
**CITY OF TEMPE
HEARING OFFICER**

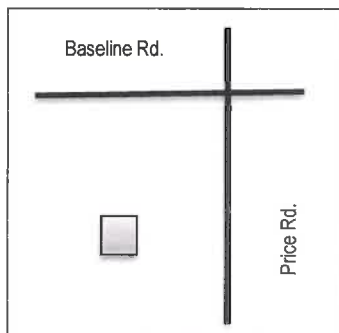
**Meeting Date: 05/18/2021
Agenda Item: 5**

ACTION: Request approval to abate public nuisance items at the Trujillo Property located at 6737 S. Kenneth Place. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$597.00 for abatement request: cut over-height grass, remove unregistered vehicle.

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 TRUJILLO 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 CE210407: cut over-height grass, remove unregistered vehicle.



Property Owner
Applicant
Zoning District:
Code Compliance
Inspector:

Robert Trujillo
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 Trujillo Property located at 6737 S. Kenneth Place, R1-6, Single Family Residential district. This case was initiated 01/21/21, 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 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 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	TRUJILLO PROPERTY ABATEMENT	EXISTING ZONING	R1-6	<input type="checkbox"/>
PROJECT ADDRESS	6737 S. KENNETH PL. TEMPE, AZ 85283	SUITE(S)		<input type="checkbox"/>
PROJECT DESCRIPTION	Abatement of CE210407 Hearing is May 18th 2021	PARCEL No(s)	301-48-495	<input type="checkbox"/>

PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)

BUSINESS NAME		ADDRESS	6737 S. Kenneth Pl.				
CONTACT NAME	Robert Trujillo	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	DATE	4/9/21
<i>Julie Scofield</i>			

BUSINESS INFORMATION – REQUIRED FOR USE PERMITS & SIGN DPRs

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

<input checked="" type="checkbox"/> 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)	VALIDATION OF PAYMENT (STAMP)
PL TRACKING #				TOTAL APPLICATION FEES
SPR TRACKING # (if 2 nd or 3 rd submittal, please use Planning Resubmittal Form)				RECEIVED BY INTAKE STAFF (INITIALS)

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA

DATE: April 9th, 2021
TO: Jeff Tamulevich, Code Compliance Administrator
FROM: Julie Scofield, Code Inspector
SUBJECT: CE210407, Trujillo Property Abatement

LOCATION: 6737 S. KENNETH PL. TEMPE, AZ 85283

LEGAL: TEMPE GARDENS 14

PARCEL: 301-48-495

OWNER: ROBERT TRUJILLO
6737 S. KENNETH PL
TEMPE, AZ 85283

FINDINGS:

01/21/2021 The Code Compliance Division received a complaint for an unregistered vehicle parked in the driveway. Inspected the property, and there is an unregistered Cadillac with AZ license plate of SRH1 parked in the driveway. A notice was mailed to the owner, Robert Trujillo.

02/04/2021 Went to the property to inspect. There has been no change in the condition of the vehicle, it is not registered. A final notice was mailed.

02/26/2021 Called and left a message for Anita Trujillo, who is on the water bill.

03/09/2021 Did not hear back from Anita. Inspected the property, the violation of unregistered vehicle still exists. Issued a citation. Pictures were taken as well to show the condition of the property. The citation was mailed through regular mail and also certified. The grass and weeds are now over height and growing in a mainly dirt landscape. A notice for the landscape was mailed.

03/10/2021 Received a phone call from Anita. She thought it was a different vehicle in question. Went over the code for unregistered vehicles and talked about her landscape as well.

04/01/2021 Mailing a final notice for the landscape and requesting bids to have the unregistered vehicle towed and the grass cut.

04/09/2021 Turning in the paperwork for the abatement hearing to be held on May 18th, 2021.

RECOMMENDATIONS:

I recommend an abatement of the nuisance violations at the property at 6737 S. Kenneth Pl. due to property owner's failure to bring property into compliance with Tempe City Code 21-3. B.8 and 21-3. B.3. Robert Trujillo 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 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,

Julie Scofield
Code Inspector II

ACTION TAKEN: Submitted
NAME: Julie Scofield
DATE: 4 9 21



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

Date: 04/09/2021
Case #: CE210407

TRUJILLO ROBERT T
6737 S KENNETH PL
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: 6737 S KENNETH PL TEMPE, AZ 85283
Parcel: 301-48-495

This office will submit this complaint to the Community Development Abatement Hearing Officer to be placed on the Hearing Officer agenda of May 18th, 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.3 An unregistered vehicle outside of or under a roof area not enclosed
- CC 21-3.b.8 Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches

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.3 Please register or remove vehicle
- CC 21-3.b.8 Please cut over height weeds and or grass in the front yard 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 \$597.00. 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 1702283		Case Number		Social Security Number		Military <input type="checkbox"/>		<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 CE210407	
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language											
Defendant Name (First, Middle, Last) Robert G. Trujillo		Juvenile <input type="checkbox"/>									
Residence Address, City, State, Zip Code 6737 S. Kenneth Pl. 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 03	Day 09	Year 2021	Time 1315	<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 6757 6737 S. Kenneth Pl. JS							Tempe 85283		State of Arizona		Area	Dist.

