

**CITY OF TEMPE  
HEARING OFFICER**

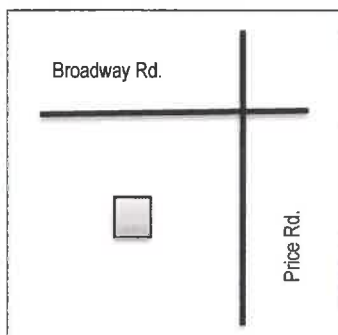
**Meeting Date: 01/05/2021  
Agenda Item: 7**

**ACTION:** Request approval to abate public nuisance items at the Huffman Property located at 2076 E. Aspen Drive. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$476.00 for abatement request: landscape cleanup.

**RECOMMENDATION:** Staff – Approval of 180 day open abatement

**BACKGROUND INFORMATION:** City of Tempe – Code Compliance Section requests approval to abate items in violation of the Tempe City Code at the HUFFMAN 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 CE202584: landscape cleanup.



Property Owner  
Applicant  
Zoning District:  
Code Compliance  
Inspector:

Paul Joseph Huffman  
City of Tempe – Code Compliance  
R1-4 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 Huffman Property located at 2076 E. Aspen Drive, in the R1-4, Single Family Residential district. This case was initiated 04/24/20, after which Code Compliance has attempted to obtain compliance through correspondence with the property owner regarding violations of the Tempe City Code.

Without the intervention of abatement the property will continue to deteriorate. It is therefore requested that the City of Tempe Community Development Hearing Officer approve a 180 day open abatement of this public nuisance in accordance with Section 21-53 of the Tempe City Code.

**HISTORY & FACTS:**

The history and facts of this case are detailed in an attached memo from the Code Compliance Inspector.

ABATEMENT

# Planning Application

Part 1 of 2

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



All applications must be accompanied by the required plans, submittal materials, and correct fee(s)

PROJECT INFORMATION – REQUIRED					
PROJECT NAME	HUFFMAN ABATEMENT			EXISTING ZONING	R1-4 <input type="checkbox"/>
PROJECT ADDRESS	2076 E ASPEN DR., TEMPE AZ 85282			SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	SANTO TOMAS UNIT THREE ABATEMENT OF CE202584 JANUARY 05, 2021			PARCEL No(s)	133-34-687 <input type="checkbox"/>
PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW)					
BUSINESS NAME	ADDRESS				
CONTACT NAME	CITY		STATE	ZIP	
EMAIL	PHONE 1		PHONE 2		
<i>I hereby authorize the applicant below to process this application with the City of Tempe.</i>					
PROPERTY OWNER SIGNATURE X				DATE	
or attach written statement authorizing the applicant to file the application(s)					
APPLICANT INFORMATION – REQUIRED					
COMPANY / FIRM NAME	ADDRESS		21 E 6TH ST SUITE 208		
CONTACT NAME	CITY		STATE	ZIP	85281-3681
EMAIL	PHONE 1		PHONE 2		
<i>I hereby attest that this application is accurate and the submitted documents are complete. I acknowledge that if the application is deemed to be incomplete it will be returned to me without review, to be resubmitted with any missing information.</i>					
APPLICANT SIGNATURE X <i>Michael J. Glab</i>				DATE 12/4/2020	
BUSINESS INFORMATION – REQUIRED FOR USE PERMITS & SIGN DPRs					
BUSINESS NAME	ADDRESS				
CONTACT NAME	CITY		STATE	ZIP	
TYPE OF BUSINESS	PHONE		EMAIL		
APPLICATION (check all that apply)	QTY	SPECIFIC REQUEST (see planning & zoning fee schedule for types)	FOR CITY USE ONLY (planning record tracking numbers)		
<input type="checkbox"/> A. PRELIMINARY SITE PLAN REVIEW			SPR		
<input type="checkbox"/> B. ADMINISTRATIVE APPLICATIONS			ADM		
<input type="checkbox"/> C. VARIANCES			VAR		
<input type="checkbox"/> D. USE PERMITS / USE PERMIT STANDARDS			ZUP		
<input type="checkbox"/> E. ZONING CODE AMENDMENTS			ZOA	ZON	
<input type="checkbox"/> F. PLANNED AREA DEVELOPMENT OVERLAYS			PAD	REC	
<input type="checkbox"/> G. SUBDIVISIONS / CONDOMINIUMS			SBD	REC	
<input type="checkbox"/> H. DEVELOPMENT PLAN REVIEW			DPR		
<input type="checkbox"/> I. APPEALS					
<input type="checkbox"/> J. GENERAL PLAN AMENDMENTS			GPA		
<input type="checkbox"/> K. ZONING VERIFICATION LETTERS			ZVL		
<input checked="" type="checkbox"/> L. ABATEMENTS			CE	CM	
TOTAL NUMBER OF APPLICATIONS		0			
FOR CITY USE ONLY					
DS TRACKING #	FILE THIS APPLICATION WITH CE / CM TRACKING #		DATE RECEIVED (STAMP)	VALIDATION OF PAYMENT (STAMP)	
PL TRACKING #					
SPR TRACKING # (if 2 <sup>nd</sup> or 3 <sup>rd</sup> submittal, use planning resubmittal form)				TOTAL APPLICATION FEES	
				RECEIVED BY INTAKE STAFF (INITIALS)	

