

**CITY OF TEMPE
HEARING OFFICER**

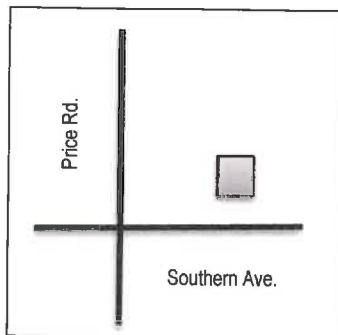
**Meeting Date: 11/03/2020
Agenda Item: 2**

ACTION: Request approval to abate public nuisance items at the Chapman Olisky Property located at 3230 S. Birchett Drive. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$989.00 for abatement request: remove junk and miscellaneous household items from front & side yards.

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 CHAPMAN OLISKY 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 CE197362: remove junk and miscellaneous household items from front & side yards.



Property Owner: Cory Chapman & Elizabeth Olisky
Applicant: City of Tempe – Code Compliance
Zoning District: R1-6 Single Family Residential
Code Compliance Inspector: Barbara Simons, 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 Chapman Olisky Property located at 3230 S. Birchett Drive, in the R1-6, Single Family Residential district. This case was initiated 11/15/19, 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	CHAPMAN OLISKY PROPERTY ABATEMENT	EXISTING ZONING	R1-6	<input type="checkbox"/>
PROJECT ADDRESS	3230 S BIRCHETT DR	SUITE(S)		<input type="checkbox"/>
PROJECT DESCRIPTION	REMOVE JUNK/MISC HOUSEHOLD ITEMS STORED IN FRONT YARD AREAS ABATEMENT OF CE197362 NOVEMBER 3, 2020	PARCEL No(S)	134-41-014	<input type="checkbox"/>

PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW)

BUSINESS NAME	ADDRESS	CITY	STATE	ZIP
CONTACT NAME	PHONE 1	PHONE 2		

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

PROPERTY OWNER SIGNATURE	X	DATE	
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APPLICANT INFORMATION – REQUIRED

COMPANY / FIRM NAME	CITY OF TEMPE/CODE COMPLIANCE	ADDRESS	21 E 6TH ST STE 208
CONTACT NAME	BARBARA SIMONS	CITY	TEMPE
EMAIL	barbara_simons@tempe.gov	PHONE 1	(480) 350-5460

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	
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BUSINESS INFORMATION – REQUIRED FOR USE PERMITS & SIGN DPRs

BUSINESS NAME	ADDRESS	CITY	STATE	ZIP
CONTACT NAME	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 #			TOTAL APPLICATION FEES
SPR TRACKING # (if 2 nd or 3 rd submittal, use planning resubmittal form)			RECEIVED BY INTAKE STAFF (INITIALS)

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA

DATE: 09/23/20
TO: Jeff Tamulevich, Code Compliance Administrator
FROM: Barbara Simons
SUBJECT: Request to Authorize for Abatement– Reference Complaint #CE197362

LOCATION: 3230 S. Birchett Dr., Tempe, AZ 85282
LEGAL: Parcel #133-38-131, as recorded with the Maricopa County Assessor
OWNER: Cory Chapman / Elizabeth Olisky
3230 S. Birchett Dr.
Tempe, AZ 85282

FINDINGS:

11/15/19 - Case was opened proactively for a dead citrus tree in the front yard. Notice to comply was mailed to the owners with a re-inspection date of 12/19/2019.

12/19/19 – The property was inspected and the dead tree was still there. In addition junk, furniture, miscellaneous household items and numerous boxes were observed in both side yards. First notice was re-sent with a re-inspection date of 1/21/20.

1/21/20 – The property was inspected and the dead tree was gone. All of the observed items were still stored in both side yards. As progress had been observed, first notice was sent again with a re-inspection date of 2/6/20.

2/6/20 – All of the previous areas filled with the observed items remained; in addition items were now stored in front of the garage area and on the front porch. Final notice was sent with a re-inspection date of 2/25/20.

2/20/20 – Spoke with owner Elizabeth Olisky who explained she functions as a donation point for a charity. I explained that this was a violation and she would have to come up with a different process. I asked Ms. Olisky to come up with a date that she would have her issues resolved and she agreed to let me know.

