
**CITY OF TEMPE
HEARING OFFICER**

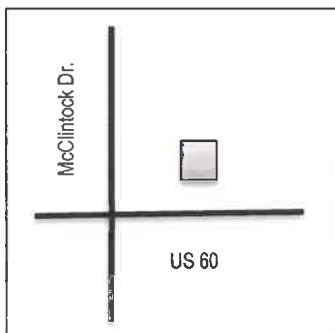
**Meeting Date: 01/05/2021
Agenda Item: 4**

ACTION: Request approval to abate public nuisance items at the Alvarado Coady Property located at 1846 E. Riviera Drive. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$1196.00 for abatement request: landscape cleanup, junk/trash/debris removal and inoperable vehicle removal from property.

RECOMMENDATION: Staff – Approval of 180 day open abatement

BACKGROUND INFORMATION: City of Tempe – Code Compliance Section requests approval to abate items in violation of the Tempe City Code at the ALVARADO COADY 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 CE203637: landscape cleanup, junk/trash/debris removal and inoperable vehicle removal from property.



Property Owner
Applicant
Zoning District:
Code Compliance
Inspector:

Laura Alvarado-Coady & William Coady III
City of Tempe – Code Compliance
R1-6 Single Family Residential
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 Alvarado Coady Property located at 1846 E. Riviera Drive, in the R1-6, Single Family Residential district. This case was initiated 05/29/20, 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 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	ALVARADO COADY ABATEMENT	EXISTING ZONING	R1-6	<input type="checkbox"/>
PROJECT ADDRESS	1846 E RIVIERA DR., TEMPE, AZ 85282	SUITE(S)		<input type="checkbox"/>
PROJECT DESCRIPTION	MCCLINTOCK MANOR MCR 210-19 ABATEMENT OF CE203637 JANUARY 05, 2021	PARCEL No(s)	133-59-078	<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	85282-3681
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	12/2/2020
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BUSINESS INFORMATION – REQUIRED FOR USE PERMITS & SIGN DPRS

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

APPLICATION (check all that apply)	QTY	SPECIFIC REQUEST (see 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: 12/02/2020

SUBJECT: ALVARDO COADY Abatement

LOCATION: 1846 E RIVIERA DR, TEMPE, AZ 85282

LEGAL: LOT 078, BOOK 210, PAGE 019, as recorded with the Maricopa County Assessor

OWNER: LAURA ALVARADO-COADY & WILLIAM COADY III
1846 E RIVIERA DR
TEMPE, AZ 85282

FINDINGS:

In May of 2020, my office received a complaint related to deteriorated landscaping, an inoperable vehicle, and junk/debris. An inspection was conducted, and violations confirmed at the property. Notice was mailed to the property owners

In June of 2020, I received an email and voicemail from Mr. Coady, requesting an extension due to health issues. The extension was granted and follow up scheduled for July of 2020

In July of 2020, some progress was observed, but violations remained. A second notice was mailed to the property owners

In August of 2020, I received both an email and voicemail from Mr. Coady, requesting an extension of several days

In September of 2020, I observed little to no change with bringing the property into compliance. A notice was posted to the front of the structure

In October of 2020, I observed little to no change at the property, so citations were issued to each property owner and posted to the front of the structure

In November of 2020, I observed little to no change at the property. The citations went into default and bids were requested for property abatement

RECOMMENDATIONS:

The owner(s) of this property, LAURA ALVARADO-COADY & WILLIAM COADY III, have/has made little to no attempt to bring the property into compliance. LAURA ALVARADO-COADY & WILLIAM COADY III 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: submit
NAME: Michael Glab
DATE: 12-2-20



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

Date: 12/02/2020
Case #: CE203637

LAURA ALVARADO-COADY & WILLIAM COADY III
1846 E RIVIERA 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: 1846 E RIVIERA DR., TEMPE, AZ 85282
Parcel: 133-59-078

