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**CITY OF TEMPE  
HEARING OFFICER**

**Meeting Date: 12/01/2020  
Agenda Item: 3**

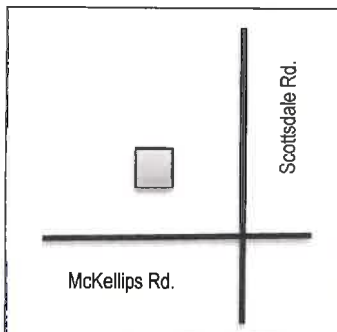
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**ACTION:** Request approval to abate public nuisance items at the Knapp Property located at 340 E. Papago Drive. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$5230.00 for abatement request: removal of junk, trash and debris in carport and back yard.

**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 KNAPP 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 CE193433: removal of junk, trash and debris in carport and back yard.



Property Owner	Robin D. Knapp
Applicant	City of Tempe – Code Compliance
Zoning District:	R1-6 Single Family Residential
Code Compliance Inspector:	Hector Heredia, 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 Knapp Property located at 340 E. Papago Drive, in the R1-6, Single Family Residential district. This case was initiated 05/13/19, 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

# Project Submittal Application

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



### Project Information - Required

Project Name: Robin D Knapp Property Abatement

Project Address: 340 E Papago Dr Suite No.:

Proposed Use of Building/Suite: Existing Zoning: RI-6

Legal Description:  Attached Papago Manor Subdivision Parcel No.: 129.18.067

Description of Work/Request: Hearing Date: CE193433

Valuation (for building plan review only):

### Applicant Information - Required

Company or Firm Name: City of Tempe / Code Compliance Telephone 1: 480 350 Ext: 5462

Applicant's Name: Hector Heredia / Code Inspector Telephone 2: \_\_\_\_\_ Ext: \_\_\_\_\_

Applicant's Street Address: 21 E 6<sup>th</sup> St Ste: 208 Fax: \_\_\_\_\_

City: Tempe State: AZ Zip: 85281 Email Address(es): \_\_\_\_\_

Applicant Signature: [Signature] Date: 10.21.2020

### For City Use Only

Planning	Fees	Building	Engineering	Submitted Materials:
<input type="checkbox"/> Recordation		<input type="checkbox"/> New Building	<input type="checkbox"/> Engineering	<input type="checkbox"/> Building <input type="checkbox"/> Fire
<input type="checkbox"/> SPR		<input type="checkbox"/> Com Add/Alt	<input type="checkbox"/> Revision	<input type="checkbox"/> Planning <input type="checkbox"/> Signs
<input type="checkbox"/> PL Dev Plan Review		<input type="checkbox"/> TI	Tracking Nos.:	
<input type="checkbox"/> Sign Permit		<input type="checkbox"/> MF	DS _____	<input type="checkbox"/> Spec Book(s) <input type="checkbox"/> Soils Report
<input type="checkbox"/> Use Permit		<input type="checkbox"/> NRes	BP _____	<input type="checkbox"/> Structural Calcs <input type="checkbox"/> Report
<input type="checkbox"/> Variance		<input type="checkbox"/> Res Remodel/Add	RA _____	<input type="checkbox"/> Truss Calcs <input type="checkbox"/> Materials
<input type="checkbox"/> General Plan Amend		<input type="checkbox"/> Pool	FR _____	<input type="checkbox"/> Hydraulic Calcs <input type="checkbox"/> Color Board
<input type="checkbox"/> Zoning Amend		<input type="checkbox"/> Demo	RAF _____	<input type="checkbox"/> Parking Analysis <input type="checkbox"/> Haz Mat Form
<input type="checkbox"/> Zoning Verification Letter		<input type="checkbox"/> Grading Only	EN _____	<input type="checkbox"/> Lighting Cut Sheets <input type="checkbox"/> Other:
<input type="checkbox"/> Subdivision/Condo		<input type="checkbox"/> Phased Constr	RAE _____	<b>Total Valuation:</b>
<input type="checkbox"/> PAD Overlay		<input type="checkbox"/> Phased Constr w/UG MEP	PL _____	<b>Total Submittal Fees:</b>
<input type="checkbox"/> Legal Posting Signs		<input type="checkbox"/> Structural Frame	SPR _____	<b>Validation:</b>
<input type="checkbox"/> Administrative Decision		<input type="checkbox"/> MEP Only	SGN _____	<b>Date Stamp:</b>
<input checked="" type="checkbox"/> Abatement		<input type="checkbox"/> Mobile Home	GO _____	
<input type="checkbox"/> Shared Parking		<input type="checkbox"/> Factory Built Bldg	GOB _____	
<input type="checkbox"/> CCR Review		<input type="checkbox"/> Deferred submittal	SE _____	
<input type="checkbox"/> Continuance		<input type="checkbox"/> Revision	ZP _____	
<input type="checkbox"/> Appeal		<input type="checkbox"/> New Standard	<b>MCA Code:</b>	
<input type="checkbox"/> Other _____		<input type="checkbox"/> Permits based on Standard #	<b>File With:</b>	
<b>Fire</b>		<input type="checkbox"/> Suiting	<b>Received By:</b>	
<input type="checkbox"/> Tanks		<input type="checkbox"/> Other _____		
<input type="checkbox"/> AFES (O/H)				
<input type="checkbox"/> Spray Paint Booth				
<input type="checkbox"/> Special Extinguishing				
<input type="checkbox"/> Fire Alarm				
<input type="checkbox"/> Kitchen Hood System				
<input type="checkbox"/> Rack Storage				
<input type="checkbox"/> Hazmat				
<input type="checkbox"/> Other _____				

