
**CITY OF TEMPE
HEARING OFFICER**

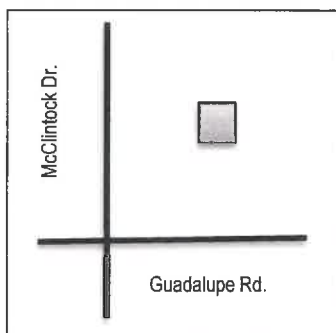
**Meeting Date: 04/06/2021
Agenda Item: 2**

ACTION: Request approval to abate public nuisance items at the Heller Property located at 1833 E. La Donna Drive. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$631.00 for abatement request: remove dead cacti.

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 HELLER 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 CE206928: remove dead cacti.



Property Owner
Applicant
Zoning District
Code Compliance
Inspector:

Elizabeth Heller & Christopher Wells
City of Tempe – Code Compliance
R1-7 - 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 Heller Property located at 1833 E. La Donna Drive, in the R1-7, Single Family Residential district. This case was initiated 04/30/20, 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 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 | Heller Property Abatement | EXISTING ZONING | R1-7 <input type="checkbox"/> |
| PROJECT ADDRESS | 1833 E. La Donna Dr. Tempe, AZ 85283 | SUITE(S) | <input type="checkbox"/> |
| PROJECT DESCRIPTION | Abatement of CE206928 Hearing is March 16th , 2021 <i>April 6th</i> | PARCEL No(s) | 301-01-218 <input type="checkbox"/> |

| PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K) | | | |
|---|------------------|---------|----------------------|
| BUSINESS NAME | | ADDRESS | 1833 E. La Donna Dr. |
| CONTACT NAME | Elizabeth Heller | CITY | Tempe |
| | | STATE | AZ |
| | | ZIP | 85283 |
| 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 |
|---------------------|-------------------------|------|---------|

| 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. 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 nd or 3 rd 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: CE206928, Heller Property Abatement

LOCATION: 1833 E. LA DONNA DR. TEMPE, AZ 85283

LEGAL: CONTINENTAL EAST UNIT 6

PARCEL: 301-01-218

OWNER: ELIZABETH HELLER
1833 E. LA DONNA DR
TEMPE, AZ 85283

FINDINGS:

04/30/2020 (CE202911) The Code Compliance Division received a complaint for grass and weeds in the gravel landscape. First and final notice was mailed. A pink hanger was hung on the door, asking for contact or compliance. No contact was made. A citation was issued for the landscape on 06/16/2020. The case was closed on 07/13/2020.

11/04/2020 (CE206928) The Code Compliance Division received a complaint for a fallen cactus and saguaro. Inspected the property, there was a saguaro on the ground along with another cactus on the east side of the property. A notice to comply was mailed to the owner, Elizabeth Heller.

12/08/2020 Reinspected the property. There has been no change in the condition of the property. Mailed a final notice to comply to the owner.

01/13/2021 Inspected the property. A citation was issued for the landscape. Citation # 1702250. Pictures were taken to show the condition of the property.

02/05/2021 The citation has not been addressed and the violation still exists on the property. Requesting a bid to start the abatement paperwork.

02/09/2021 Turning in the paperwork for the abatement hearing to be held March 16th 2021.

RECOMMENDATIONS:

I recommend an abatement of the nuisance violation at the property located at 1833 E. LA DONNA DR. The property owner has failed to bring the property into compliance with Tempe City Code 21-3-b.8, 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: 12 9 21



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

Date: 02/09/2021
Case #: CE206928

**ELIZABETH HELLER
1833 E LA DONNA DR
TEMPE, AZ 85283**

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

Location: 1833 E LA DONNA DR TEMPE, AZ 85283
Parcel: 301-01-218

This office will submit this complaint to the Community Development Abatement Hearing Officer to be placed on the Hearing Officer agenda of 03/16/2021 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 Landscaping that is substantially dead, damaged or characterized by uncontrolled growth or presents a deteriorated or slum-like appearance.

