaf pile from the middle of the front yard landscape, 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 \$528.00. 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

02/06/2020

AUBREY URBANA  
1168 E ALAMEDA DR  
TEMPE, AZ 85282

Case #: CE200703  
Site Address: 1168 E ALAMEDA DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 02/05/2020 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.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	<b>Please remove the grass/weeds from the gravel portions of the front, and/or side yard, landscape</b>	02/20/2020
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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

02/06/2020

GILBERTO & NANCY CEPEDA  
9112 LUBEC ST  
DOWNEY, CA 90240

Case #: CE200703  
Site Address: 1168 E ALAMEDA DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 02/05/2020 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.

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**SITE REINSP  
ON OR  
AFTER**

**PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION**

CC 21-3.b.8	<b>Please remove the grass/weeds from the gravel portions of the front, and/or side yard, landscape</b>	02/20/2020
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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**

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COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE

02/27/2020

AUBREY URBANA  
1168 E ALAMEDA DR  
TEMPE, AZ 85282

Case #: CE200703  
Site Address: 1168 E ALAMEDA DR, TEMPE, AZ 85282

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CC 21-4.a.3	Outside of any building, any required address numbers which are not mounted to the building in a permanent and stationary manner, or are obstructed by trees, shrubs, or anything that would tend to hide or obscure the numbers, or are not visible at all times from public access areas to the dwelling;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	<b>Please remove the grass/weeds from the gravel portions of the front, and/or side yard, landscape</b>	03/12/2020
CC 21-4.a.3	<b>Please display address numbers on the property, compliant with the requirements of TCC 21-4.a.3</b>	03/12/2020

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**

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**Civil and Criminal Penalties**

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COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE

02/27/2020

GILBERTO & NANCY CEPEDA  
9112 LUBEC ST  
DOWNEY, CA 90240

Case #: CE200703  
Site Address: 1168 E ALAMEDA DR, TEMPE, AZ 85282

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CC 21-4.a.3	Outside of any building, any required address numbers which are not mounted to the building in a permanent and stationary manner, or are obstructed by trees, shrubs, or anything that would tend to hide or obscure the numbers, or are not visible at all times from public access areas to the dwelling;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	<b>Please remove the grass/weeds from the gravel portions of the front, and/or side yard, landscape</b>	03/12/2020
CC 21-4.a.3	<b>Please display address numbers on the property, compliant with the requirements of TCC 21-4.a.3</b>	03/12/2020

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**

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COMMUNITY DEVELOPMENT DEPARTMENT  
 CODE COMPLIANCE  
 POST TO STRUCTURE

03/17/2020

AUBREY URBANA  
 1168 E ALAMEDA DR  
 TEMPE, AZ 85282

Case #: CE200703  
 Site Address: 1168 E ALAMEDA DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 03/17/2020 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.

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PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	<b>Please remove the grass/weeds from the gravel portions of the front, and/or side yard, landscape</b>	03/24/2020
CC 21-4.a.3	<b>Please display address numbers on the property, compliant with the requirements of TCC 21-4.a.3</b>	03/24/2020

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**

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# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1702178</b>		Case Number		Social Security Number		Military <input type="checkbox"/>		<input type="checkbox"/> Serious Physical Injury		<input type="checkbox"/> Accident <input type="checkbox"/> Fatality <input type="checkbox"/> Commercial		<input type="checkbox"/> 16 Passenger Vehicle <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 <b>CE200703</b>	
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language													
<b>Defendant</b>		Name (First, Middle, Last) <b>GILBERTO CEPEDA</b>										Juvenile	
Residence Address, City, State, Zip Code <b>9112 LUBEC ST DOWNEY CA 90240</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>05</b>	Day <b>19</b>	Year <b>2020</b>	Time <b>843</b>	<input checked="" type="checkbox"/> AM <input 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>1168 E ALAMEDA DR</b>								<input checked="" type="checkbox"/> Tempe <input type="checkbox"/> 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 checked="" type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic						
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense				
MVD													
<b>B</b>	Section: <b>TCC 21-4a</b>		Violation: <b>21-4.a.3 NO ADDRESS NUMBERS</b>		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic						
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense				
MVD													
<b>C</b>	Section:		ARS CC Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic						
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense				
MVD													
<b>D</b>	Section:		ARS CC Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic						
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense				
MVD													
<b>E</b>	Section:		ARS CC Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic						
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense				
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>06/03/2020</b>		Time: <b>Between 9AM &amp; 4PM</b>				
		<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.					
<b>X POSTED COPY TO TEMPE ADDRESS ORIGINAL MAILED CERTIFIED</b>								Complainant <b>Michael A. Hill</b>		PSN <b>8041</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>05/20/2020</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.