**DATE:** 10/21/2020

**SUBJECT:** ROBIN D KNAPP : PROPERTY ABATEMENT

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**LOCATION:** 340 E PAPAGO DR

**LEGAL:** Book 129, Map 18, Parcel 067, as recorded with the Maricopa County Assessor

**OWNER:** ROBIN D KNAPP  
340 E PAPAGO DR  
TEMPE AZ, 85281

**FINDINGS:**

05.13.2019: We received a anonymous complaint regarding several exterior violation including both front and back yard areas filled with junk trash debris, a deteriorated landscape, a deteriorated roof and deteriorated exterior paint. These violations were easily verified, and a first citation was issued.

05.28.2019: No corrective actions have been taken to clear the pending violation and a final notice was issued.

06.17.2019: Code continued to receive anonymous complaints regarding the pending violations.

06.18.2019: No corrective actions have been taken to clear the pending violation. A second final notice will be sent with a short extension to clear the case without consequence.

08.09.2019: Progress has been slow but steady. The front yard was addressed but many items seen the front yard were subsequently moved to the back yard were very little space permitted proper storage. The back yard has not seen any improvements but continued to monitor based on the accomplished progress in the front yard.

08.27.2019: After several extension where very, little was accomplished. Drew Yocom had a conversation with the property owner and exemplified in his comment / note:

I spoke with the property owner and her boyfriend for about an hour in the office from 4:30 - 5:30 PM. They expressed their concerns about not having enough time to correct the violations. I explained our processes, I explained this case has had complaints come from 311, and we have given several extensions already. The meeting resulted with a final extension agreement between both parties where 3 weekends will be granted to come into compliance, but if not, on Monday 9/16/19 we will be issuing a citation.

09.16.2019: Code continued to receive anonymous complaints regarding the pending violations. Upon inspection of the property, that day, I noticed that the pending violation of junk trash debris, in the back yard, was not addressed. I previously spoke with the property owner about the importance of regular maintenance, but my suggestion was not taken seriously. In effort to preserve a positive relationship administration allowed a final two-week extension to clear the case without consequence but on arrival clearly saw that was not accomplished. Due to the combined failed efforts to clear the violation within the extension period a citation was issued today based on the ongoing neglect of city nuisance codes.

09.17.2019: This is a note for Jeff Tamulevich our departments Administrator stating the following. "I've received two (2) messages from the property owner, Robin and returned both calls. I was not able to leave messages."

09.18.2019: Administration attempted again stating the following, "I received an additional complaint from Robin. At 7:32 am I attempted to call her back, but once again I was not able to leave a voicemail. The message indicated that the subscriber is not available."