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 a. Remove both fallen cactus from the east side 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 \$631.00. 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: 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 1702250 | | 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 CE206928 | | | |
| Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language | | | | | | | | | | | | | Juvenile | | |
| Defendant | | Name (First, Middle, Last) Elizabeth Gross Heller | | | | | | | | | | | | | |
| Residence Address, City, State, Zip Code 1833 E. LA DONNA DR. Tempe az 85283 | | | | | | | | | | | | | 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 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 1833 E LA DONNA DR | | | | | | | | | | <input checked="" type="checkbox"/> Tempe | 85283 | Area | Dist. | |
| The Defendant Committed the Following: | | | | | | | | | | | | | | | |
| A | Section: TCC 21-3A | | | ARS CC | Violation: Deteriorated Landscape 21-3.B-8 | | | | <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 | Section: | | | ARS CC | 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 | | | | | |
| C | Section: | | | ARS CC | 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 | | | | | |
| 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 | <input type="checkbox"/> Civil Traffic | <input type="checkbox"/> Petty Offense |
| | Docket Number | | | Disp. Code: | | Date of Disposition: | | Sanction: | | 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 | <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: 01/28/2021 | | 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. | | | |
| <input type="checkbox"/> Court: | | 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. | | | | | | | | | | |
| x mailed | | | | | Julie Schield | | | | 8022 | | | | | | |
| | | | | | Complainant | | | | PSN | | | | | | |
| 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 citation \$200 | | | | | | | | | | | | | | | |
| 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.



1702250



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

Client: City of Tempe / Nuisance Abatement Services
Property: 1833 East La Donna Drive
Tempe, AZ 85283

Operator: SKIP

Estimator: Skip Yaw
Company: EVDS

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

Type of Estimate: Nuisance Abatement Services
Date Entered: 1/28/2021 Date Assigned:

Price List: AZPH8X_JAN21
Labor Efficiency: Restoration/Service/Remodel
Estimate: 21-1078-NUISANCE

Case Number: CE206928



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

21-1078-NUISANCE
Nuisance Abatement Services

Exterior

| DESCRIPTION | QTY | REMOVE | REPLACE | TAX | TOTAL |
|--|---------|--------|---------|-------------|---------------|
| 1. Nuisance Abatement Services | 1.00 EA | 0.00 | 631.00 | 0.00 | 631.00 |
| NOTE: Abatement Services includes: | | | | | |
| 1) Cut up saguaro, haul off and dispose. | | | | | |
| 2) Cut down dead ocotillo plant, haul off and dispose. | | | | | |
| 3) Security from City of Police Department. | | | | | |
| Totals: Exterior | | | | 0.00 | 631.00 |
| Total: Nuisance Abatement Services | | | | 0.00 | 631.00 |
| Line Item Totals: 21-1078-NUISANCE | | | | 0.00 | 631.00 |



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257 W. Broadway
Mesa, AZ 85210
(480) 833-4538 (Office & 24 Hour Emergency)
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EIN: 86-0721883 / ROC: B License #097838

Summary

| | |
|-------------------------------|-----------------|
| Line Item Total | 631.00 |
| Replacement Cost Value | \$631.00 |
| Net Claim | \$631.00 |