1702178

COMPLAINT

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1702179</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>CE200703</b>					
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language																	
<b>Defendant</b>		Name (First, Middle, Last) <b>NANCY CEPEDA</b>										Juvenile					
Residence Address, City, State, Zip Code <b>9112 LUBEC ST DOWNEY CA 90240</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>05</b>	Day <b>19</b>	Year <b>2020</b>	Time <b>843</b>	<input checked="" type="checkbox"/> AM <input 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>1168 E ALAMEDA 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>21-36.8 DETERIORATED LANDSCAPE</b>		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal		<input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code		<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>21-4a.3 NO ADDRESS NUMBERS</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:		ARS CC 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:		ARS CC 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:		ARS CC 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>06/03/2020</b>		Time: Between 9AM & 4PM							
		<input type="checkbox"/> Court:		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. Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.								Victim? <input type="checkbox"/>		Victim Notified? <input type="checkbox"/>							
X <b>POSTED COPY TO TEMPE ADDRESS ORIGINAL MAILED CERTIFIED</b>								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.									
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 _____								Complainant <b>CODE COMPLIANCE</b>		PSN <b>8041</b>							
<b>1ST CITE = \$400.00</b>								Date Issued if not violation on date <b>05/20/2020</b>									

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.



1702179

COMPLAINT

**Case No: 20-012060-4**      **Title: CITY OF TEMPE vs NANCY CEPEDA**

CEPEDA, NANCY  
 9112 LUBEC ST  
 DOWNEY, CA 90240

**Case Status:** Inactive      **Case Balance Owning:** \$566.80      **TPC Due Date:**  
**Filed:** 5/20/2020      **Stayed Balance Owning:** \$0.00      **TPC Amount Due:**

Cite Number	Code	Violation Date	Description	Filed	Disposition	Disp Date
21-3B8A	21-3B8	05/19/2020	LANDSCAPING-DEAD, DAMAGED, UNCONTRO	5/20/2020	58 - FAIL TO APPEAR	7/6/2020
21-3B8B	21-4A3	05/19/2020	OBSTRUCTED ADDRESS NUMBERS	5/20/2020	58 - FAIL TO APPEAR	7/6/2020

# Citations: 2



Case No: 20-012060-4

Title: CITY OF TEMPE VS NANCY CEPEDA

REGISTER OF ACTION

Date	Cite Number	Action	Amount	Judge	User
5/20/2020		ATTC FILED			JDH
5/20/2020		CE 200703 1ST VIOLATION			JDH
5/20/2020	21-3B8 A	CIVIL ARRAIGNMENT NLT 6/3/2020			JDH
5/20/2020	21-3B8 B	CIVIL ARRAIGNMENT NLT 6/3/2020			JDH
6/7/2020		CV ARR FTA - PENDING DEFAULT APPEAR NLT 7/6/2020			SYS
6/7/2020		CV ARR FTA - PENDING DEFAULT APPEAR NLT 7/6/2020			SYS
7/7/2020	21-3B8 A	DEFAULT FEE IMPOSED	\$50.00		SYS
7/7/2020	21-3B8 A	FINE AND APPLICABLE FEES IMPOSED	\$200.00		SYS
7/7/2020	21-3B8 A	JCEF TIME PAYMENT FEE IMPOSED	\$20.00		SYS
7/7/2020	21-3B8 A	FTA DEFAULT			SYS
7/7/2020	21-3B8 B	DEFAULT FEE IMPOSED	\$50.00		SYS
7/7/2020	21-3B8 B	FINE AND APPLICABLE FEES IMPOSED	\$200.00		SYS
7/7/2020	21-3B8 B	FTA DEFAULT			SYS
7/7/2020		CASE HAS BEEN REFERRED TO VALLEY FOR COLLECTION	\$46.80		
<b># Actions: 14</b>					



**Case No: 20-012061-4**

**Title: CITY OF TEMPE VS GILBERTO CEPEDA**

CEPEDA, GILBERTO  
 9112 LUBEC ST  
 DOWNEY, CA 90240

**Case Status:** Closed      **Case Balance Owning:** \$0.00  
**Filed:** 5/20/2020      **Stayed Balance Owning:** \$0.00

**TPC Due Date:**  
**TPC Amount Due:**

Cite Number	Code	Violation Date	Description	Filed	Disposition	Disp Date
1702178A	21-3B8	05/19/2020	LANDSCAPING-DEAD, DAMAGED, UNCONTRO	5/20/2020	11 - PLEAD GUILTY/RESP - SENT IMPOSED	6/26/2020
1702178B	21-4A3	05/19/2020	OBSTRUCTED ADDRESS NUMBERS	5/20/2020	11 - PLEAD GUILTY/RESP - SENT IMPOSED	6/26/2020