09.30.2019: The citation entered into default through the courts system and pending further actions after this period expires.

12.05.2019: After nearly 2 months extension divided between November and October Holidays. Nothing further was accomplished and due to the combined failed effort to address our concerns, initiate contact, or corrective action, as requested in the notices previously sent via mail, a second citation was issued today.

01.06.2020: The second citation entered the Pending Default Appeal process initiated by the courts. The property will continue to be monitored until then for the most accurate entry before further actions are taken if necessary.

10.20.2020: 10.20.2020: Due to the pandemic, several months went by were very little action took place in consideration of social hardships and particular schedule adjustments in preservation of our departments wellbeing. Subsequently throughout this particular time frame, code continued to receive anonymous complaints regarding the pending violations. Upon return to a normalized setting and re-inspection of the property. Noticed nothing has been accomplished and in fact worsened leaving no other option but to pursue abatement procedures towards compliance.

**RECOMMENDATIONS:**

The owner of this property Robin D Knapp has made no attempt to bring the property into compliance. Robin D Knapp has had several abatements conducted on his property over the past several years and shows no inclination to maintain the property. Due to the continual lack of maintenance a 180-day open abatement 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,

Hector Heredia  
Code Inspector  
City of Tempe

ACTION TAKEN: SUBMIT  
NAME [Signature]  
DATE: 10 21 20



City of Tempe  
P. O. Box 5002  
Tempe, AZ 85280  
www.tempe.gov  
(480) 350-8372  
(480) 858-2231 (fax)

Code Compliance Division

## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 10/21/2020

TO: ROBIN D KNAPP  
340 E PAPAGO DR  
TEMPE AZ, 85281

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

**LEGAL:** Book 129, Map 18, Parcel 067, as recorded with the Maricopa County Assessor.

**LOCATION:** 340 E PAPAGO DR / TEMPE AZ, 85281

This office will submit this complaint to the Development Services Abatement Hearing Officer to be placed on the Hearing Officer agenda of 12.01.2020. 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:

### VIOLATIONS:

CC 21-3.b.1 - Filthy, littered, debris or trash-covered exterior areas

CC 21-3.b.8 - Landscaping that is substantially dead, damaged, or characterized by uncontrolled growth or presents a deteriorated or slum-like appearance

CC 21-4.a.2.b - Deteriorated exterior paint; loose, cracked chipping or peeling paint

CC 21-4.a.2.c - Deteriorated roof; broken, rotted, split, curled or missing roofing material

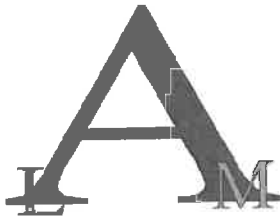
**As owner of the property, you have thirty (30) days after receipt of this letter to abate or correct the violation. If the violations have not been corrected within thirty days, our office will proceed with the abatement process. Upon receipt of the Hearing Officer approval to abate this public nuisance, the necessary work will be performed at the expense of the property owner. The cost of this work will be \$5,230.00. 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 for 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) 350-8372.**

**Code Enforcement Officer: Hector Heredia**

**Phone Number 480-350-5462**





Artistic Land Management, Inc.

October 20, 2020

City of Tempe  
Attn: Hector Heredia  
Code Inspector

RE: Cleanup – 340 E Papago 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 340 E Papago Drive in the City of Tempe. Please give us a call for any questions you may have at 480-821-4966.

#### Scope of Work

- Junk, trash, and debris removal of carport and backyard
- P.D. presence on site for duration of the visit

Total = \$5,230.00

Respectfully,

Jose Hernandez



COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE

05/10/2019

KNAPP ROBIN D  
ATTN: CURRENT RESIDENT TENANT / GERLAD RENNIER  
340 E PAPAGO DR  
TEMPE, AZ 85281

Case #: CE193433  
Site Address: 340 E PAPAGO DR, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 05/10/2019 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	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth or presents a deteriorated or slum-like appearance; or any dead trees, bushes shrubs or portion th
CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches
CC 21-4.a.2.b	Deteriorated exterior paint; loose, cracked chipping or peeling paint
CC 21-4.a.2.c	Deteriorated roof; broken, rotted, split, curled or missing roofing material