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA

**DATE:** 12/04/2020

**SUBJECT:** HUFFMAN Abatement

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**LOCATION:** 2076 E MALIBU DR, TEMPE, AZ 85282

**LEGAL:** LOT 112, BOOK 145, PAGE 044, as recorded with the Maricopa County Assessor

**OWNER:** PAUL HUFFMAN  
2076 E ASPEN DR  
TEMPE, AZ 85282

**FINDINGS:**

In April of 2020, my office received three complaints of a deteriorated landscape at the property. I responded to the property, observed a deteriorated landscape, and mailed a notice to the property owner(s)

In May of 2020, I received a voicemail from Mr. Huffman, requested an extension due to lack of tools. I granted the requested extension and followed up in late May. I observed some change, but the work remained incomplete. I mailed a second notice to the owner(s)

In June of 2020, my office received two additional complaints regarding the property. I then posted a notice to the front of the structure, requesting compliance

In July of 2020, I inspected the property, observed little to no change and issued a citation to the property owner(s), which was then posted to the front of the structure

At the end of August of 2020, I appeared in court telephonically, along with Mr. Huffman, who was found responsible for the violation. My office received one additional complaint regarding the property. I followed up at the property, observed little to no change and I mailed an additional notice to the property owner(s)

At the beginning of October of 2020, I observed little to no change at the property and mailed an additional notice to the property owner(s)

In November of 2020, my office received an additional complaint. I saw little to no change at the property with regards to deteriorated landscape and sidewalk obstruction, so I requested bids to abate the property

In December of 2020, notice of intent to abate was posted to the front of the structure

**RECOMMENDATIONS:**

The owner(s) of this property, PAUL HUFFMAN, have/has made little to no attempt to bring the property into compliance. PAUL HUFFMAN 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: Submitt  
NAME: [Signature]  
DATE: 12 14 20



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

Date: 12/04/2020  
Case #: CE202584

**PAUL HUFFMAN  
2076 E ASPEN 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: 2076 E ASPEN DR., TEMPE, AZ 85282  
Parcel: 133-34-687

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. 5<sup>th</sup> Street, Tempe. We are requesting Hearing Officer Authorization to abate this public nuisance in accordance with Section 21-53 of the Tempe City Code by removal and repair of:

CC 21-3.b.8 Deteriorated landscape

If the violations have not been corrected within thirty (30) days, our office will proceed with the abatement process. As owner of the property, you have thirty (30) days after receipt of this letter to abate or correct any violation as described below:

**CC 21-3.b.8 Please remove dead growth in front right of way (e.g. between the fence line and the sidewalk; Please remove fallen, dead fronds from east side of the parcel; Please remove grass/weeds located in right of way on the east side, between the metal fence and the sidewalk; Please make sure the sidewalk is free of obstructions due to the vegetation**

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 \$476.00. In addition to the actual cost of abatement, an administrative charge of fifteen(15) percent of the actual cost of abatement or three hundred (\$300) dollars, whichever is greater, for expenses incurred by the City for abatement procedures, and the cost of recording liens and releases will be charged. The recorded lien may bear interest at the legal rate of judgments in the State of Arizona. Administrative charges and the cost of recording liens and releases shall become a lien on the property whether or not the public nuisance is abated by the City.