The Defendant Committed the Following:

A	Section: TCC 21-3A	ARS CC	Violation: 21-3-B-3 unreg vehicle	<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:	<input type="checkbox"/> Court: Court Address, City, State, Zip Code	<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor Date: 03/24/2021 Time: Between 9AM & 4PM	<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor Date: _____ Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM
	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. Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.	Victim? <input type="checkbox"/> Victim Notified? <input type="checkbox"/> I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant.
x Mailed / cert mail	Complainant: Fulvino Agueda PSN: 8022

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.



1702283



Motor Vehicle Division
15-1015 R12/19

Uncertified Arizona Motor Vehicle Record as
of: 3/10/2021

Plate SRH1	Plate Type Historic Vehicle	Plate Status Active	VIN 6D47S8Q199531
Year 1978	Make Cadillac	Model Unknown	Style Coupe
Factory List Price 10584	Fuel Type Gasoline	Odometer Reading 56786	Odometer Code Actual
GVW 0	SAR Start	SAR End	SAR Weight 0

Registration Use Regular	First Registered 5/1978	Expiration Date 04/30/2017		
Title Number AQ30012238008	State Issued AZ	Title Issued Date 8/25/2012	Title Indicator	Title Status Active

Owner(s)

Robert Gatian Trujillo 6737 S Kenneth Pl, Tempe, AZ 852834119

Mailing Address

6737 S Kenneth Pl, Tempe, AZ 852834119

Domicile Address

Lienholder(s)

Additional Information

CERTIFIED MAIL

City of Tempe
Community Development
Code Compliance
P.O. Box 5002, Mail Stop 03-2
Tempe, Arizona 85280

RETURN SERVICE REQUESTED



PHOENIX AZ 852

MAR 20 2021 PM 11:11

neopost

03/10/2021

US POSTAGE

\$006.96

FIRST-CLASS MAIL



ZIP 85281
041112205221

7017 1070 0001 0580 4836

Robert G. Trujillo
6737 S. Kenneth Pl.
Tempe, AZ 85283

~~NAME~~
1ST NOTICE 3/31
2ND NOTICE 3/31
RETURN



NIXIE 850 DE 1 0003/29/21

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

85283-4139 UNCL
RCS RDS E AM
BC: 85280500202 *1879-00225-29-37



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: 6737 South Kenneth Place
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: 4/6/2021 Date Assigned:

Price List: AZPH8X_MAR21
Labor Efficiency: Restoration/Service/Remodel
Estimate: 21-1306-NUISANCE

Reference # CE210407



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

21-1306-NUISANCE Nuisance Abatement Services

DESCRIPTION	Exterior			TAX	TOTAL
	QTY	REMOVE	REPLACE		
1. Nuisance Abatement Services	1.00 EA	0.00	597.00	0.00	597.00
NOTE: Abatement Services include:					
1) Cutting/removing, haul off and disposal of overgrown grass and weeds in front yard.					
2) Removal, haul off and disposal of trash and debris in front yard.					
3) Removal of one (1) vehicle from the property.					
4) Security provided by the City of Tempe Police Department.					
Totals: Exterior				0.00	597.00
Total: Nuisance Abatement Services				0.00	597.00
Line Item Totals: 21-1306-NUISANCE				0.00	597.00



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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	597.00
Replacement Cost Value	\$597.00
Net Claim	\$597.00

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 5-6737 South Kenneth Place (1)
Date Taken: 4/5/2021



- 2 6-6737 South Kenneth Place (2)
Date Taken: 4/5/2021





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

- 3 7-6737 South Kenneth Place (3)
Date Taken: 4/5/2021



- 4 8-6737 South Kenneth Place (4)
Date Taken: 4/5/2021





**COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE**

01/21/2021

TRUJILLO ROBERT GATIAN
OR ANITA TRUJILLO
6737 S KENNETH PL
TEMPE, AZ 85283

Case#: CE210407
Site Address: 6737 S. KENNETH PL. TEMPE, AZ 85283

SITE REINSPECTION ON OR AFTER: 02/04/2021

This is a notice to inform you that this site was inspected on 01/21/2021 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 City of Tempe Code 21-3-B-3

Any inoperable or unregistered vehicle, or parts thereof, outside of or under a roof area not enclosed by walls, doors or windows of any building on any lot, except the safe and neat keeping of:

- a. Substantially complete inoperable or unregistered vehicles with inflated tires under the roof area of any building;
- b. A vehicle undergoing repair, titled to the owner or resident of the property, provided that the repair is complete within fourteen (14) days after the repair was begun, provided that not more than three (3) such fourteen (14) day repairs will be permitted in any twelve (12) month period;
- c. Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the city code;
- d. Lawful commercial activities involving vehicles as allowed by the Zoning and Development Code;
or
- e. Operable, off-road vehicles, under the roof area of any building, or in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the city code.

