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**CITY OF TEMPE  
HEARING OFFICER**

**Meeting Date: 03/16/2021  
Agenda Item: 2**

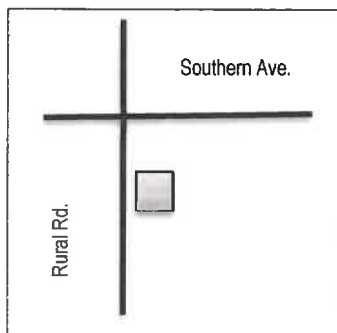
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**ACTION:** Request approval to abate public nuisance items at the Roberts Property located at 916 E. La Jolla Drive. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$587.00 for abatement request: Dead tree removal and remove unregistered vehicle(s).

**RECOMMENDATION:** Staff – Approval of abatement

**BACKGROUND INFORMATION:** City of Tempe – Code Compliance Section requests approval to abate items in violation of the Tempe City Code at the ROBERTS 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 CE206354: Dead tree removal and remove unregistered vehicle(s).



Property Owner  
Applicant  
Zoning District:  
Code Compliance  
Inspector:

Lali Elaine and Joseph Roberts  
City of Tempe – Code Compliance  
R1-6 Single Family Residential  
Julie Scofield - Code Inspector

**ATTACHMENTS:** Supporting Attachment

**STAFF CONTACT:** Drew Yocom, Planning & Research Analyst (480-858-2190)

Department Director: Jeff Tamulevich, Code Compliance Administrator

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 Roberts Property located at 916 E. La Jolla Drive, in the R1-6, Single Family Residential district. This case was initiated 10/06/20, 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 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 Submittal Form

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	Roberts Property Abatement	EXISTING ZONING	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	916 E. La Jolla Dr. Tempe, AZ 85282	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	Abatement of CE206354 Hearing is March 16th, 2021	PARCEL No(s)	133-54-558 <input type="checkbox"/>

PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)			
BUSINESS NAME		ADDRESS	916 E. La Jolla Dr.
CONTACT NAME	Lali Roberts	CITY	Tempe
		STATE	AZ
		ZIP	85282
EMAIL		PHONE 1	
		PHONE 2	

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	Community Development	ADDRESS	21 E. 6th St.
CONTACT NAME	Julie Scofield	CITY	Tempe
		STATE	AZ
		ZIP	85281
EMAIL	julie_scofield@tempe.gov	PHONE 1	480-350-8951
		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 <i>Julie Scofield</i>	DATE	2/10/21
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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 <a href="#">Planning &amp; Zoning Fee Schedule</a> 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. SUBDIVISION / CONDOMINIUM PLATS			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
<input type="checkbox"/> M. SIGN TYPE K			GO	SE
TOTAL NUMBER OF APPLICATIONS	0			

FOR CITY USE ONLY			
DS TRACKING #		FILE APPLICATION WITH CE / CM / IP TRACKING #	DATE RECEIVED (STAMP)
PL TRACKING #			VALIDATION OF PAYMENT (STAMP)
SPR TRACKING # (if 2 <sup>nd</sup> or 3 <sup>rd</sup> submittal, please use Planning Resubmittal Form)			TOTAL APPLICATION FEES
			RECEIVED BY INTAKE STAFF (INITIALS)

**SEE REVERSE SIDE FOR REQUIRED PROJECT DATA**

**DATE:** February 9th, 2021  
**TO:** Jeff Tamulevich, Code Compliance Administrator  
**FROM:** Julie Scofield, Code Inspector  
**SUBJECT:** CE206354, Roberts Property Abatement

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**LOCATION:** 916 E. LA JOLLA DR. TEMPE, AZ 85282

**LEGAL:** CYPRUS EAST UNIT 2

**PARCEL:** 133-54-558

**OWNER:** LALI ROBERTS  
916 E. LA JOLLA DR.  
TEMPE, AZ 85282

**FINDINGS:**

10/06/2020 The Code Compliance Division received a complaint for dead vegetation in the back yard of the property. Went to the property to inspect, found multiple dead citrus trees and landscape debris in the back yard of the property. A notice to comply was mailed to the property owner, Lali Roberts.

10/13/2021 Received a call from the owner, she had questions regarding the trees.

10/27/2020 Received another call from the owner regarding someone that could come to the property and take care of the trees and cut them into pieces. I gave her the phone number from the city's heart program and landscape program.

11/05/2020 Re-inspected the property. There has been no change to the property. A final notice was mailed.

12/17/2020 Inspected the property. There has been no change in the condition of the property. I called and left a message for Ms. Roberts, that she had until January 5<sup>th</sup> to get the landscape taken care of before further action was taken.

01/06/2021 Inspected the property. Issued a citation for the landscape. Pictures were taken to show the condition of the property.