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 01/05/2021 at 5pm, at the City of Tempe Council Chambers, located at 31 E. 5th Street, Tempe. We are requesting Hearing Officer Authorization to abate this public nuisance in accordance with Section 21-53 of the Tempe City Code by removal and repair of:

- CC 21-3.b.1 Junk/debris
- CC 21-3.b.4 Inoperable or unregistered vehicle
- 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.1 Please remove stored items, trash, debris, etc. from the bed of the trailer, driveway, east side yard, front patio, west side of the front yard, etc.**
- CC 21-3.b.4 Please return the SUV in the driveway to an operable condition, by inflating or replacing any flat tires, OR, relocate the vehicle to a location compliant with all applicable laws**
- CC 21-3.b.8 Please remove grass/weeds from the gravel portions of the landscape (e.g. the east side of the driveway; front yard near the west property line, etc.). Please remove fallen tree debris from the front landscape**

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 \$1,196.00. In addition to the actual cost of abatement, an administrative charge of fifteen (15) percent of the actual cost of abatement or three hundred (\$300) dollars, whichever is greater, for expenses incurred by the City for abatement procedures, and the cost of recording liens and releases will be charged. The recorded lien may bear interest at the legal rate of judgments in the State of Arizona. Administrative charges and the cost of recording liens and releases shall become a lien on the property whether or not the public nuisance is abated by the City.

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

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



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

06/01/2020

LAURA ALVARADO-COADY & WILLIAM COADY III
1846 E RIVIERA DR
TEMPE, AZ 85282

Case #: CE203637
Site Address: 1846 E RIVIERA DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 05/29/2020 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, including exterior areas under any roof not enclosed by the walls, doors or windows of any building; including, but not limited to, areas that contain items such as cans, bottles, wood, metal, plastic, rags, boxes, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items; lumber, scrap iron, tin and other metal not neatly piled, or anything whatsoever that is or may become a hazard to public health and safety, or that may harbor insect, rodent or vermin infestation. This subsection shall not be deemed to include items kept in covered bins or metal receptacles approved by the County Health Officer or this Code or any other ordinance of the City;
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; uncultivated plants, weeds, tall grass, uncultivated shrubs or growth (whether growing or otherwise) higher than twelve (12) inches; or any dead trees, bushes, shrubs or portions thereof, including stumps; or any palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground;
CC 21-3.b.3	Any inoperable or unregistered vehicle, or parts thereof, outside of or under a roof area not enclosed by walls, doors or windows of any building on any lot, except the safe and neat keeping of: <ol style="list-style-type: none">Substantially complete inoperable or unregistered vehicles with inflated tires under the roof area of any building;A vehicle undergoing repair, titled to the owner or resident of the property, provided that the repair is complete within fourteen (14) days after the repair was begun, provided that not more than three (3) such fourteen (14) day repairs will be permitted in any twelve (12) month period;Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the City Code;Lawful commercial activities involving vehicles as allowed by the Zoning and Development Code; orOperable, off-road vehicles, under the roof area of any building, or in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the City Code;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove trash, litter, debris and/or stored items from the exterior of the property (e.g. the driveway; front patio; backyard if necessary, etc.)	06/15/2020
CC 21-3.b.8	Please remove the grass/weeds from the gravel portions of the front and/or side yard landscape	06/15/2020
CC 21-3.b.3	Please register or remove the unregistered vehicle(s). If relocating, please place in location compliant with all TCC, Zoning Code and ARS	06/15/2020