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

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



COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE

04/24/2020

HARRY BRAY  
2076 E ASPEN DR  
TEMPE, AZ 85282

Case #: CE202584  
Site Address: 2076 E ASPEN DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 04/22/2020 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; uncultivated plants, weeds, tall grass, uncultivated shrubs or growth (whether growing or otherwise) higher than twelve (12) inches; or any dead trees, bushes, shrubs or portions thereof, including stumps; or any palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	<b>Please remove the over height grass/weeds from the front, and/or side yard landscape. Gravel surfaces should be free of grasses and weeds, while grass landscapes should be less than twelve inches in height</b>	05/11/2020

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

04/24/2020

PAUL HUFFMAN  
2076 E ASPEN DR  
TEMPE, AZ 85282

Case #: CE202584  
Site Address: 2076 E ASPEN DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 04/22/2020 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; uncultivated plants, weeds, tall grass, uncultivated shrubs or growth (whether growing or otherwise) higher than twelve (12) inches; or any dead trees, bushes, shrubs or portions thereof, including stumps; or any palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	<b>Please remove the over height grass/weeds from the front, and/or side yard landscape. Gravel surfaces should be free of grasses and weeds, while grass landscapes should be less than twelve inches in height</b>	05/11/2020

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

**Michael Glab**  
Code Inspector

**Direct: 480-350-5461**  
**Code Compliance: 480-350-8372**  
**Email: Michael\_Glab@tempe.gov**

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**Civil and Criminal Penalties**

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

05/20/2020

HARRY BRAY  
2076 E ASPEN DR  
TEMPE, AZ 85282

Case #: CE202584  
Site Address: 2076 E ASPEN DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 05/20/2020 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
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PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	<b>Please remove the over height grass/weeds from the front, and/or side yard landscape. Gravel surfaces should be free of grasses and weeds, while grass landscapes should be less than twelve inches in height</b>	06/04/2020

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**

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COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE

05/20/2020

PAUL HUFFMAN  
2076 E ASPEN DR  
TEMPE, AZ 85282

Case #: CE202584  
Site Address: 2076 E ASPEN DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 05/20/2020 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; uncultivated plants, weeds, tall grass, uncultivated shrubs or growth (whether growing or otherwise) higher than twelve (12) inches; or any dead trees, bushes, shrubs or portions thereof, including stumps; or any palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground;

**SITE REINSP  
ON OR  
AFTER**

**PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION**

CC 21-3.b.8	<b>Please remove the over height grass/weeds from the front, and/or side yard landscape. Gravel surfaces should be free of grasses and weeds, while grass landscapes should be less than twelve inches in height</b>	06/04/2020
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Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

**Michael Glab**  
Code Inspector

**Direct: 480-350-5461**  
**Code Compliance: 480-350-8372**  
**Email: Michael\_Glab@tempe.gov**

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

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



COMMUNITY DEVELOPMENT DEPARTMENT  
 CODE COMPLIANCE  
 POST TO STRUCTURE

06/09/2020

HARRY BRAY  
 PAUL HUFFMAN  
 2076 E ASPEN DR  
 TEMPE, AZ 85282

Case #: CE202584  
 Site Address: 2076 E ASPEN DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 06/08/2020 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; uncultivated plants, weeds, tall grass, uncultivated shrubs or growth (whether growing or otherwise) higher than twelve (12) inches; or any dead trees, bushes, shrubs or portions thereof, including stumps; or any palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground;
CC 21-3.b.7	Any object, building, tree, bush or vehicle that interferes with, obstructs, tends to obstruct, or renders dangerous the free passage, use or vision in the customary manner of any sidewalk, street or highway in the City;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	<b>Please remove the grass/weeds from the gravel portions of the front and/or side yard landscape (e.g. east side of the residence, etc.)</b>	06/17/2020
CC 21-3.b.7	<b>Please trim vegetation so it does not obstruct passage of sidewalk or street (e.g. corner of Aspen and River etc.)</b>	06/24/2020