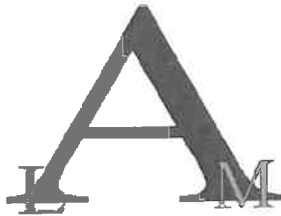
**# Citations: 2**

**REGISTER OF ACTION**

Date	Cite Number	Action	Amount	Judge	User
5/20/2020		ATTC FILED			JDH
5/20/2020		CE 200703 1ST VIOLATION			JDH
5/20/2020	1702178 A	CIVIL ARRAIGNMENT NLT 6/3/2020			JDH
5/20/2020	1702178 B	CIVIL ARRAIGNMENT NLT 6/3/2020			JDH
6/7/2020		CV ARR FTA - PENDING DEFAULT APPEAR NLT 7/6/2020			SYS
6/7/2020		CV ARR FTA - PENDING DEFAULT APPEAR NLT 7/6/2020			SYS
6/26/2020	1702178 A	11 - PLEAD GUILTY/RESP - SENT IMPOSED		KK	SYS
6/26/2020	1702178 A	FINE AND APPLICABLE FEES IMPOSED	\$200.00	KK	SYS
6/26/2020	1702178 B	11 - PLEAD GUILTY/RESP - SENT IMPOSED		KK	SYS
6/26/2020	1702178 B	FINE AND APPLICABLE FEES IMPOSED	\$200.00	KK	SYS
6/26/2020		FINES AND FEES PAID	\$400.00		SYS
7/7/2020		CLOSED CASE FILE PURGE DATE SET TO 7/7/2025			SYS

**# Actions: 12**





Artistic Land Management, Inc.

June 26, 2020

City of Tempe  
Attn: Michael Glab  
Code Inspector

RE: Clean up – 1168 E Alameda 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 1168 E Alameda 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 the front and/or side yard landscape
- Application of Pre-Emergent over gravel landscape
- Haul away and disposal of the removed yard waste
- P.D presence on site for duration of visit

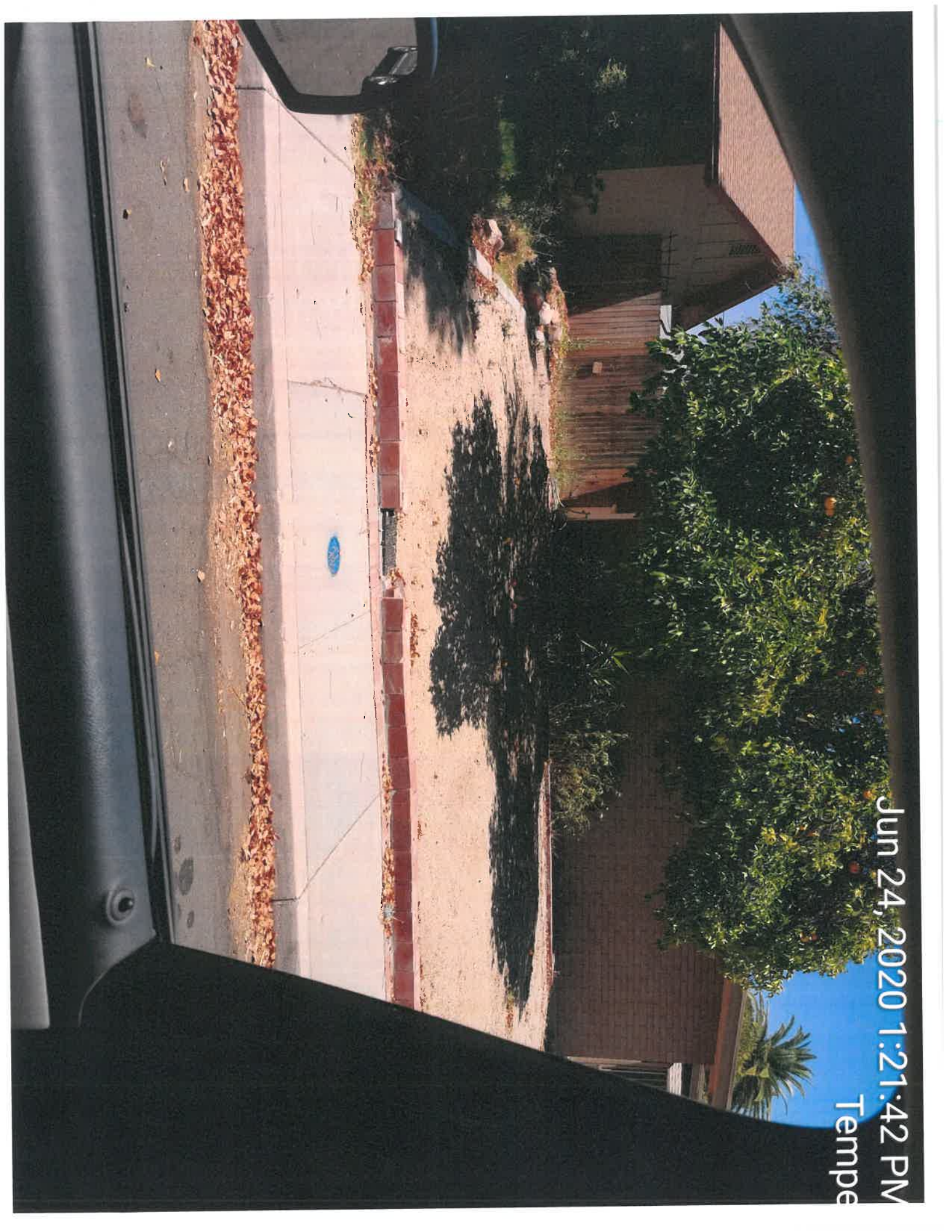
Total = \$528.00

Respectfully,

Jose Hernandez

Jun 24, 2020 1:21:42 PM

Tempe



Jun 24, 2020 1:21:39 PM  
Tempe