01/27/2021 Went to the property. There has been no change to the back yard of the property. However, there is now two unregistered vehicles in the driveway. A notice was mailed for the vehicles. Also, requesting bids for an abatement cleanup to include the back yard and vehicles.

02/04/2020 Inspected the property. There was only one unregistered vehicle in the driveway currently. No change to the back yard.

02/09/2021 Received bids for an abatement cleanup, for the landscape and towing of unregistered vehicles. The hearing is scheduled for March 16th, 2021.

**RECOMMENDATIONS:**

I recommend an abatement of the nuisance violation at the property located at 916 E. La Jolla Dr. The property owner has failed to bring the property into compliance with Tempe City Code 21-3-b.8 and 21-3. b.3, and they have been given ample time. The property represents an eyesore and health and safety issue 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.

Respectfully submitted,

Julie Scofield  
Code Inspector II

ACTION TAKEN: Submit  
NAME: [Signature]  
DATE: 2 9 21



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

Date: 02/09/2021  
Case #: CE206354

**ROBERTS LALI**  
**916 E LA JOLLA 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: 916 E LA JOLLA DR TEMPE, AZ 85282  
Parcel: 133-54-558

This office will submit this complaint to the Community Development Abatement Hearing Officer to be placed on the Hearing Officer agenda of 3/16/2021 located at the Tempe Council Chambers, 31 E 5th Street, at 5pm. We are requesting Hearing Officer Authorization to abate this public nuisance in accordance with Section 21-53 of the Tempe City Code by removal and repair of:

- CC 21-3.b.8            Dead trees or parts including stumps
- CC 21-3.b.3            An unregistered vehicle outside of or under a roof area not enclosed

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            Cut down to ground level or remove all dead trees from the back yard. Properly dispose of tree debris.
- CC 21-3.b.3            Please register or remove any unregistered vehicle(s) from the front of the property.

Upon receipt of the Hearing Officer approval to abate this public nuisance, the necessary work will be performed at the expense of the property owner. The cost of this work will be \$587.00. 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: Julie Scofield**  
**Phone Number: 480-350-8951**  
**E-mail: julie\_scofield@tempe.gov**

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1702248</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"/> 16 Passenger Vehicle <input type="checkbox"/> Haz. Material	
Driver's License No.				DLP <input type="checkbox"/>	State	Class	Endorsements M H N P T X D					Incident Report Number <b>CE206354</b>	
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language													Juvenile
Defendant	Name (First, Middle, Last) <b>LALI ROBERTS</b>												
Residence Address, City, State, Zip Code <b>916 E. LA JOLLA DR. Tempe AZ 85282</b>										Telephone: (cell phone) ( ) ( )			
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 type="checkbox"/> AM <input checked="" type="checkbox"/> PM	Speed	Approx.	Posted	R & P	Speed Measurement Device <input type="checkbox"/> Radar <input type="checkbox"/> Laser <input type="checkbox"/> Pace		Direction of Travel	
At	Location <b>916 E. LA JOLLA DR</b>							<input checked="" type="checkbox"/> Tempe	<b>85282</b>	State of Arizona		Area	Dist.

The Defendant Committed the Following:

<b>A</b>	Section: <b>TCC 21-3A</b>	ARS Violation: <b>21-3.B.8 Deteriorated Land</b>	<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction: <b>scape</b>	<input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
MVD					
<b>B</b>	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
MVD					
<b>C</b>	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
MVD					
<b>D</b>	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
MVD					
<b>E</b>	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
MVD					

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>01/21/2021</b>	Time: <b>Between 9AM &amp; 4PM</b>
	<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

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 mailed</b>	<b>Spencer</b> Complainant	<b>8022</b> PSN

Comments: **1st citation \$200.00**

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 \_\_\_\_\_

COMPLAINT

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



1702248



## East Valley Disaster Services

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East Valley Disaster Services, Inc.  
257 W. Broadway  
Mesa, AZ 85210  
(480) 833-4538 (Office & 24 Hour Emergency)  
Info@evds.co  
EIN: 86-0721883 / ROC: B License #097838

Client: City of Tempe / Nuisance Abatement Services  
Property: 916 East La Jolla Drive  
Tempe, AZ 85282

Operator: SKIP

Estimator: Skip Yaw  
Company: EVDS

Business: (480) 833-4538  
E-mail: skip@evds.co

Type of Estimate: Nuisance Abatement Services

Date Entered: 1/29/2021

Date Assigned:

Price List: AZPH8X\_JAN21

Labor Efficiency: Restoration/Service/Remodel

Estimate: 21-1079-NUISANCE

**Case Number: CE206354**





# East Valley Disaster Services

East Valley Disaster Services, Inc.  
 257 W. Broadway  
 Mesa, AZ 85210  
 (480) 833-4538 (Office & 24 Hour Emergency)  
 Info@evds.co  
 EIN: 86-0721883 / ROC: B License #097838