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION:

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. CAR COVERS ARE NOT ACCEPTABLE.

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

TRUJILLO ROBERT GATIAN
OR ANITA TRUJILLO
6737 S KENNETH PL
TEMPE, AZ 85283

Case#: CE210407
Site Address: 6737 S. KENNETH PL. TEMPE, AZ 85283

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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- d. Lawful commercial activities involving vehicles as allowed by the Zoning and Development Code; or
- e. Operable, off-road vehicles, under the roof area of any building, or in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the city code.

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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

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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**

03/09/2021

TRUJILLO ROBERT GATIAN
OR ANITA TRUJILLO
6737 S KENNETH PL
TEMPE, AZ 85283

Case#: CE210407
Site Address: 6737 S KENNETH PL. TEMPE, AZ 85283

SITE REINSPECTION ON OR AFTER: 04/01/2021

This is a notice to inform you that this site was inspected on 03/09/2021 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 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 COMPLETELY REMOVE ALL GRASS AND OR WEEDS FROM THE FRONT AND OR SIDES OF THE PROPERTY. (INCLUDING IN THE SIDEWALK AND DRIVEWAY JOINTS/CRACKS) MAINTAIN DIRT LANDSCAPE FREE OF ANY UNCONTROLLED GROWTH OR INSTALL ANOTHER FORM OF LANDSCAPING. IT COULD CONSIST OF GRASS, GRAVEL, DESERT, OR A COMBINATION WITH DEFINED BORDERS, YOUR CHOICE.

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**

04/01/2021

TRUJILLO ROBERT GATIAN
OR ANITA TRUJILLO
6737 S KENNETH PL
TEMPE, AZ 85283

Case#: CE210407
Site Address: 6737 S KENNETH PL. TEMPE, AZ 85283

SITE REINSPECTION ON OR AFTER: 04/20/2021

This is a notice to inform you that this site was inspected on 04/01/2021 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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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