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

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

08/06/2020

LAURA ALVARADO-COADY & WILLIAM COADY III
1846 E RIVIERA DR
TEMPE, AZ 85282

Case #: CE203637
Site Address: 1846 E RIVIERA DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 08/04/2020 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, including exterior areas under any roof not enclosed by the walls, doors or windows of any building; including, but not limited to, areas that contain items such as cans, bottles, wood, metal, plastic, rags, boxes, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items; lumber, scrap iron, tin and other metal not neatly piled, or anything whatsoever that is or may become a hazard to public health and safety, or that may harbor insect, rodent or vermin infestation. This subsection shall not be deemed to include items kept in covered bins or metal receptacles approved by the County Health Officer or this Code or any other ordinance of the City;
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; uncultivated plants, weeds, tall grass, uncultivated shrubs or growth (whether growing or otherwise) higher than twelve (12) inches; or any dead trees, bushes, shrubs or portions thereof, including stumps; or any palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground;
CC 21-3.b.3	Any inoperable or unregistered vehicle, or parts thereof, outside of or under a roof area not enclosed by walls, doors or windows of any building on any lot, except the safe and neat keeping of: a. Substantially complete inoperable or unregistered vehicles with inflated tires under the roof area of any building; b. A vehicle undergoing repair, titled to the owner or resident of the property, provided that the repair is complete within fourteen (14) days after the repair was begun, provided that not more than three (3) such fourteen (14) day repairs will be permitted in any twelve (12) month period; c. Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the City Code; d. Lawful commercial activities involving vehicles as allowed by the Zoning and Development Code; or e. Operable, off-road vehicles, under the roof area of any building, or in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the City Code;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove trash, litter, debris and/or stored items from the exterior of the property (e.g. the driveway, etc.)	08/21/2020
CC 21-3.b.8	Please remove the grass/weeds from the gravel portions of the front and/or side yard landscape (e.g. the east side of the driveway; the west side near the west property line, etc.)	08/21/2020
CC 21-3.b.3	Please register or remove any/all unregistered vehicles from the property	08/21/2020

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

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

Civil and Criminal Penalties

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



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
POST TO STRUCTURE

09/14/2020

LAURA ALVARADO-COADY & WILLIAM COADY III
1846 E RIVIERA DR
TEMPE, AZ 85282

Case #: CE203637
Site Address: 1846 E RIVIERA DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 09/11/2020 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, including exterior areas under any roof not enclosed by the walls, doors or windows of any building; including, but not limited to, areas that contain items such as cans, bottles, wood, metal, plastic, rags, boxes, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items; lumber, scrap iron, tin and other metal not neatly piled, or anything whatsoever that is or may become a hazard to public health and safety, or that may harbor insect, rodent or vermin infestation. This subsection shall not be deemed to include items kept in covered bins or metal receptacles approved by the County Health Officer or this Code or any other ordinance of the City;
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; uncultivated plants, weeds, tall grass, uncultivated shrubs or growth (whether growing or otherwise) higher than twelve (12) inches; or any dead trees, bushes, shrubs or portions thereof, including stumps; or any palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground;
CC 21-3.b.3	Any inoperable or unregistered vehicle, or parts thereof, outside of or under a roof area not enclosed by walls, doors or windows of any building on any lot, except the safe and neat keeping of: <ol style="list-style-type: none">Substantially complete inoperable or unregistered vehicles with inflated tires under the roof area of any building;A vehicle undergoing repair, titled to the owner or resident of the property, provided that the repair is complete within fourteen (14) days after the repair was begun, provided that not more than three (3) such fourteen (14) day repairs will be permitted in any twelve (12) month period;Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the City Code;Lawful commercial activities involving vehicles as allowed by the Zoning and Development Code; orOperable, off-road vehicles, under the roof area of any building, or in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the City Code;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove trash, litter, debris and/or stored items from the exterior of the property (e.g. the driveway, bed of trailer, etc.)	09/22/2020
CC 21-3.b.8	Please remove the grass/weeds from the gravel portions of the front and/or side yard landscape (e.g. the east side of the driveway; the west side near the west property line, etc.)	09/22/2020
CC 21-3.b.3	Please register or remove any/all unregistered vehicles from the property. Please repair or remove any/all inoperable vehicles from the property	09/22/2020