**21-1079-NUISANCE**  
**Nuisance Abatement Services**

**Exterior**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Nuisance Abatement Services	1.00 EA	0.00	587.00	0.00	587.00
<b>NOTE: Abatement Services includes:</b>					
1) Cut down, haul off and dispose of dead trees and stumps in back yard.					
2) Trim, remove weeds, clean up back yard, haul off and dispose.					
3) Remove two vehicles in front of house.					
4) Security from City of Tempe Police Department					
Totals: Exterior				0.00	587.00
Total: Nuisance Abatement Services				0.00	587.00
<b>Line Item Totals: 21-1079-NUISANCE</b>				<b>0.00</b>	<b>587.00</b>



## East Valley Disaster Services

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East Valley Disaster Services, Inc.  
257 W. Broadway  
Mesa, AZ 85210  
(480) 833-4538 (Office & 24 Hour Emergency)  
Info@evds.co  
EIN: 86-0721883 / ROC: B License #097838

### Summary

Line Item Total	587.00
<b>Replacement Cost Value</b>	<b>\$587.00</b>
<b>Net Claim</b>	<b>\$587.00</b>

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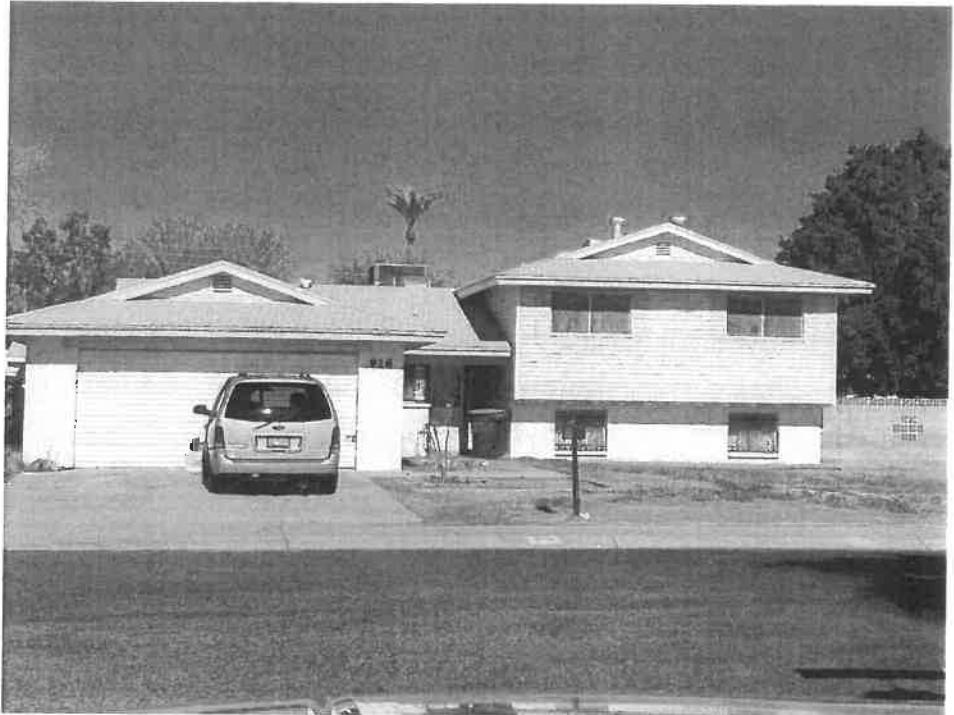
Skip Yaw



## East Valley Disaster Services

East Valley Disaster Services, Inc.  
257 W. Broadway  
Mesa, AZ 85210  
(480) 833-4538 (Office & 24 Hour Emergency)  
Info@evds.co  
EIN: 86-0721883 / ROC: B License #097838