3/19/20 – The owner never contacted me. The piles of donated items had increased to include more items in front of the garage and a large shade canopy had been added to the north side yard that was completely full of stored items. I spoke with the owner and she explained that the pandemic shutdown made it impossible for her to arrange a pick-up for the items. She agreed to have the items removed by 6/1/20.

6/2/20 – The property was re-inspected and no improvement was observed. Final notice was re-sent.

6/24/20 - The property was re-inspected and no improvement was observed. I received an email from the owner claiming the entity that is supposed to pick up the items keeps pushing her out and was scheduled for July 23rd; I told her that I would re-inspect on July 27th and that she would need to make other arrangements if her scheduled pickup was delayed again. I told her this would be her last extension.

8/3/20 – The property was re-inspected and the canopy was gone but the stored items had been moved, distributed along the garage exterior and other walls. The items in the side yards, in front of the garage and on the front porch remained. Photos were taken and citation #1619549 was issued to Elizabeth Olisky on 8/4/20.

9/23/20 – The property was re-inspected and numerous items remain stored in all the previously mentioned areas. Code Compliance filed for an Abatement Hearing.

RECOMMENDATIONS:

I recommend the approval of a 180-day open abatement period for removal of junk, trash and debris from 3230 S. Birchett Drive, which is owned by Cory Chapman and Elizabeth Olisky. The owners have been given ample time and opportunities to bring the property into compliance and have failed to take corrective action.

Respectfully submitted,
Barbara Simons

ACTION TAKEN: SUBMIT

NAME: [Signature]

DATE: 9/27/20



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

Date: 09/23/2020
Case #: CE197362

**CHAPMAN CORY/OLISKY ELIZABETH
3230 S BIRCHETT 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: 3230 S BIRCHETT DR TEMPE, AZ 85282
Parcel: 134-41-014

This office will submit this complaint to the Community Development Abatement Hearing Officer to be placed on the Hearing Officer agenda of November 3, 2020, located at the Tempe Council Chambers, 31 E 5th Street, at 5pm. 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.1 Filthy, littered, debris or trash-covered exterior areas

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.1 Please remove the bags, bins, boxes, furniture and miscellaneous household items stored in the driveway, garage area, front porch area, and both side yards of the property.

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 \$ 989 . 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: Barbara Simons
Phone Number: 480-350-5460
E-mail: Barbara_Simons@tempe.gov**



Artistic Land Management, Inc.

September 18, 2020

City of Tempe
Attn: Barbara Simons
Code Inspector

RE: Cleanup – 3230 S Birchett 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 3230 S Birchett 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 stored items, junk, trash and debris from front and side yards, including along the front of the garage, the side of the garage, the front porch area, and both side yards
- P.D. presence on site during abatement

Total = \$989.00

Respectfully,

Jose Hernandez



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE

11/15/2019

CHAPMAN CORY/OLISKY ELIZABETH
3230 S BIRCHETT DR
TEMPE, AZ 85282

Case #: CE197362
Site Address: 3230 S BIRCHETT 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.8	Dead trees or parts including stumps

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	Please remove the dead citrus tree in the front yard, taking the stump down flush to the ground.	12/19/2019

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

Barbara Simons
Code Inspector

Direct: 480-350-5460
Code Compliance: 480-350-8372
Email: Barbara_Simons@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

12/19/2019

CHAPMAN CORY/OLISKY ELIZABETH
3230 S BIRCHETT DR
TEMPE, AZ 85282

Case #: CE197362
Site Address: 3230 S BIRCHETT DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 12/19/2019 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas
CC 21-3.b.8	Dead trees or parts including stumps

**SITE REINSP
ON OR
AFTER**

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION

CC 21-3.b.1	Please remove the miscellaneous household items stored in the side yards of the property.	
CC 21-3.b.8	Please remove the dead citrus tree in the front yard, taking the stump down flush to the ground.	01/21/2020

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

Barbara Simons
Code Inspector

Direct: 480-350-5460
Code Compliance: 480-350-8372
Email:Barbara_Simons@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

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COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE

01/21/2020

CHAPMAN CORY/OLISKY ELIZABETH
3230 S BIRCHETT DR
TEMPE, AZ 85282

Case #: CE197362
Site Address: 3230 S BIRCHETT DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 01/21/2020 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.1	Filthy, littered, debris or trash-covered exterior areas

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove the bags, boxes and miscellaneous household items stored in the driveway and side yard of the property.	02/06/2020

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

Barbara Simons
Code Inspector

Direct: 480-350-5460
Code Compliance: 480-350-8372
Email: Barbara_Simons@tempe.gov

Please Note: In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$75.00 pursuant to City Code Section 21-51, subsection (b).