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all the trash, litter, debris and stored items from your front yard including underneath the car port. These items include boxes, plastic containers, bins, bags, rags, clothing, deteriorated tarps, deteriorated cabinets, deteriorated shelving, deteriorated drawers, dollies, chairs, deteriorated benches, coolers, scrap wood, scrap metal, deteriorated bed frame, deteriorated mattress / box spring, crates / cages, deteriorated home décor, tools, landscaping equipment, cleaning equipment all general trash and any other miscellaneous items in this general surrounding area. All storage items must be kept in an enclosed unit classified as a building with four walls and a door / windows. An un-enclosed area cannot be maintained as outdoor storage. All debris must be discarded appropriately at city dump sites or designated bins to help diminish a deteriorated slum like appearance.	05/28/2019
CC 21-3.b.8	Please water your front yard vegetation to bring it back to a living state, or please trim and maintain vegetation so it does not appear to be in a state of uncontrolled growth, dry or dead. Discard all landscaping debris appropriately and in designated bins or city dump sites. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	
CC 21-3.b.8	Please completely address and cut all the over height grass and weeds from your front yard area, including any visible surrounding areas, up against property walls and fence lines as necessary. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	

CC 21-4.a.2.b Please repair / restore all exterior paint that has begun to loosen, crack, is scaling, chipping or peeling from the front of your property to its original damage free state. Please use like materials to diminish a deteriorated state of appearance and to unify the overall restoration of the property. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.

CC 21-4.a.2.c Please repair your roof to its original damage free state. Please restore all areas that have any visible damage including lifted, torn, blown off or deteriorating materials. Make sure to use like materials from the surrounding areas to unify the restoration project and to diminish a deteriorated state of appearance. All roofing debris must be discarded appropriately in approved city dump sites or bins. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.

**These issues must be addressed. If your property is out of compliance again in a twelve-month period for the same violation/s, reoccurring violation fees and citations can be issued without warning or further notice. Please contact me at your earliest convenience.**

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

**Hector Heredia Jr**  
**Code Inspector**

**Direct: 480-350-5462**  
**Code Compliance: 480-350-8372**  
**Email: Hector\_Heredia@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

05/10/2019

KNAPP ROBIN D  
340 E PAPAGO DR  
TEMPE, AZ 85281

Case #: CE193433  
Site Address: 340 E PAPAGO DR, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 05/10/2019 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	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth or presents a deteriorated or slum-like appearance; or any dead trees, bushes shrubs or portion th Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches
CC 21-4.a.2.b	Deteriorated exterior paint; loose, cracked chipping or peeling paint
CC 21-4.a.2.c	Deteriorated roof; broken, rotted, split, curled or missing roofing material

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all the trash, litter, debris and stored items from your front yard including underneath the car port. These items include boxes, plastic containers, bins, bags, rags, clothing, deteriorated tarps, deteriorated cabinets, deteriorated shelving, deteriorated drawers, dollies, chairs, deteriorated benches, coolers, scrap wood, scrap metal, deteriorated bed frame, deteriorated mattress / box spring, crates / cages, deteriorated home décor, tools, landscaping equipment, cleaning equipment all general trash and any other miscellaneous items in this general surrounding area. All storage items must be kept in an enclosed unit classified as a building with four walls and a door / windows. An un-enclosed area cannot be maintained as outdoor storage. All debris must be discarded appropriately at city dump sites or designated bins to help diminish a deteriorated slum like appearance.	05/28/2019
CC 21-3.b.8	Please water your front yard vegetation to bring it back to a living state, or please trim and maintain vegetation so it does not appear to be in a state of uncontrolled growth, dry or dead. Discard all landscaping debris appropriately and in designated bins or city dump sites. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	
CC 21-3.b.8	Please completely address and cut all the over height grass and weeds from your front yard area, including any visible surrounding areas, up against property walls and fence lines as necessary. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	

CC 21-4.a.2.b Please repair / restore all exterior paint that has begun to loosen, crack, is scaling, chipping or peeling from the front of your property to its original damage free state. Please use like materials to diminish a deteriorated state of appearance and to unify the overall restoration of the property. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.