- 1 1-916 East La Jolla Drive (1)  
Date Taken: 1/27/2021



- 2 2-916 East La Jolla Drive (2)  
Date Taken: 1/27/2021



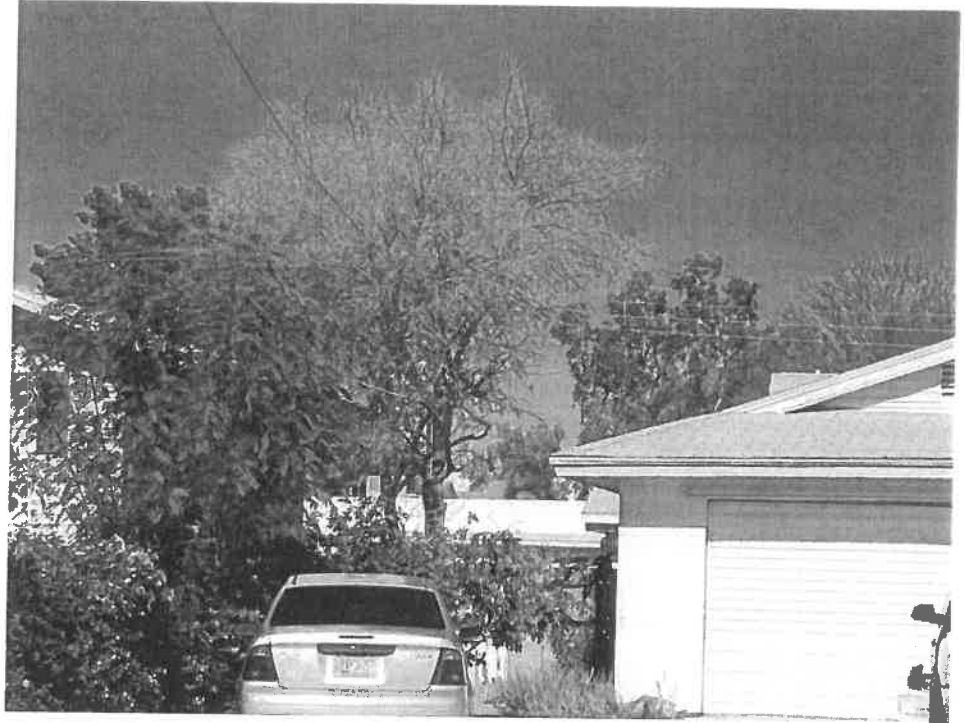


## East Valley Disaster Services

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East Valley Disaster Services, Inc.  
257 W. Broadway  
Mesa, AZ 85210  
(480) 833-4538 (Office & 24 Hour Emergency)  
Info@evds.co  
EIN: 86-0721883 / ROC: B License #097838

- 3 3-916 East La Jolla Drive (3)  
Date Taken: 1/27/2021



- 4 4-916 East La Jolla Drive (4)  
Date Taken: 1/27/2021





## East Valley Disaster Services

East Valley Disaster Services, Inc.  
257 W. Broadway  
Mesa, AZ 85210  
(480) 833-4538 (Office & 24 Hour Emergency)  
Info@evds.co  
EIN: 86-0721883 / ROC: B License #097838

- 5 5-916 East La Jolla Drive (5)  
Date Taken: 1/27/2021



- 6 6-916 East La Jolla Drive (6)  
Date Taken: 1/27/2021



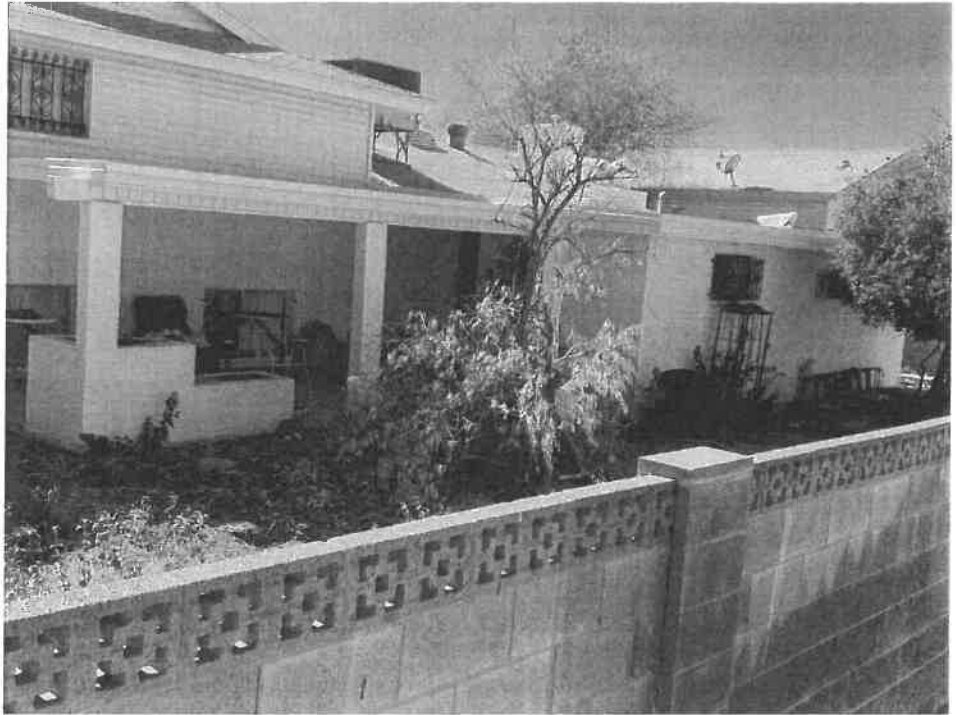


## East Valley Disaster Services

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East Valley Disaster Services, Inc.  
257 W. Broadway  
Mesa, AZ 85210  
(480) 833-4538 (Office & 24 Hour Emergency)  
Info@evds.co  
EIN: 86-0721883 / ROC: B License #097838