Civil and Criminal Penalties

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
FINAL CORRECTION NOTICE

02/06/2020

CHAPMAN CORY/OLISKY ELIZABETH
3230 S BIRCHETT DR
TEMPE, AZ 85282

Case #: CE197362
Site Address: 3230 S BIRCHETT DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 02/06/2020 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.1	Filthy, littered, debris or trash-covered exterior areas

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION

		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove the bags, boxes and miscellaneous household items stored in the driveway, front porch area, and both side yards of the property.	02/25/2020

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

Barbara Simons
Code Inspector

Direct: 480-350-5460
Code Compliance: 480-350-8372
Email: Barbara_Simons@tempe.gov

Please Note: In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$75.00 pursuant to City Code Section 21-51, subsection (b).

Civil and Criminal Penalties

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
FINAL CORRECTION NOTICE

03/19/2020

CHAPMAN CORY/OLISKY ELIZABETH
3230 S BIRCHETT DR
TEMPE, AZ 85282

Case #: CE197362
Site Address: 3230 S BIRCHETT DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 03/19/2020 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.1	Filthy, littered, debris or trash-covered exterior areas

**SITE REINSP
ON OR
AFTER**

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION

CC 21-3.b.1	Please remove the bags, boxes and miscellaneous household items stored in the driveway, front porch area, and both side yards of the property.	04/07/2020
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Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

Barbara Simons
Code Inspector

Direct: 480-350-5460
Code Compliance: 480-350-8372
Email: Barbara_Simons@tempe.gov

Please Note: In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$75.00 pursuant to City Code Section 21-51, subsection (b).

Civil and Criminal Penalties

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
FINAL CORRECTION NOTICE

06/02/2020

CHAPMAN CORY/OLISKY ELIZABETH
3230 S BIRCHETT DR
TEMPE, AZ 85282

Case #: CE197362
Site Address: 3230 S BIRCHETT DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 06/02/2020 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.1	Filthy, littered, debris or trash-covered exterior areas

**SITE REINSP
ON OR
AFTER**

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION

CC 21-3.b.1	Please remove the bags, boxes and miscellaneous household items stored in the driveway, front porch area, and both side yards of the property.	06/22/2020
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This is your final warning!

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

Barbara Simons
Code Inspector

Direct: 480-350-5460
Code Compliance: 480-350-8372
Email:Barbara_Simons@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

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Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1619549		Case Number		Social Security Number		Military		<input type="checkbox"/> Serious Physical Injury		<input type="checkbox"/> Accident <input type="checkbox"/> Fatality		<input type="checkbox"/> Commercial <input type="checkbox"/> Haz. Material	
Driver's License No.				DLP <input type="checkbox"/>	State	Class	Endorsements M H N P T X D					Incident Report Number CE 197302	
Defendant Name (First, Middle, Last) ELIZABETH OLUSKY												Juvenile	
Residence Address, City, State, Zip Code 3230 S. BIRCHETT DR TEMPE AZ 85282												Residence Phone No. ()	
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth		Restrictions					
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 08	Day 03	Year 2020	Time 230	<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 3230 S. BIRCHETT DR.								<input checked="" type="checkbox"/> Tempe		State of Arizona		Area	Dist.