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

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 1702258		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 CE203637		
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language														
Defendant		Name (First, Middle, Last) WILLIAM MARTIN COADY III										Juvenile		
Residence Address, City, State, Zip Code 1846 E RIVIERA DR TEMPE AZ 85282												Telephone: (cell phone) <input type="checkbox"/>		
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions	Email Address						
Business Address, City, State, Zip Code												Business Phone No.		
Vehicle		Color	Year	Make	Model	Style	License Plate	State	Expiration Date					
Registered owner & address, City, State, Zip Code								Vehicle Identification Number						
The Undersigned Certifies That:														
On	Month 10	Day 13	Year 2020	Time 1007	<input checked="" type="checkbox"/> AM <input 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 1846 E RIVIERA DR								<input checked="" type="checkbox"/> Tempe	State of Arizona				
The Defendant Committed the Following:														
A	Section: TCC 21-3a		Violation: 21-3.6.1 JUNKY DEBRIS		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code					
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense					
MVD														
B	Section: TCC 21-3a		Violation: 21-3.6.3 UNREG VEHICLE		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code					
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense					
MVD														
C	Section: TCC 21-3a		Violation: 21-3.6.8 DEGRADED LANGUAGE		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code					
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense					
MVD														
D	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:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense					
MVD														
E	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:		<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: 10/27/2020		Time: Between 9AM & 4PM					
		<input type="checkbox"/> Court:			<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor		Date:		Time: <input type="checkbox"/> AM <input type="checkbox"/> PM					
		Court Address, City, State, Zip Code					Date:		Time: <input type="checkbox"/> AM <input type="checkbox"/> PM Court No.					
Criminal: <input type="checkbox"/> Without admitting guilt, I promise to appear as directed hereon.								Victim? <input type="checkbox"/>		Victim Notified? <input type="checkbox"/>				
Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.								I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant.						
x POSTED TO STRUCTURE								Complainant COOE COMPLIANCE		PSN 8041				
Comments: Juvenile Notification: Failure to appear or comply as ordered will result in a suspension of your driver's license/driving privileges until you comply or reach your 18th birthday. Initials _____														
Date issued if not violation date _____														

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.



1702258

COMPLAINT

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1702259		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 CE203637			
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language													Juvenile		
Defendant Name (First, Middle, Last) LAURA JEAN ALVARADO-COADY															
Residence Address, City, State, Zip Code 1846 E RIVIERA DR TEMPE AZ 85282										Telephone: (cell phone) <input type="checkbox"/>					
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth		Restrictions		Email Address					
Business Address, City, State, Zip Code										Business Phone No.					
Vehicle Color								Year	Make	Model	Style	License Plate		State	Expiration Date
Registered owner & address, City, State, Zip Code										Vehicle Identification Number					
The Undersigned Certifies That:															
On	Month	Day	Year	Time	<input checked="" type="checkbox"/> AM <input 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 1846 E RIVIERA DR				<input checked="" type="checkbox"/> Tempe	State of Arizona						Area	Dist.		
The Defendant Committed the Following:															
A	Section: TCC 21-3a		Violation: 21-3.6.1 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 checked="" type="checkbox"/> Municipal Code		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense					
MVD															
B	Section: TCC 21-3a		Violation: 21-3.6.3 INOP/UNREG VEHICLE		<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															
C	Section: TCC 21-3a		Violation: 21-3.6.8 DETERIORATED LICENSE		<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															
D	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															
E	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															
You must appear on the date and time indicated at:	Tempe Municipal Court 140 E. 5th Street Tempe, AZ 85281 Court No. 0753			<input type="checkbox"/> Traffic Court Suite 150, 1st Floor		Date: 10/27/2020		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:	Court Address, City, State, Zip Code			Date:		Time:		<input type="checkbox"/> AM <input type="checkbox"/> PM		Court No.					
Criminal: <input type="checkbox"/> Without admitting guilt, I promise to appear as directed hereon.	Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.	<input checked="" type="checkbox"/> POSTED TO STRUCTURE	Victim? <input type="checkbox"/>	Victim Notified? <input type="checkbox"/>	I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant. Michael A. Abel Complainant CODE COMPLIANCE PSN 8041										
Comments: Juvenile Notification: Failure to appear or comply as ordered will result in a suspension of your driver's license/driving privileges until you comply or reach your 18th birthday. Initials _____	1ST CITE = \$600.00														
Date issued if not violation date _____															