7 7-916 East La Jolla Drive (7)  
Date Taken: 1/27/2021





**COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE**

10/06/2020

ROBERTS LALI ELAINE/JOSEPH  
916 E LA JOLLA DR  
TEMPE, AZ 85282

Case#: CE206354  
Site Address: 916 E. LA JOLLA DR. TEMPE, AZ 85282

**SITE REINSPECTION ON OR AFTER: 11/05/2020**

This is a notice to inform you that this site was inspected on 10/06/2020 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

VIOLATION SECTION:

**Violation of City of Tempe Code 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:**

1. PLEASE CUT DOWN TO GROUND LEVEL OR REMOVE THE DEAD TREES IN THE BACK YARD OF THE PROPERTY.

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

Julie Scofield  
Code Inspector II  
E-Mail

Direct: 480-350-8951  
Code Compliance: 480-350-8372  
julie\_scofield@tempe.gov

**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.

**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).**



**COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
FINAL CORRECTION NOTICE**

11/05/2020

ROBERTS LALI ELAINE/JOSEPH  
916 E LA JOLLA DR  
TEMPE, AZ 85282

Case#: CE206354  
Site Address: 916 E. LA JOLLA DR. TEMPE, AZ 85282

**SITE REINSPECTION ON OR AFTER: 12/07/2020**

This is a notice to inform you that this site was inspected on 11/05/2020 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.

**VIOLATION SECTION:**

**Violation of City of Tempe Code 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:**

1. PLEASE CUT DOWN TO GROUND LEVEL OR REMOVE THE DEAD TREES IN THE BACK YARD OF THE PROPERTY. REMOVE ALL THE TREE DEBRIS AS WELL.

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

Julie Scofield  
Code Inspector II  
E-Mail

Direct: 480-350-8951  
Code Compliance: 480-350-8372  
julie\_scofield@tempe.gov

**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.

**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).**





**COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE**

01/26/2021

ROBERTS ELISHA E & GLADYS E  
C/O LALI ROBERTS  
916 E LA JOLLA DR  
TEMPE, AZ 85282

Case#: CE206354  
Site Address: 916 E LA JOLLA DR. TEMPE, AZ 85282

**SITE REINSPECTION ON OR AFTER: 02/26/2021**

This is a notice to inform you that this site was inspected on 01/26/2021 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 the Tempe City Code, Chapter 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 ordinance; 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:**

1. VEHICLES OUT IN THE OPEN MUST BE REGISTERED AND APPEAR OPERABLE. PLEASE PROPERLY REGISTER ANY UNREGISTERED VEHICLE(S) WITH AZ MVD AND DISPLAY CURRENT PLATES AND OR TAGS. OR REMOVE THE VEHICLE(S) FROM THE FRONT OF THE PROPERTY.