CC 21-4.a.2.c Please repair your roof to its original damage free state. Please restore all areas that have any visible damage including lifted, torn, blown off or deteriorating materials. Make sure to use like materials from the surrounding areas to unify the restoration project and to diminish a deteriorated state of appearance. All roofing debris must be discarded appropriately in approved city dump sites or bins. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.

**These issues must be addressed. If your property is out of compliance again in a twelve-month period for the same violation/s, reoccurring violation fees and citations can be issued without warning or further notice. Please contact me at your earliest convenience.**

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

**Hector Heredia Jr**  
**Code Inspector**

**Direct: 480-350-5462**  
**Code Compliance: 480-350-8372**  
**Email: Hector\_Heredia@tempe.gov**

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COMMUNITY DEVELOPMENT DEPARTMENT  
 CODE COMPLIANCE  
 FINAL CORRECTION NOTICE

05/28/2019

KNAPP ROBIN D  
 ATTN: CURRENT RESIDENT TENANT / GERLAD RENNIER  
 340 E PAPAGO DR  
 TEMPE, AZ 85281

Case #: CE193433  
 Site Address: 340 E PAPAGO DR, TEMPE, AZ 85281

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**SITE REINSP  
 ON OR  
 AFTER**

**PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION**

CC 21-3.b.1	Please remove all the trash, litter, debris and stored items from your front yard including underneath the car port. These items include boxes, plastic containers, bins, bags, rags, clothing, deteriorated tarps, deteriorated cabinets, deteriorated shelving, deteriorated drawers, dollies, chairs, deteriorated benches, coolers, scrap wood, scrap metal, deteriorated bed frame, deteriorated mattress / box spring, crates / cages, deteriorated home décor, tools, landscaping equipment, cleaning equipment all general trash and any other miscellaneous items in this general surrounding area. All storage items must be kept in an enclosed unit classified as a building with four walls and a door / windows. An un-enclosed area cannot be maintained as outdoor storage. All debris must be discarded appropriately at city dump sites or designated bins to help diminish a deteriorated slum like appearance. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	06/18/2019
CC 21-3.b.8	Please water your front yard vegetation to bring it back to a living state, or please trim and maintain vegetation so it does not appear to be in a state of uncontrolled growth, dry or dead. Discard all landscaping debris appropriately and in designated bins or city dump sites. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	

CC 21-3.b.8 Please completely address and cut all the over height grass and weeds from your front yard area, including any visible surrounding areas, up against property walls and fence lines as necessary. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.

CC 21-4.a.2.b Please repair / restore all exterior paint that has begun to loosen, crack, is scaling, chipping or peeling from the front of your property to its original damage free state. Please use like materials to diminish a deteriorated state of appearance and to unify the overall restoration of the property. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.

CC 21-4.a.2.c Please repair your roof to its original damage free state. Please restore all areas that have any visible damage including lifted, torn, blown off or deteriorating materials. Make sure to use like materials from the surrounding areas to unify the restoration project and to diminish a deteriorated state of appearance. All roofing debris must be discarded appropriately in approved city dump sites or bins. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.

**This is the final attempt to reach you regarding the above noted. These issues must be addressed. If your property is not brought into compliance before or on the due date a citation will be issued. There will be no more notices sent to your property due to negligence of the pending violations in a twelve-month period. As a final reminder, if your yard is out of compliance again in this period for the same violation/s, citations will be issued without further warning or notice. Please contact me by phone at your earliest convenience to discuss the details or for clarification.**

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

**Hector Heredia Jr  
Code Inspector**

**Direct: 480-350-5462  
Code Compliance: 480-350-8372  
Email:Hector\_Heredia@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

05/28/2019

KNAPP ROBIN D  
340 E PAPAGO DR  
TEMPE, AZ 85281

Case #: CE193433  
Site Address: 340 E PAPAGO DR, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 05/28/2019 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.1	Filthy, littered, debris or trash-covered exterior areas
CC 21-3.b.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth or presents a deteriorated or slum-like appearance; or any dead trees, bushes shrubs or portion th
CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches
CC 21-4.a.2.b	Deteriorated exterior paint; loose, cracked chipping or peeling paint
CC 21-4.a.2.c	Deteriorated roof; broken, rotted, split, curled or missing roofing material