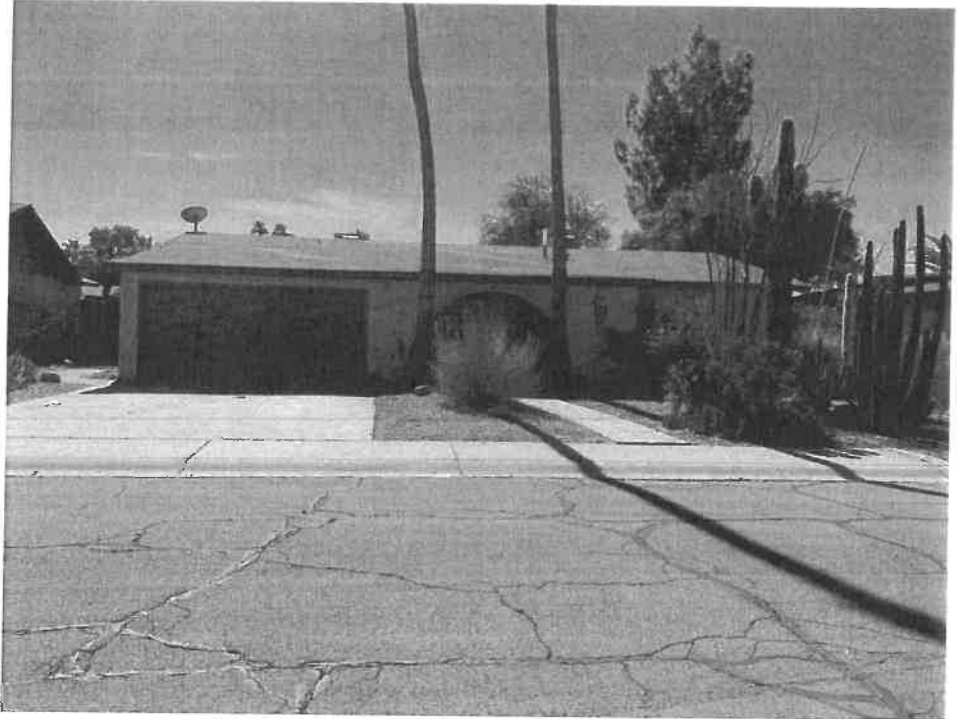
Skip Yaw



East Valley Disaster Services

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Mesa, AZ 85210
(480) 833-4538 (Office & 24 Hour Emergency)
Info@evds.co
EIN: 86-0721883 / ROC: B License #097838

- 1 1-1833 East La Donna Drive
Date Taken: 1/27/2021



- 2 2-1833 East La Donna Drive (1)
Date Taken: 1/27/2021

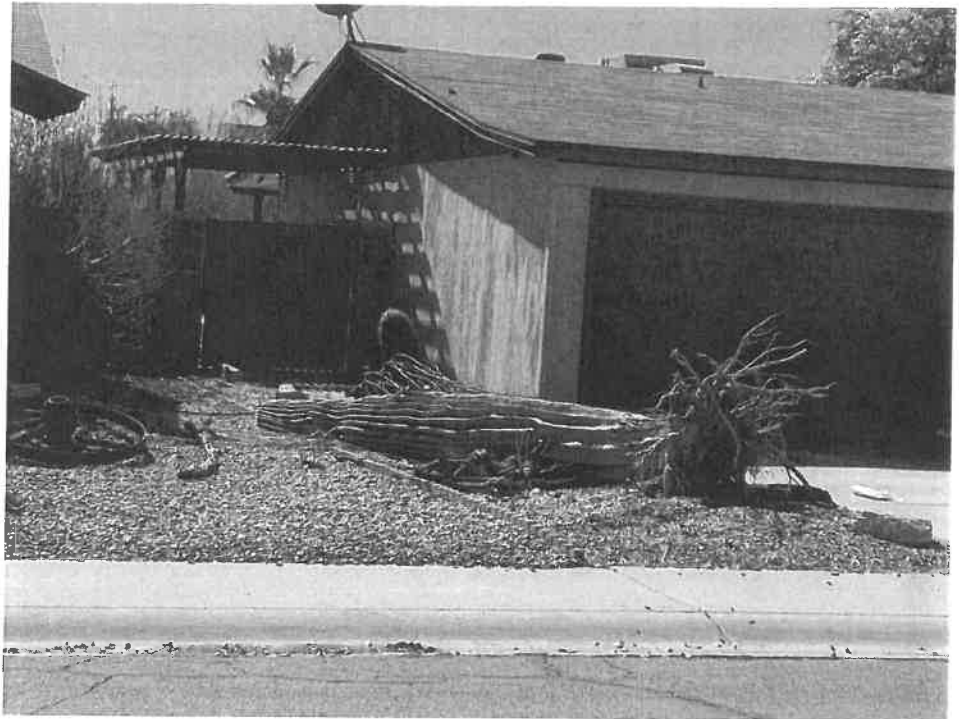




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Mesa, AZ 85210
(480) 833-4538 (Office & 24 Hour Emergency)
Info@evds.co
EIN: 86-0721883 / ROC: B License #097838

- 3 3-1833 East La Donna Drive (2)
Date Taken: 1/27/2021



- 4 4-1833 East La Donna Drive (3)
Date Taken: 1/27/2021





**COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE**

11/04/2020

WELLS CHRISTOPHER J/HELLER ELIZABETH GRO
1833 E LA DONNA DR
TEMPE, AZ 85283

Case#: CE206928
Site Address: 1833 E. LA DONNA DR. TEMPE, AZ 85283

SITE REINSPECTION ON OR AFTER: 12/04/2020

This is a notice to inform you that this site was inspected on 11/04/2020 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.

