
**CITY OF TEMPE
HEARING OFFICER**

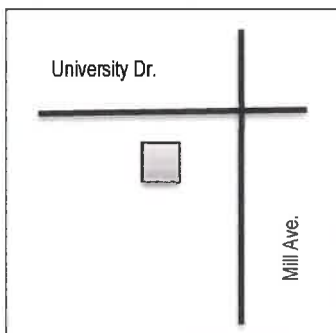
**Meeting Date: 01/05/2021
Agenda Item: 8**

ACTION: Request approval to abate public nuisance items at the Nowrooz LP Property located at 405 W. University Drive. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$300.00 for abatement request: graffiti removal.

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 NOWROOZ LP 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 CM201508: graffiti removal.



Property Owner
Applicant
Zoning District:
Code Compliance
Inspector:

Nowrooz Limited Partnership
City of Tempe – Code Compliance
CSS - Commercial Shopping & Service
Jack Scofield, 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 Nowrooz LP Property located at 405 W. University Drive, in the CSS, Commercial Shopping & Service district. This case was initiated 09/22/20, 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	NOWROOZ LIMITED PARTNERSHIP PROPERTY ABATEMENT	EXISTING ZONING	CSS	<input type="checkbox"/>
PROJECT ADDRESS	405 W UNIVERSITY DR TEMPE, AZ 85281	SUITE(S)		<input type="checkbox"/>
PROJECT DESCRIPTION	ABATEMENT OF CM201508 JANUARY 5, 2021	PARCEL No(s)	124-69-025B	<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 ENFORCEMENT	ADDRESS	21 E 6TH ST STE 208
CONTACT NAME	JACK SCOFIELD/CODE INSPECTOR	CITY	TEMPE
EMAIL	jack_scofield@tempe.gov	PHONE 1	(480) 350-8967
		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 <i>planning & zoning fee schedule</i> 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	1		CE	CM
TOTAL NUMBER OF APPLICATIONS	1			

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: December 2, 2020
TO: Michael Spencer, Senior Code Inspector
FROM: Jack Scofield, Code Inspector
SUBJECT: CM201508, Nowrooz Limited Partnership Property Abatement

LOCATION: 405 W UNIVERSITY DR TEMPE, AZ 85281

LEGAL: GOODWIN HOMES MCR 7/14 N 153F OF LOTS 2 3 4 & 5 BLK 1 EX N
22F OF SD LOTS & ALSO EX 20F X 20F TRI IN NW COR LOT 5

PARCEL: 124-69-025B

OWNER: NOWROOZ LIMITED PARTNERSHIP
PO BOX 5215
SCOTTSDALE, AZ 85261-5215

FINDINGS:

9/18/2020 The Code Compliance Division received complaint for graffiti on the property.

9/22/2020 Inspected property and found a large amount of graffiti on the East, North, and West sides of the building. Notice to comply mailed to owner.

10/6/2020 Mailed final notice to comply to owner.

10/13/2020 Received voicemail from owner Mazi Massuar, returned call and left voicemail for owner.

10/27/2020 No progress or contact from owner. Called and left voicemail for owner.

10/28/2020 Received call from owner and granted a 3 week extension to remove graffiti.

12/2/2020 Posted notice of intent to abate to property and mailed to property owner.

RECOMMENDATIONS:

I recommend an abatement of the nuisance violations at the property at 405 W University Dr. due to property owner's failure to bring property into compliance with Tempe City Code 22-105.A. The property owner has been given ample time to come into compliance and maintain the property. There has been no indication that the property owner will bring the property into compliance. The property represents a health hazard and an eyesore to the community.

Without the intervention of abatement the property will continue to deteriorate. I therefore make a request to the City of Tempe Community Development Hearing Officer for authorization to abate this public nuisance in accordance with section 21-53 of the Tempe City Code and authorization of multiple abatements for a period not to exceed one hundred eighty (180) days from the previous abatement order.