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

Julie Scofield  
Code Inspector II  
E-Mail

Direct: 480-350-8951  
Code Compliance: 480-350-8372  
julie\_scofield@tempe.gov

**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.

**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).**



**COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
FINAL CORRECTION NOTICE**

02/04/2021

ROBERTS ELISHA E & GLADYS E  
C/O LALI ROBERTS  
916 E LA JOLLA DR  
TEMPE, AZ 85282

Case#: CE206354  
Site Address: 916 E LA JOLLA DR. TEMPE, AZ 85282

**SITE REINSPECTION ON OR AFTER: 02/19/2021**

This is a notice to inform you that this site was inspected on 02/04/2021 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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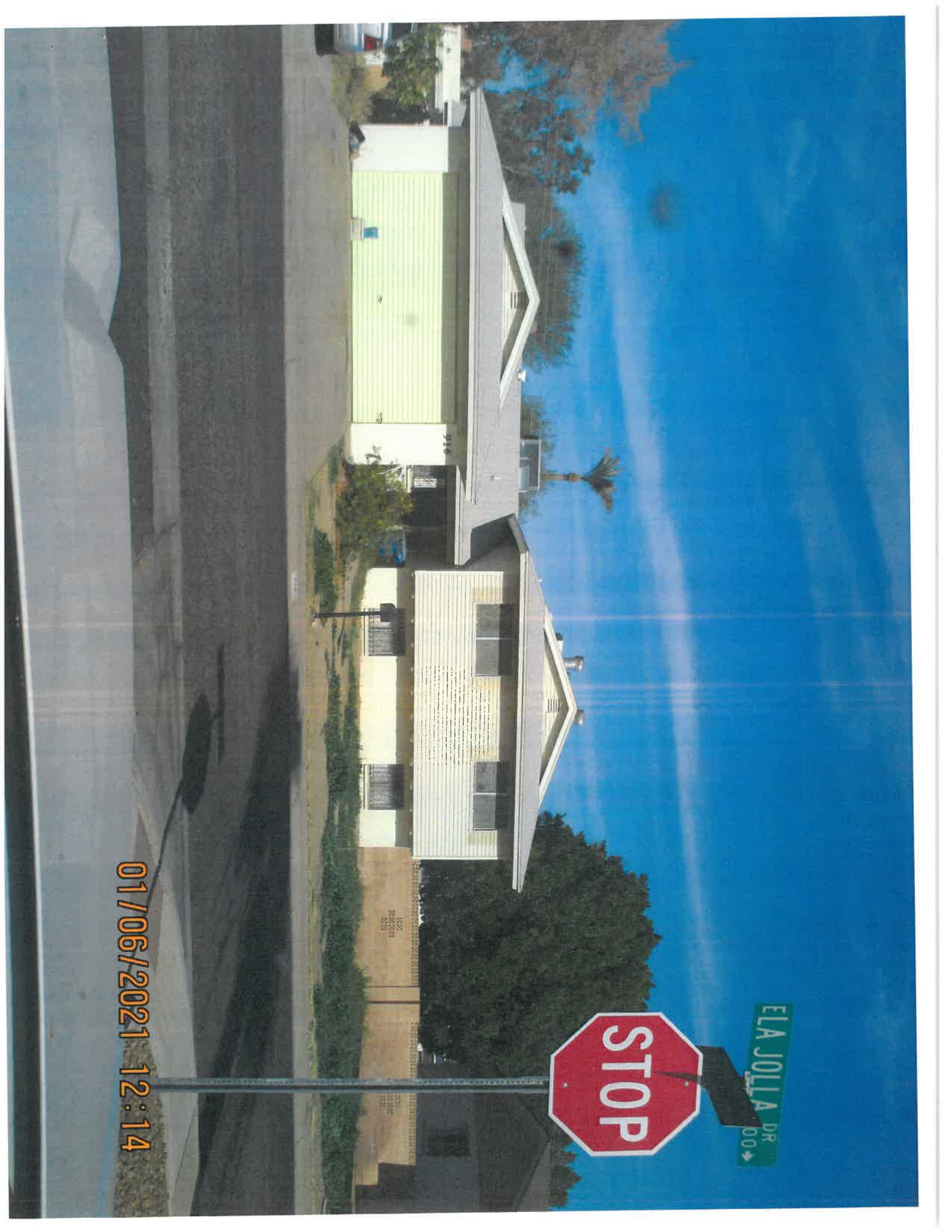
Julie Scofield  
Code Inspector II  
E-Mail

Direct: 480-350-8951  
Code Compliance: 480-350-8372  
julie\_scofield@tempe.gov

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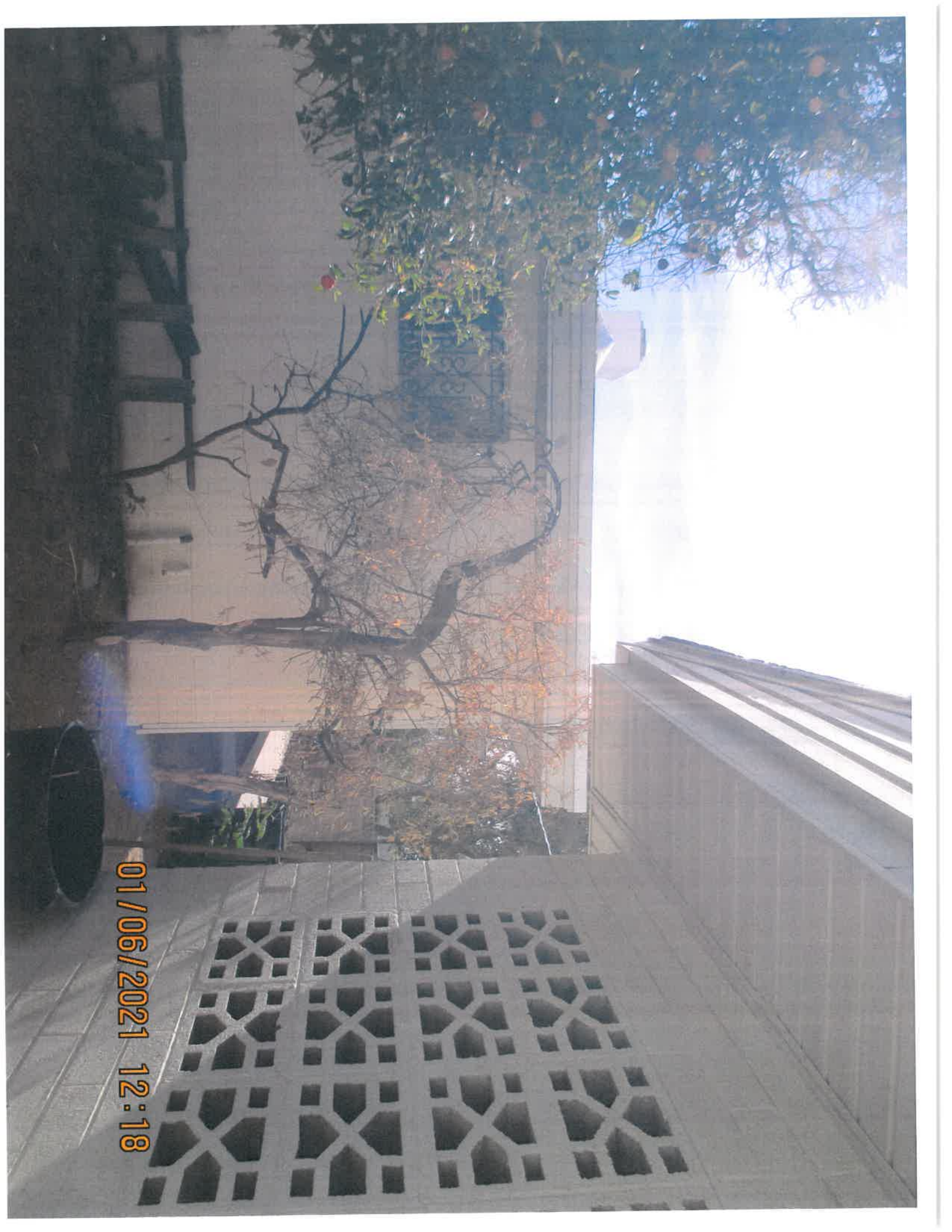


