
**CITY OF TEMPE
HEARING OFFICER**

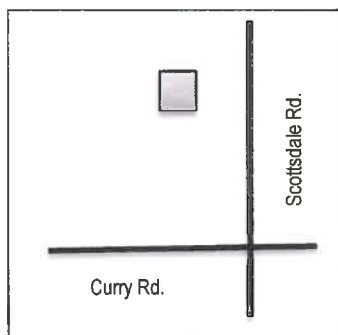
**Meeting Date: 06/15/2021
Agenda Item: 3**

ACTION: Request approval to abate public nuisance items at the Lesser Property located at 618 E. Saguaro Drive. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$5911.00 for abatement request: landscape cleanup to include dead tree removal, drain and clean green pool.

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 LESSER 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 CE202777: landscape cleanup to include dead tree removal, drain and clean green pool.



Property Owner
Applicant
Zoning District:
Code Compliance
Inspector:

Daniel C. and Cherilyn K. Lesser
City of Tempe – Code Compliance
R1-6, Single Family Residential
Hector Heredia - 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 Lesser Property located at 618 E. Saguaro Drive, R1-6, Single Family Residential district. This case was initiated 04/24/2020, 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

Project Submittal Application

City of Tempe
 Community Development Department
 31 E. 5th Street, Garden Level, Tempe, AZ 85281
 (480) 350-4311 Fax: (480) 350-8677
 Planning Fax: (480) 350-8872
www.tempe.gov



Project Information - Required

Project Name: <u>Cherilyn K Lesser</u>		Suite No.: <input type="checkbox"/>
Project Address: <u>618 E Siguero Dr</u>		Existing Zoning: <u>R1-6</u> <input type="checkbox"/>
Proposed Use of Building/Suite: _____		Parcel No.: <u>132-75-020</u> <input type="checkbox"/>
Legal Description: <input type="checkbox"/> Attached <u>Caviller Hills Unit 1</u>		
Description of Work/Request: _____		

Valuation (for building plan review only): _____

Applicant Information - Required

Company or Firm Name: <u>City of Tempe Code Compliance</u>		Telephone 1: () _____ Ext: _____
Applicant's Name: <u>Hector Hernandez / Code Inspector</u>		Telephone 2: () _____ Ext: _____
Applicant's Street Address: <u>21 E 6th St</u>		Fax: () _____
City: <u>Tempe Az</u>	State: _____ Zip: <u>85281</u>	Email Address(es): _____
Applicant Signature: <u>Hector Hernandez</u>		Date: <u>05/02/16</u>

For City Use Only

Planning	Fees	Building	Engineering	Submitted Materials:																						
<input type="checkbox"/> Recordation <input type="checkbox"/> SPR <input type="checkbox"/> PL Dev Plan Review <input type="checkbox"/> Sign Permit <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> General Plan Amend <input type="checkbox"/> Zoning Amend <input type="checkbox"/> Zoning Verification Letter <input type="checkbox"/> Subdivision/Condo <input type="checkbox"/> PAD Overlay <input type="checkbox"/> Legal Posting Signs <input type="checkbox"/> Administrative Decision <input checked="" type="checkbox"/> Abatement <input type="checkbox"/> Shared Parking <input type="checkbox"/> CCR Review <input type="checkbox"/> Continuance <input type="checkbox"/> Appeal <input type="checkbox"/> Other _____	<table border="1" style="width:100%; height:100%;"><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>																							<input type="checkbox"/> New Building <input type="checkbox"/> Com Add/Alt <input type="checkbox"/> TI <input type="checkbox"/> MF <input type="checkbox"/> NRes <input type="checkbox"/> Res Remodel/Add <input type="checkbox"/> Pool <input type="checkbox"/> Demo <input type="checkbox"/> Grading Only <input type="checkbox"/> Phased Constr <input type="checkbox"/> Phased Constr w/UG MEP <input type="checkbox"/> Structural Frame <input type="checkbox"/> MEP Only <input type="checkbox"/> Mobile Home <input type="checkbox"/> Factory Built Bldg <input type="checkbox"/> Deferred submittal <input type="checkbox"/> Revision <input type="checkbox"/> New Standard <input type="checkbox"/> Permits based on Standard #	<input type="checkbox"/> Engineering <input type="checkbox"/> Revision Tracking Nos.: DS _____ BP _____ RA _____ FR _____ RAF _____ EN _____ RAE _____ PL _____ SPR _____ SGN _____ GO _____ GOB _____ SE _____ ZP _____ MCA Code: _____ File With: _____ Received By: _____	<input type="checkbox"/> Building _____ Fire <input type="checkbox"/> Planning _____ Signs <input type="checkbox"/> Engineering _____ <input type="checkbox"/> Spec Book(s) <input type="checkbox"/> Structural Calcs <input type="checkbox"/> Truss Calcs <input type="checkbox"/> Hydraulic Calcs <input type="checkbox"/> Parking Analysis <input type="checkbox"/> Lighting Cut Sheets <input type="checkbox"/> Soils Report <input type="checkbox"/> Report <input type="checkbox"/> Materials <input type="checkbox"/> Color Board <input type="checkbox"/> Haz Mat Form <input type="checkbox"/> Other: _____ Total Valuation: _____ Total Submittal Fees: _____ Validation: _____ Date Stamp: _____