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

COMPLAINT



1702259

Case No: 20-021311-4

Title: CITY OF TEMPE vs WILLIAM MARTIN COADY

COADY, WILLIAM MARTIN, III
 1846 E RIVIERA DR
 TEMPE, AZ 85282

Case Status: Inactive
Filed: 10/15/2020
Case Balance Owning: \$839.30
Stayed Balance Owning: \$0.00

TPC Due Date:
TPC Amount Due:

Cite Number	Code	Violation Date	Description	Filed	Disposition	Disp Date
1702258A	21-3B1	10/13/2020	LITTER OR DEBRIS-COVERED EXTERIOR A	10/15/2020	58 - FAIL TO APPEAR	11/30/2020
1702258B	21-3B3	10/13/2020	ENUMERATED VIOLATION-INOPERABLE/UNR	10/15/2020	58 - FAIL TO APPEAR	11/30/2020
1702258C	21-3B8	10/13/2020	LANDSCAPING-DEAD, DAMAGED, UNCONTR	10/15/2020	58 - FAIL TO APPEAR	11/30/2020
# Citations: 3						

Case No: 20-021311-4

Title: CITY OF TEMPE vs WILLIAM MARTIN COADY

REGISTER OF ACTION

Date	Cite Number	Action	Amount	Judge	User
10/15/2020		ATTC FILED			KAC
10/15/2020		1ST CITATION - \$600.00			KAC
10/15/2020	1702258 A	CIVIL ARRAIGNMENT NLT 10/27/2020			KAC
10/15/2020	1702258 B	CIVIL ARRAIGNMENT NLT 10/27/2020			KAC
10/15/2020	1702258 C	CIVIL ARRAIGNMENT NLT 10/27/2020			KAC
10/28/2020		CV ARR FTA - PENDING DEFAULT APPEAR NLT 11/30/2020			SYS
10/28/2020		CV ARR FTA - PENDING DEFAULT APPEAR NLT 11/30/2020			SYS
10/28/2020		CV ARR FTA - PENDING DEFAULT APPEAR NLT 11/30/2020			SYS
12/1/2020	1702258 A	DEFAULT FEE IMPOSED	\$50.00		SYS
12/1/2020	1702258 A	FINE AND APPLICABLE FEES IMPOSED	\$200.00		SYS
12/1/2020	1702258 A	JCEF TIME PAYMENT FEE IMPOSED	\$20.00		SYS
12/1/2020	1702258 A	FTA DEFAULT			SYS
12/1/2020	1702258 B	DEFAULT FEE IMPOSED	\$50.00		SYS
12/1/2020	1702258 B	FINE AND APPLICABLE FEES IMPOSED	\$200.00		SYS
12/1/2020	1702258 B	FTA DEFAULT			SYS
12/1/2020	1702258 C	DEFAULT FEE IMPOSED	\$50.00		SYS
12/1/2020	1702258 C	FINE AND APPLICABLE FEES IMPOSED	\$200.00		SYS
12/1/2020	1702258 C	FTA DEFAULT			SYS
12/1/2020		CASE HAS BEEN REFERRED TO VALLEY FOR COLLECTION	\$69.30		

Actions: 19



Case No: 20-021302-4 **Title:** CITY OF TEMPE vs LAURA JEAN ALVARADO-COADY

ALVARADO-COADY, LAURA JEAN
 1846 E RIVIERA DR
 TEMPE, AZ 85282

Case Status: Inactive **Case Balance Owing:** \$839.30 **TPC Due Date:**
Filed: 10/15/2020 **Stayed Balance Owing:** \$0.00 **TPC Amount Due:**