**SITE REINSP  
ON OR  
AFTER**

**PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION**

CC 21-3.b.1	Please remove all the trash, litter, debris and stored items from your front yard including underneath the car port. These items include boxes, plastic containers, bins, bags, rags, clothing, deteriorated tarps, deteriorated cabinets, deteriorated shelving, deteriorated drawers, dollies, chairs, deteriorated benches, coolers, scrap wood, scrap metal, deteriorated bed frame, deteriorated mattress / box spring, crates / cages, deteriorated home décor, tools, landscaping equipment, cleaning equipment all general trash and any other miscellaneous items in this general surrounding area. All storage items must be kept in an enclosed unit classified as a building with four walls and a door / windows. An un-enclosed area cannot be maintained as outdoor storage. All debris must be discarded appropriately at city dump sites or designated bins to help diminish a deteriorated slum like appearance. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	06/18/2019
CC 21-3.b.8	Please water your front yard vegetation to bring it back to a living state, or please trim and maintain vegetation so it does not appear to be in a state of uncontrolled growth, dry or dead. Discard all landscaping debris appropriately and in designated bins or city dump sites. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	
CC 21-3.b.8	Please completely address and cut all the over height grass and weeds from your front yard area, including any visible surrounding areas, up against property walls and fence lines as necessary. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	



CC 21-4.a.2.b Please repair / restore all exterior paint that has begun to loosen, crack, is scaling, chipping or peeling from the front of your property to its original damage free state. Please use like materials to diminish a deteriorated state of appearance and to unify the overall restoration of the property. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.

CC 21-4.a.2.c Please repair your roof to its original damage free state. Please restore all areas that have any visible damage including lifted, torn, blown off or deteriorating materials. Make sure to use like materials from the surrounding areas to unify the restoration project and to diminish a deteriorated state of appearance. All roofing debris must be discarded appropriately in approved city dump sites or bins. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.

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

**Hector Heredia Jr  
Code Inspector**

**Direct: 480-350-5462  
Code Compliance: 480-350-8372  
Email: Hector\_Heredia@tempe.gov**

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**Civil and Criminal Penalties**

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COMMUNITY DEVELOPMENT DEPARTMENT  
 CODE COMPLIANCE  
 FINAL CORRECTION NOTICE

07/02/2019

KNAPP ROBIN D  
 ATTN: CURRENT RESIDENT TENANT / GERLAD RENNIER  
 340 E PAPAGO DR  
 TEMPE, AZ 85281

Case #: CE193433  
 Site Address: 340 E PAPAGO DR, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 07/02/2019 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

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**SITE REINSP  
 ON OR  
 AFTER**

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CC 21-3.b.8	Please water your front yard vegetation to bring it back to a living state, or please trim and maintain vegetation so it does not appear to be in a state of uncontrolled growth, dry or dead. Discard all landscaping debris appropriately and in designated bins or city dump sites. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	

CC 21-3.b.8 Please completely address and cut the over height grass and weeds from the entire property, back to front, including any visible surrounding areas, up against property walls and fence lines as necessary. Please make sure that all growth is always eliminated from the graveled areas. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.

CC 21-4.a.2.b Please repair / restore all exterior paint that has begun to loosen, crack, is scaling, chipping or peeling from the front of your property to its original damage free state. Please use like materials to diminish a deteriorated state of appearance and to unify the overall restoration of the property. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.

CC 21-4.a.2.c Please repair your roof to its original damage free state. Please restore all areas that have any visible damage including lifted, torn, blown off or deteriorating materials. Make sure to use like materials from the surrounding areas to unify the restoration project and to diminish a deteriorated state of appearance. All roofing debris must be discarded appropriately in approved city dump sites or bins. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.