ELA JOLLA DR  
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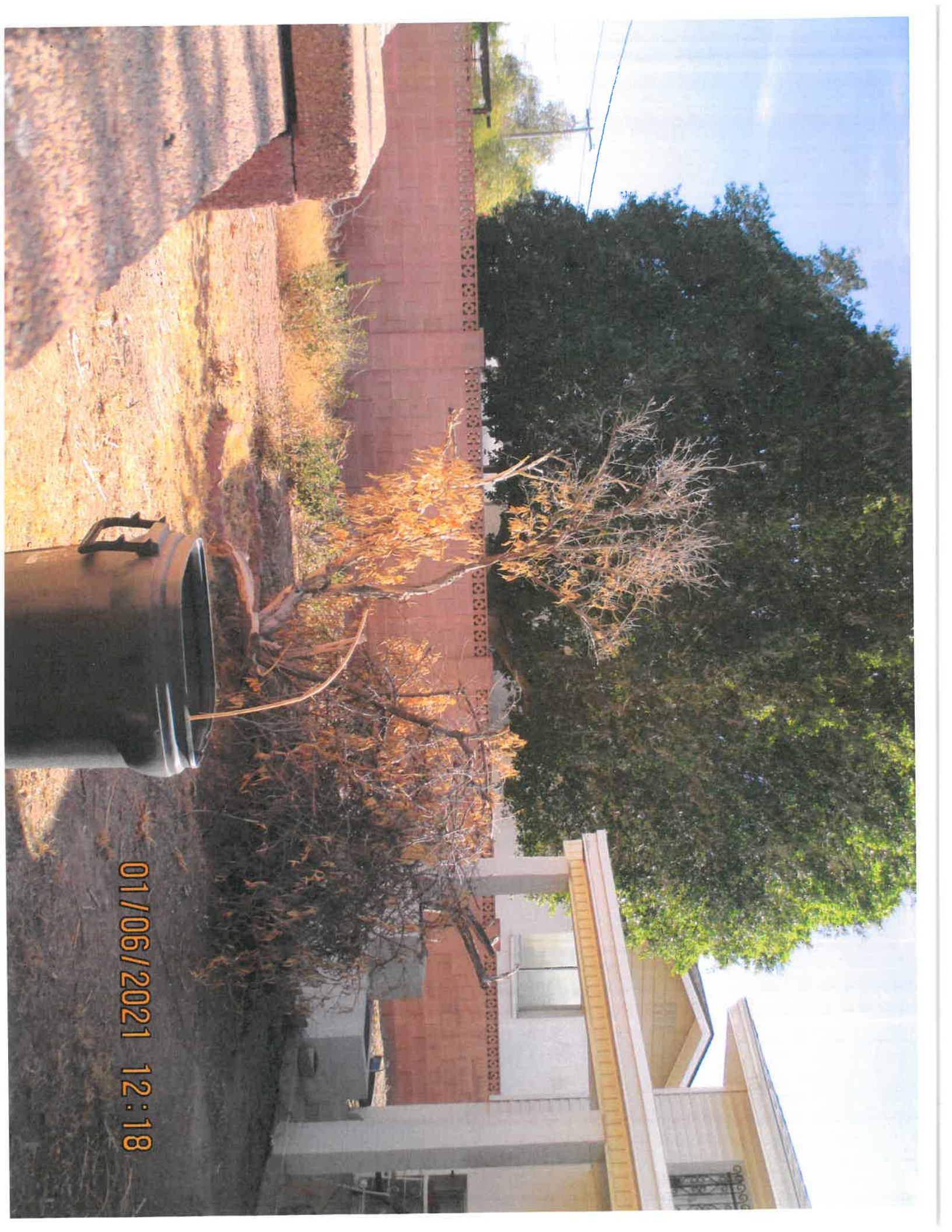
STOP