The Defendant Committed the Following:

A	Section: TCC 21-3 A	ARS Violation: CC 21-3, b.1 JUNK & DEBRIS	<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	Section:	ARS 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					
C	Section:	ARS 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					
D	Section:	ARS 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					
E	Section:	ARS 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					

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: 8/24/2020	Time: Between 9AM & 4PM
		<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor	Date: _____	Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM
	<input type="checkbox"/> Court:		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 MAILED & POSTED TO PROPERTY	Complainant SIMMONS	PSN 8042

Comments:
Juvenile Notification: Failure to appear or comply as ordered will result in a suspension of your driver's license/driving privileges until you comply or reach your 18th birthday. Initials _____

1ST VIOLATION - \$2000 FINE

Date issued if not violation date: **8/4/2020**

COMPLAINT

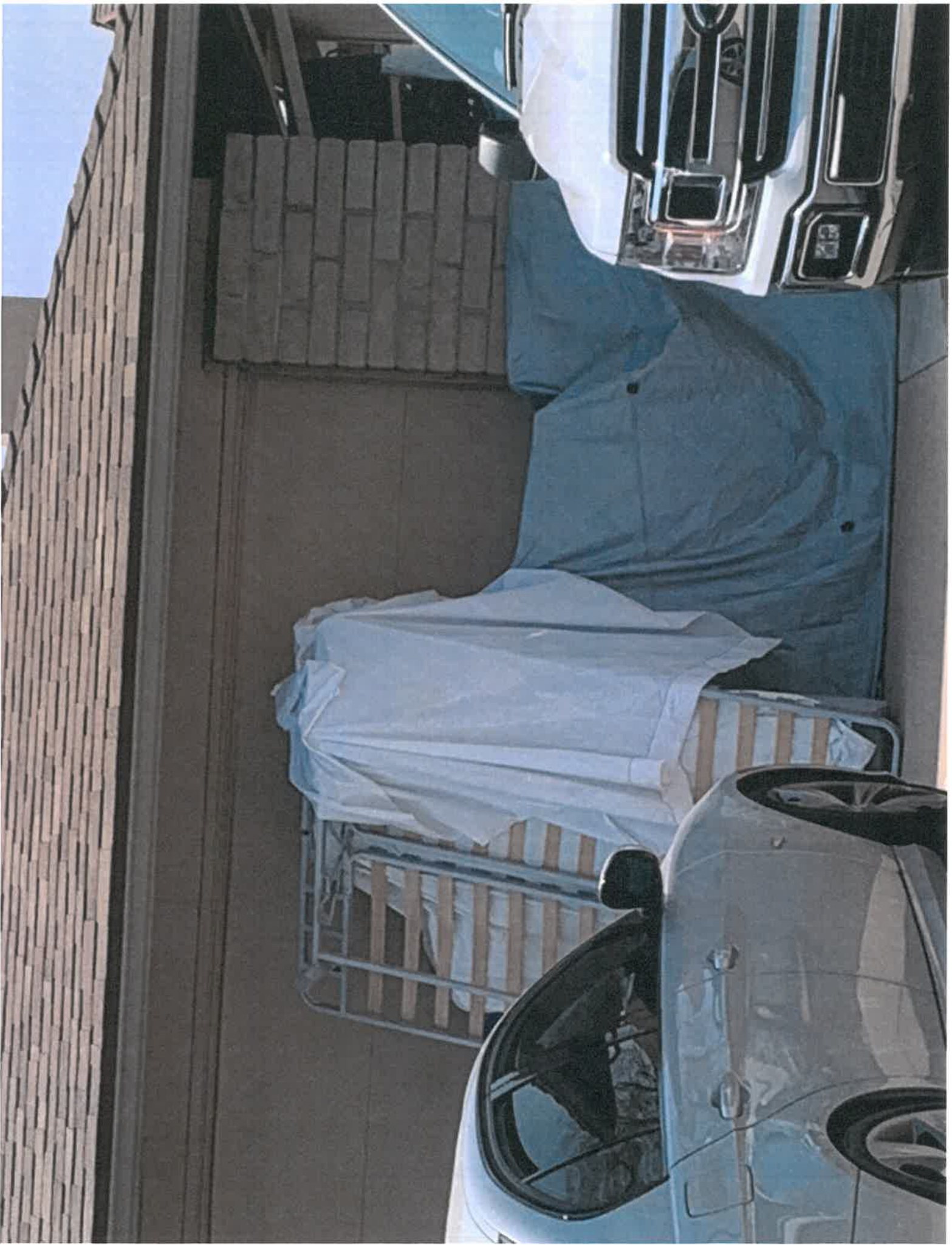
If the defendant fails to appear within the time specified, and either pay the fine for the violation or request a hearing, judgment by default will be entered in the amount of the fine designated on the citation for the violation charged plus a penalty amount.



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