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CODE COMPLIANCE  
FINAL CORRECTION NOTICE

07/02/2019

KNAPP ROBIN D  
340 E PAPAGO DR  
TEMPE, AZ 85281

Case #: CE193433  
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PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
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 CODE COMPLIANCE  
 FINAL CORRECTION NOTICE

07/29/2019

KNAPP ROBIN D  
 ATTN: CURRENT RESIDENT TENANT / GERLAD RENNIER  
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 TEMPE, AZ 85281

Case #: CE193433  
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 CODE COMPLIANCE  
 FINAL CORRECTION NOTICE

07/29/2019

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 TEMPE, AZ 85281

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

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

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County,  
State of Arizona



Complaint Number <b>1701775</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	State	Class	Endorsements	Incident Report Number		
				M	H	N	P
				T	X	D	<b>CE 93433</b>
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language							
Defendant Name (First, Middle, Last) <b>John D Knapp</b>							Juvenile
Residence Address, City, State, Zip Code <b>340 E Papago Dr Tempe AZ 85281</b>							Telephone: (cell phone) <input type="checkbox"/>
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
Registered owner & address, City, State, Zip Code						Vehicle Identification Number	

The Undersigned Certifies That:

On	Month	Day	Year	Time	Speed	Approx.	Posted	R & P	Speed Measurement Device	Direction of Travel
	09	16	19	9:15					<input type="checkbox"/> Radar <input type="checkbox"/> Laser <input type="checkbox"/> Pace	
At	Location <b>340 E Papago Dr Tempe AZ</b>							Area	Dist.	
								<b>Tempe</b>	State of Arizona	

The Defendant Committed the Following:

<b>A</b>	Section: <b>2021 39</b>	ARS CC Violation: <b>2021-3.b. Junk Trash Drive</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 type="checkbox"/> Municipal Code
<b>B</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
<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
<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
<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

**You must appear on the date and time indicated at:**

<b>Tempe Municipal Court</b> 140 E. 5th Street Tempe, AZ 85281 Court No. 0753	<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor	Date: <b>09 30 19</b>	Time: <b>Between 9AM &amp; 4PM</b>
	<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor	Date: _____	Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM
Court:		Date:	Time: <input type="checkbox"/> AM <input type="checkbox"/> PM
Court Address, City, State, Zip Code			

Criminal:  Without admitting guilt, I promise to appear as directed hereon.  
 Civil:  Without admitting responsibility, I acknowledge receipt of this complaint.

**X** Mailed

Victim?  Victim Notified?

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.

Complainant: [Signature] PSN: 8045

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 \_\_\_\_\_

**First Citation \$200**

Date issued if not violation date: 09 16 19

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.



1701775

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1701982</b>		Case Number		Social Security Number		Military		<input type="checkbox"/> Serious Physical Injury		<input type="checkbox"/> Accident <input type="checkbox"/> Fatality		<input type="checkbox"/> Commercial <input type="checkbox"/> Haz. Material			
Driver's License No.		DLP <input type="checkbox"/>		State		Class		Endorsements M H N P T X D				Incident Report Number <b>CEP3433</b>			
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language												Juvenile			
<b>Defendant</b>		Name (First, Middle, Last) <b>Robin D Knapp</b>										Telephone: (cell phone) <input type="checkbox"/>			
Residence Address, City, State, Zip Code <b>340 E Papago Dr Tempe Az 85281</b>															
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	Day	Year	Time	Speed	Approx.	Posted	R & P	Speed Measurement Device <input type="checkbox"/> Radar <input type="checkbox"/> Laser <input type="checkbox"/> Pace			Direction of Travel			
At	Location <b>340 E Papago Dr Tempe Az 85281</b>						<input checked="" type="checkbox"/> Tempe		State of Arizona				Area	Dist.	
The Defendant Committed the Following:															
<b>A</b>	Section <b>CC21 39</b>		ARS CC		Violation <b>CC21 3.6.1 Junk Trash Debris</b>			<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code			
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:								
MVD															
<b>B</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			
	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			
	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			
	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			
	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>01/06/20</b>		Time: Between 9AM & 4PM						
		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</b> <u>Maibed</u>						<u>[Signature]</u>								PSN <b>8045</b>	
Comments: Juvenile Notification: Failure to appear or comply as ordered will result in a suspension of your driver's license/driving privileges until you comply or reach your 18th birthday. Initials _____															
<b>2nd Citation \$300.00</b>						<b>12 19 19</b>								Date issued if not violation date	

COMPLAINT

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



1701982