916

01/06/2021 12:14



01/06/2021 12:18



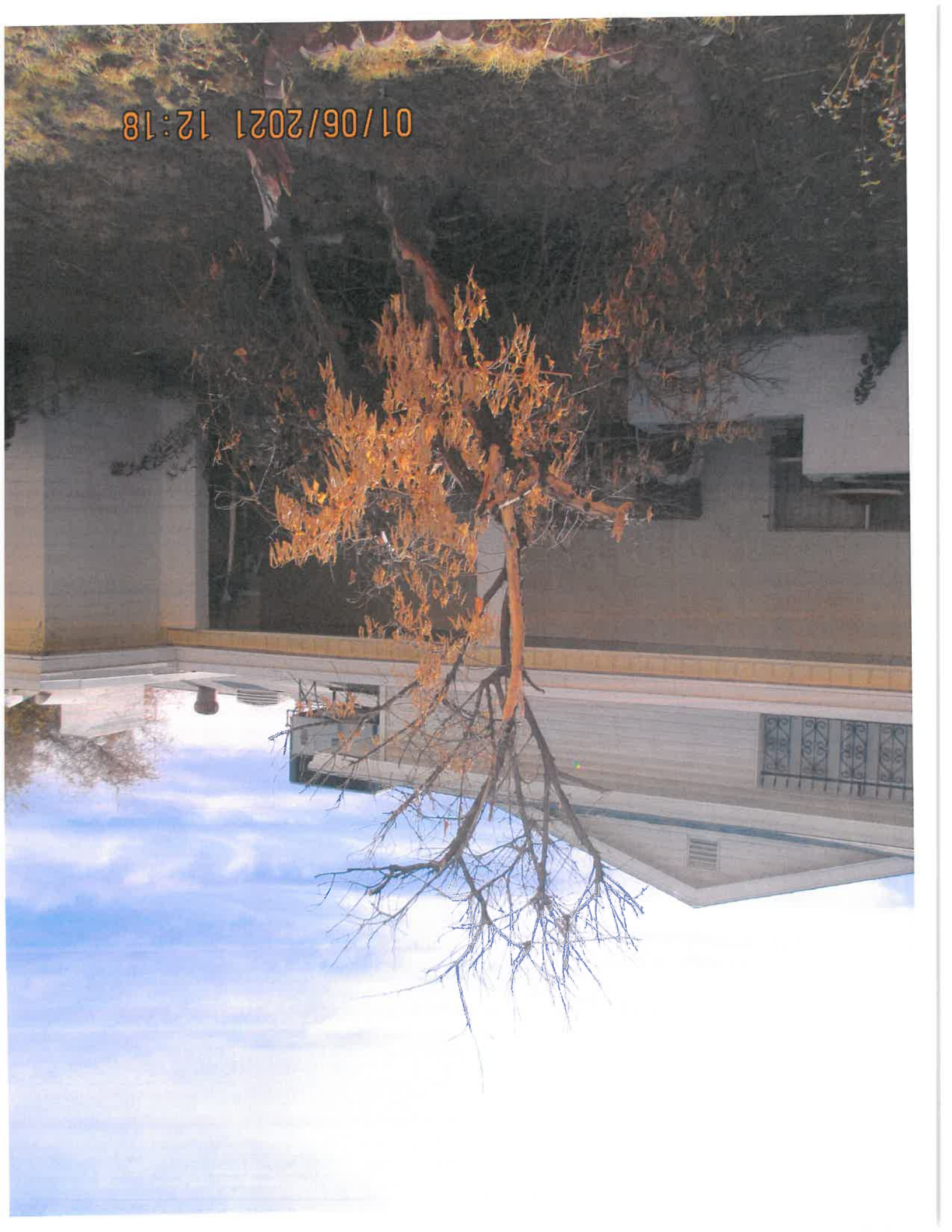
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FOCUS

ZX4

NO DUPL.COM  
ARIZONA  
BXP3457  
EARNHARDT

01/26/2021 11:58



01/26/2021 11:58