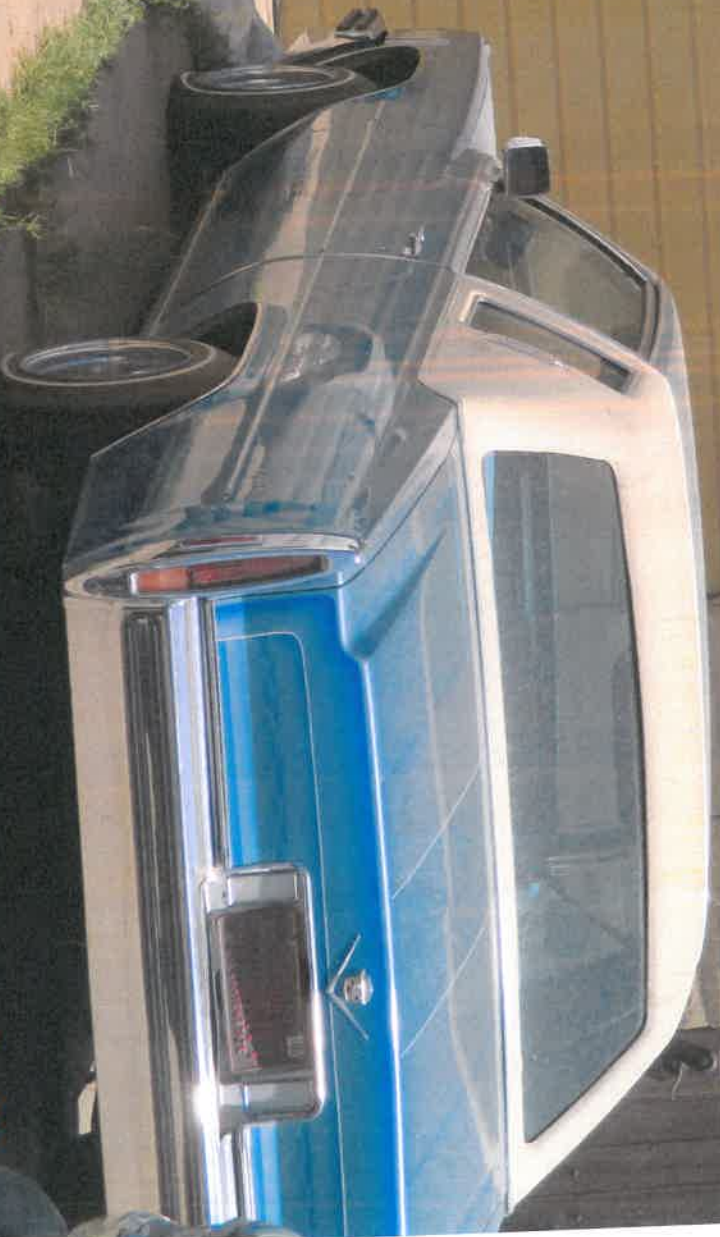
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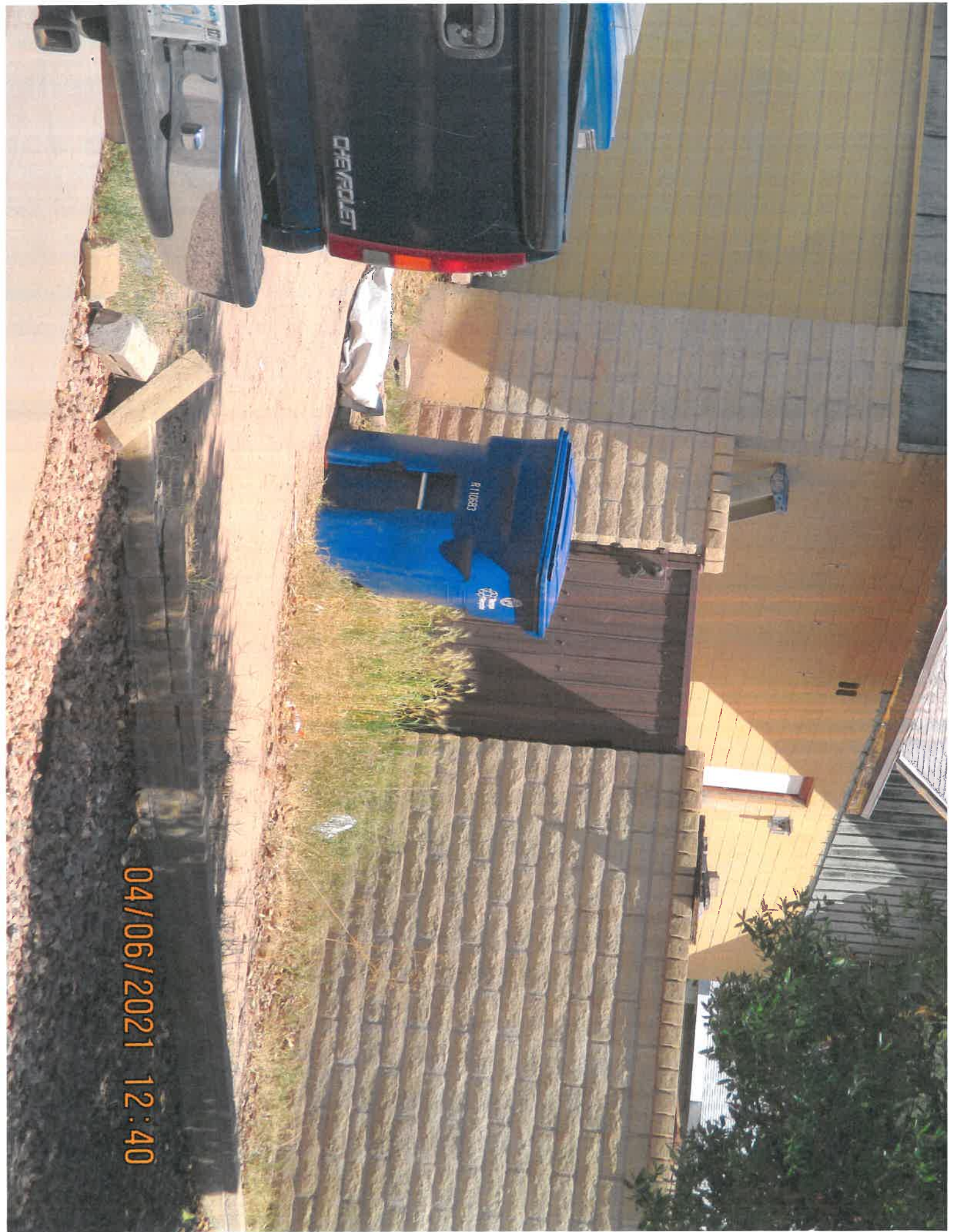
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