Respectfully submitted,

Jack Scofield
Code Inspector II

ACTION TAKEN: submit
NAME [Signature]
DATE: 12-2-20



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE:12/2/2020
CASE # CM201508

**NOWROOZ LIMITED PARTNERSHIP
PO BOX 5215
SCOTTSDALE, AZ 85261-5215**

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

LOCATION: 405 W UNIVERSITY DR TEMPE, AZ 85281
PARCEL: 124-69-025B

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers on **01/05/2021**. 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:

Violation of City of Tempe Code 22-105.A

(a) Graffiti prohibited. All sidewalks, walls, buildings, fences, signs, and other structures or surfaces shall be kept free from graffiti when the graffiti is visible from the street or other public or private property.

If the violations have not been corrected within thirty 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:

- 1. REMOVE GRAFFITI FROM ALL SIDES OF BUILDING. PAINT NEEDS TO BE COMPATABLE WITH EXISTING PAINT COLOR.**

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 **\$300.00**. 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) 350-4311.

Code Inspector: Jack Scofield
Phone Number: 480-350-8967
E-mail: jack_scofield@tempe.gov

HAMANN ENTERPRISES, LLC

2925 N 19TH AVE UNIT 97

PHOENIX, AZ 85015

(602) 575-4455

hamannenterprises@yahoo.com

THE FOLLOWING DOCUMENT IS FOR:

NAME: JACK SCOFIELD

FIRM: CITY OF TEMPE

DATE: 10/29/20

PROPOSAL

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

ADDRESS: 405 W UNIVERSITY DR

1	REMOVAL OF GRAFFITI	\$300.00
2		\$0.00
3		\$0.00
4		\$0.00
5		\$0.00
6		\$0.00
TOTAL COST OF JOB		<hr/> \$300.00

THANK YOU FOR YOUR BUSINESS

BOB HAMANN

12/01/2020



OR

THE

AVAILABLE

800.255.5500

SVN
SPORTS VEHICLE NETWORK

THE ONLY LOCAL BIKE SHOP



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AUTHORIZED DEALER

SRAM
AUTHORIZED DEALER

SCOTT
AUTHORIZED DEALER

STATE BICYCLE COMPANY
AUTHORIZED DEALER

KHS
www.khs.com

12/01/2020





12/01/2020



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

9/22/20

NOWROOZ LIMITED PARTNERSHIP
PO BOX 5215
SCOTTSDALE, AZ 85261-5215

Case#: CM201508
Site Address: 405 W UNIVERSITY DR TEMPE, AZ 85281

SITE REINSPECTION ON OR AFTER: 10/06/2020

This is a notice to inform you that this site was inspected on 9/22/20 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.

VIOLATION SECTION:

Violation of City of Tempe Code 22-105.A

(a) Graffiti prohibited. All sidewalks, walls, buildings, fences, signs, and other structures or surfaces shall be kept free from graffiti when the graffiti is visible from the street or other public or private property.

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION:

- 1. REMOVE ALL GRAFFITI FROM ALL SIDES OF THE BUILDING AND POWER BOX ON SOUTHWEST CORNER OF PROPERTY. PAINT NEEDS TO BE COMPATIBLE WITH EXISTING PAINT COLOR.**

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

Jack Scofield
Code Inspector II
E-Mail

Direct: 480-350-8967
Code Compliance: 480-350-8372
jack_scofield@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

10/6/20

NOWROOZ LIMITED PARTNERSHIP
PO BOX 5215
SCOTTSDALE, AZ 85261-5215

Case#: CM201508
Site Address: 405 W UNIVERSITY DR TEMPE, AZ 85281

SITE REINSPECTION ON OR AFTER: 10/20/2020

This is a notice to inform you that this site was inspected on 10/6/20 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

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PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION:

- 1. REMOVE ALL GRAFFITI FROM ALL SIDES OF THE BUILDING AND POWER BOX ON SOUTHWEST CORNER OF PROPERTY. PAINT NEEDS TO BE COMPATIBLE WITH EXISTING PAINT COLOR.**

CORRECTIVE ACTION MUST BE COMPLETED OR CITATIONS WILL BE ISSUED.

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

Jack Scofield
Code Inspector II
E-Mail

Direct: 480-350-8967
Code Compliance: 480-350-8372
jack_scofield@tempe.gov

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