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

**Michael Glab**  
 Code Inspector

**Direct: 480-350-5461**  
**Code Compliance: 480-350-8372**  
**Email: Michael\_Glab@tempe.gov**

**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

09/14/2020

HARRY BRAY  
PAUL HUFFMAN  
2076 E ASPEN DR  
TEMPE, AZ 85282

Case #: CE202584  
Site Address: 2076 E ASPEN 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.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.7	Any object, building, tree, bush or vehicle that interferes with, obstructs, tends to obstruct, or renders dangerous the free passage, use or vision in the customary manner of any sidewalk, street or highway in the City;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	<b>Although mostly completed, please remove the remaining, over height grass/weeds from the property</b>	09/28/2020
CC 21-3.b.7	<b>Please trim vegetation so it does not obstruct passage of sidewalk or street (e.g. corner of Aspen and River; along River side sidewalk, etc.)</b>	09/28/2020

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

10/06/2020

HARRY BRAY  
 2076 E ASPEN DR  
 TEMPE, AZ 85282-2909

Case #: CE202584  
 Site Address: 2076 E ASPEN DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 10/02/2020 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.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.7	Any object, building, tree, bush or vehicle that interferes with, obstructs, tends to obstruct, or renders dangerous the free passage, use or vision in the customary manner of any sidewalk, street or highway in the City;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	<b>Please remove the over height grass/weeds located between the fence line and the sidewalk on the east side right of way (e.g. east side of parcel, from the corner north towards Concorda, etc.)</b>	10/21/2020
CC 21-3.b.7	<b>Please trim vegetation so it does not obstruct passage of sidewalk or street (e.g. palm at front; growth at corner of Aspen and River; east side right of way near Concorda and River, etc.)</b>	10/21/2020

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**

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COMMUNITY DEVELOPMENT DEPARTMENT  
 CODE COMPLIANCE  
 CORRECTION NOTICE

10/06/2020

PAUL HUFFMAN  
 2076 E ASPEN DR  
 TEMPE, AZ 85282-2909

Case #: CE202584  
 Site Address: 2076 E ASPEN DR, TEMPE, AZ 85282

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

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# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1702187</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.				<input type="checkbox"/> DLP	State	Class	Endorsements M H N P T X D					Incident Report Number <b>CE202584</b>	
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language													
Defendant Name (First, Middle, Last) <b>PAUL JOSEPH HUFFMAN</b>												Juvenile	
Residence Address, City, State, Zip Code <b>2076 E ASPEN DR TEMPE AZ 85282</b>										Telephone: (cell phone) <input type="checkbox"/>			
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions		Email Address				
Business Address, City, State, Zip Code										Business Phone No.			
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 <b>2076 E ASPEN DR</b>							<input checked="" type="checkbox"/> Tempe	State of Arizona			Area	Dist.
The Defendant Committed the Following:													
<b>A</b>	Section: <b>TCC 21-3A</b>		Violation: <b>21-3(B) DETERIORATED LANDSCAPE</b>		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense		
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		MVD				
<b>B</b>	Section:		Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input type="checkbox"/> Municipal Code		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense		
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		MVD				
<b>C</b>	Section:		Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input type="checkbox"/> Municipal Code		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense		
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		MVD				
<b>D</b>	Section:		Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input type="checkbox"/> Municipal Code		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense		
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		MVD				
<b>E</b>	Section:		Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input type="checkbox"/> Municipal Code		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense		
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		MVD				
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: <b>08/03/2020</b>		Time: Between 9AM & 4PM					
				<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor		Date: _____		Time: _____		<input type="checkbox"/> AM <input type="checkbox"/> PM		Court No. _____	
Court Address, City, State, Zip Code													
Criminal: <input type="checkbox"/> Without admitting guilt, I promise to appear as directed hereon.						Victim? <input type="checkbox"/>		Victim Notified? <input type="checkbox"/>					
Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.						I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant.							
<b>X POSTED TO STRUCTURE</b>						Complainant <b>CODE COMPLIANCE</b>		PSN <b>8041</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>1ST CITE = \$200.00</b>		<b>07/20/2020</b>					
						Date issued if not violation date							