Cite Number	Code	Violation Date	Description	Filed	Disposition	Disp Date
1702259A	21-3B1	10/13/2020	LITTER OR DEBRIS-COVERED EXTERIOR A	10/15/2020	58 - FAIL TO APPEAR	11/30/2020
1702259B	21-3B3	10/13/2020	ENUMERATED VIOLATION-INOPERABLE/UNR	10/15/2020	58 - FAIL TO APPEAR	11/30/2020
1702259C	21-3B8	10/13/2020	LANDSCAPING-DEAD, DAMAGED, UNCONTRO	10/15/2020	58 - FAIL TO APPEAR	11/30/2020

Citations: 3



Case No: 20-021302-4

Title: CITY OF TEMPE vs LAURA JEAN ALVARADO-COADY

REGISTER OF ACTION

Date	Cite Number	Action	Amount	Judge	User
10/15/2020		ATTC FILED			KAC
10/15/2020		1ST CITATION - \$600.00			KAC
10/15/2020	1702259 A	CIVIL ARRAIGNMENT NLT 10/27/2020			KAC
10/15/2020	1702259 B	CIVIL ARRAIGNMENT NLT 10/27/2020			KAC
10/15/2020	1702259 C	CIVIL ARRAIGNMENT NLT 10/27/2020			KAC
10/28/2020		CV ARR FTA - PENDING DEFAULT APPEAR NLT 11/30/2020			SYS
10/28/2020		CV ARR FTA - PENDING DEFAULT APPEAR NLT 11/30/2020			SYS
10/28/2020		CV ARR FTA - PENDING DEFAULT APPEAR NLT 11/30/2020			SYS
12/1/2020	1702259 A	DEFAULT FEE IMPOSED	\$50.00		SYS
12/1/2020	1702259 A	FINE AND APPLICABLE FEES IMPOSED	\$200.00		SYS
12/1/2020	1702259 A	JCEF TIME PAYMENT FEE IMPOSED	\$20.00		SYS
12/1/2020	1702259 A	FTA DEFAULT			SYS
12/1/2020	1702259 B	DEFAULT FEE IMPOSED	\$50.00		SYS
12/1/2020	1702259 B	FINE AND APPLICABLE FEES IMPOSED	\$200.00		SYS
12/1/2020	1702259 B	FTA DEFAULT			SYS
12/1/2020	1702259 C	DEFAULT FEE IMPOSED	\$50.00		SYS
12/1/2020	1702259 C	FINE AND APPLICABLE FEES IMPOSED	\$200.00		SYS
12/1/2020	1702259 C	FTA DEFAULT			SYS
12/1/2020		CASE HAS BEEN REFERRED TO VALLEY FOR COLLECTION	\$69.30		
12/1/2020		DEBT SETOFF CLAIM OF \$839.30 SENT TO AOC			SYS
# Actions: 20					



HAMANN ENTERPRISES, LLC

2925 N 19TH AVE UNIT 97

PHOENIX, AZ 85015

(602) 575-4455

hamannenterprises@yahoo.com

THE FOLLOWING DOCUMENT IS FOR:

NAME: MICHEAL GLAB

FIRM: CITY OF TEMPE

DATE: 11/16/20

PROPOSAL

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

ADDRESS: 1846 E RIVIERA DR

1 REMOVAL OF WEEDS, GRASS, AND DEBRIS FROM FRONT YARD	\$500.00
2 SECURITY BY TEMPE POLICE	\$276.00
3 TOWING OF POSSIBLY 2 VEHICLES @ \$135.00 EACH	\$270.00
4 APPLICATION OF PRE EMERGENT TO ROCK YARD	\$150.00
5	\$0.00
6	\$0.00
TOTAL COST OF JOB	<hr/> \$1,196.00

THANK YOU FOR YOUR BUSINESS

BOB HAMANN

Dec 1, 2020 9:45:13 AM
Tempe



Dec 1, 2020 9:45:20 AM
Tempe