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 REMOVE AND PROPERLY DISPOSE OF THE FALLEN CACTUS AND SAGUARO LOCATED ON THE EAST SIDE OF THE PROPERTY.
2. REMOVE AND DISPOSE OF ANY TREE DEBRIS IN THE FRONT AND OR SIDE 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**

12/08/2020

WELLS CHRISTOPHER J/HELLER ELIZABETH GRO
1833 E LA DONNA DR
TEMPE, AZ 85283

Case#: CE206928
Site Address: 1833 E. LA DONNA DR. TEMPE, AZ 85283

SITE REINSPECTION ON OR AFTER: 01/05/2021

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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

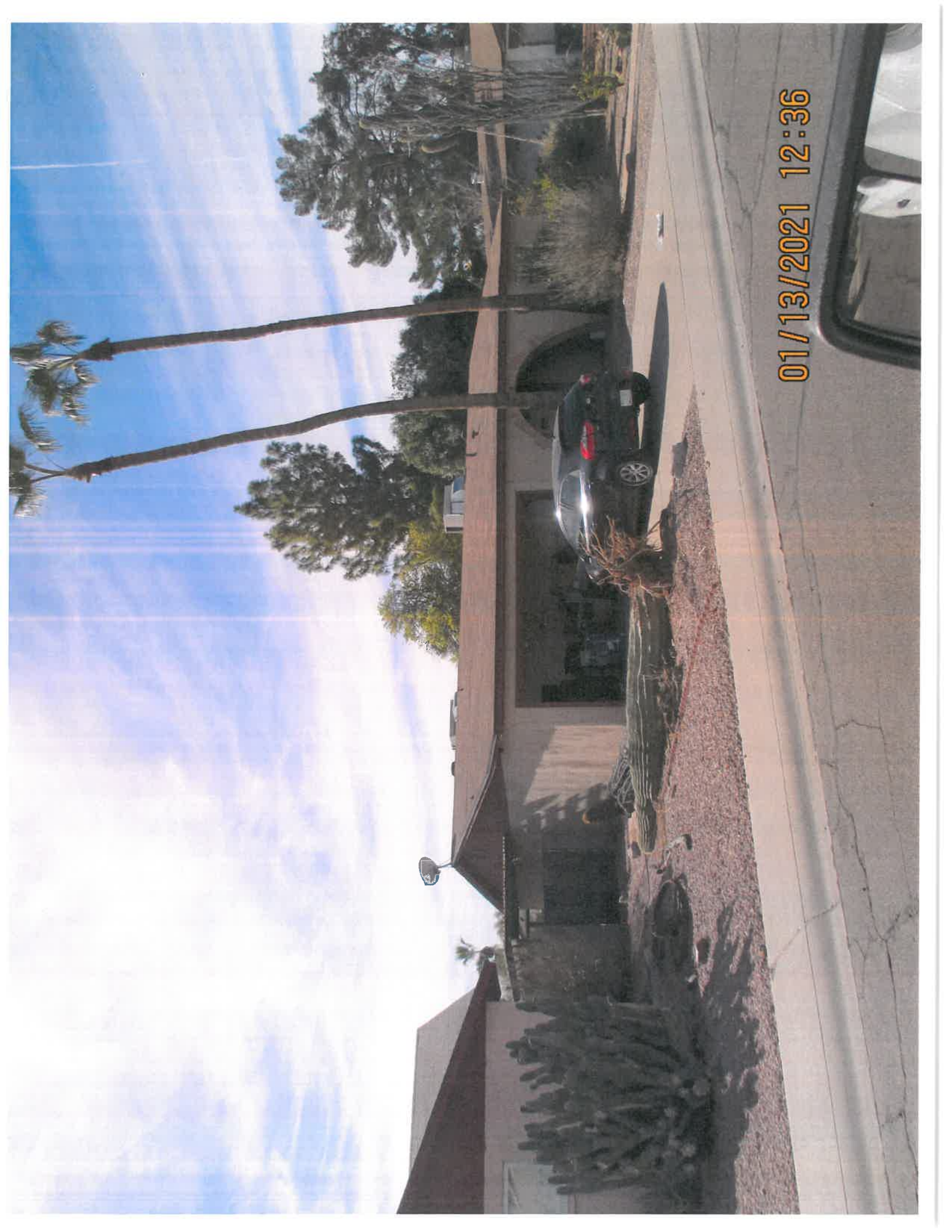
City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$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).



01/13/2021 12:36

01/13/2021 12:36





01/13/2021 12:36



01/13/2021 12:36