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



1702187

COMPLAINT

**Case No: 20-014991-4 Title: CITY OF TEMPE vs PAUL JOSEPH HUFFMAN**

HUFFMAN, PAUL JOSEPH  
 2076 E ASPEN DR  
 TEMPE, AZ 85282-0000

**Case Status:** Inactive **Case Balance Owing:** \$174.40 **TPC Due Date:**  
**Filed:** 7/22/2020 **Stayed Balance Owing:** \$0.00 **TPC Amount Due:**

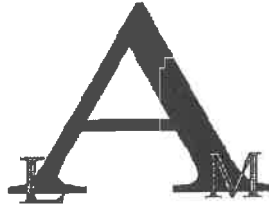
Cite Number	Code	Violation Date	Description	Filed	Disposition	Disp Date
1702187A	21-3B8	07/16/2020	LANDSCAPING-DEAD, DAMAGED, UNCONTROL	7/22/2020	55 - FAIL TO PAY	9/17/2020

# Citations: 1

**Case No: 20-014991-4 Title: CITY OF TEMPE vs PAUL JOSEPH HUFFMAN**

**REGISTER OF ACTION**

Date	Cite Number	Action	Amount	Judge	User
7/22/2020		ATTC FILED			TEH
7/22/2020		1ST CITE \$200			TEH
7/22/2020	1702187 A	CIVIL ARRAIGNMENT NLT 8/3/2020			TEH
7/27/2020		ADV DEF OF OPT TO SET HRG-PH			JDH
7/28/2020		AMENDED EMAIL FROM REQUEST			JDH
7/28/2020	1702187 A	WRITTEN REQUEST FOR CIVIL HEARING FILED			JDH
7/28/2020	1702187 A	BY EMAIL			JDH
7/28/2020		CIVIL HEARING 8/17/2020 9:00 AM		ADM	JDH
7/28/2020		TEAMS HEARING - 9:00- 480-498-8745 - 293 205 24#			JDH
8/13/2020		REC'D EMAIL FROM THE STATE - NOTHING WAS ATTACHED - PLACED WITH FILE			LGB
8/13/2020		STATE FILED 1-13 EXHIBITS			MUA
8/13/2020		EMAILED DEF MARKED EXHIBITS			MUA
8/17/2020		STATE EXHIBITS ADMITTED		EO	KAC
8/17/2020	1702187 A	EXHIBIT LETTER GENERATED		EO	KAC
8/17/2020	1702187 A	21 - JDGMT ENTERED GUILTY/RESP SENTENCED		EO	KAC
8/17/2020	1702187 A	FINE AND APPLICABLE FEES IMPOSED	\$200.00	EO	KAC
8/17/2020		FINANCIAL ORDER ISSUED PAYMENT DUE BY 9/17/2020	\$200.00	EO	KAC
8/17/2020		EMAILED FIN ORDER/INSTRUCTIONS AND NORTA TO DEF		EO	KAC
8/18/2020		JCEF TIME PAYMENT FEE IMPOSED	\$20.00		SYS
9/1/2020		FINES AND FEES PAID	\$110.00		SYS
9/18/2020	1702187 A	DEFAULT FEE IMPOSED	\$50.00		SYS
9/18/2020	1702187 A	FTP DEFAULT			SYS
9/18/2020		CASE HAS BEEN REFERRED TO VALLEY FOR COLLECTION	\$14.40		
9/18/2020		DEBT SETOFF CLAIM OF \$174.40 SENT TO AOC			SYS
<b># Actions: 24</b>					



**Artistic Land Management, Inc.**

November 19, 2020

City of Tempe  
Attn: Michael Glab  
Code Inspector

RE: Cleanup – 2076 E Aspen Dr.

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 2076 E Aspen Drive, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

#### Scope of Work

- Removal of grass/weeds from the front gravel area, located between the sidewalk and the fence line. Removal of grass/weeds along the east side right of way and landscape (both inside and outside the fence line; between the fence line and the sidewalk, etc.). Removal of any grass/weeds from gravel portions of the property
- Trimming of plants, bushes, trees, so as to prevent obstruction to pedestrians walking along the sidewalk
- P.D. presence on site for duration of visit
- Application of pre-emergent on gravel
- Haul away and disposal of removed yard waste

Total = \$476.00

Respectfully,

Jose Hernandez

Nov 23, 2020 11:25:58 AM  
Tempe



Nov 23, 2020 11:25:38 AM  
Tempe