City of Tempe
P. O. Box 5002
Tempe, AZ 85280
www.tempe.gov
(480) 350-8372
(480) 858-2231 (fax)

Code Compliance Division

NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 05/10/2021

TO: CHERILYN K LESSER
618 E SAGUARO DR
TEMPE AZ, 85281

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

LEGAL: Book 132, Map 75, Parcel 020, as recorded with the Maricopa County Assessor.

LOCATION:

This office will submit this complaint to the Development Services Abatement Hearing Officer to be placed on the Hearing Officer agenda of 06/15/2021. 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:

VIOLATIONS: CC 21-3.b.8 - Dead trees or parts including stumps

CC 21-3.b.16 - Swimming pool that is deteriorated or presents a health hazard

As owner of the property, you have thirty (30) days after receipt of this letter to abate or correct the violation. If the violations have not been corrected within thirty days, our office will proceed with the abatement process. 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 \$5,910.50. 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) 350-8372.

Code Enforcement Officer: Hector Heredia

Phone Number 480-350-5462

DATE: 05/10/2021

SUBJECT: CHERILYN K LESSER: PROPERTY ABATEMENT

LOCATION: 618 E SAGUARO DR TEMPE AZ, 85281

LEGAL: Book 132, Map 75, Parcel 020, as recorded with the Maricopa County Assessor

OWNER: CHERILYN K LESSER
618 E SAGUARO DR
TEMPE AZ, 85281

FINDINGS:

04/24/2020: The case was initiated by an anonymous complaint regarding junk trash littered debris located on the front and back yard. This violation was verified at the first inspection.

05/11/2020: Only minor corrective action had taken place and a final notice was issued for the pending violations.

05/13/2020: A final notice was issued due to the lack of corrective action and provided a two-week final extension as the deadline for compliance and to avoid citation.

05/27/2020: We received an anonymous complaint regarding dead pine trees in the back yard. I also received an email from Mrs. Lesser outlining her plan of action and was granted a months extension to comply with our request including the addition violation of the dead pine trees.

06/29/2020: At re-inspection, only minor efforts had been taken to complete the corrective actions. In addition, we continued to receive anonymous concerns of other violations which included a deteriorated wall adjacent to the garage and multiple dead pine trees that were visible from public access but located in the back yard. These complaints also outlined the junk and debris that was scattered throughout the entire property.

07/08/2020: Nothing was accomplished at the time of inspection and was issued a second final notice with a final three-week extension.

07/31/2020: An extension was requested and based on improvements was granted an additional two-weeks.

08/17/2020: Anonymous complaints continue to come in outlining the deteriorating state of the poverty and concerns for the dead trees in the back yard.

08/28/2020: Progress was being accomplished and a small monitoring period was granted.

09/02/2020: Another extension was requested by the property owner attributed to the Covid Pandemic.

10/23/2020: After nearly a two-month extension and due to failure to comply a citation was issued for a deteriorated landscape / dead trees and junk trash debris.

01/27/2021: The citation was upheld by the court system, at which point, Mrs. Lesser was advised that further action could be taken if was violations were not properly addressed in an acceptable time period.

02/12/2021: We received an anonymous complaint of a deteriorated green pool.

02/17/2021: I issued a fourth final notice with the remaining concerns multiple dead trees in the back yard including a deteriorated green pool.

03/01/2021: As advised by administration another extension period was granted due to financial constraints in consideration of the cost to remove the dead trees and to restore the deteriorated pool.

04/09/2021: Unfortunately, due to a combination of multiple failed attempts, citation, the lack of action and the lack of communication facilitated by the property owner the abatement process was initiated.

04/28/28: Continue to receive anonymous complaints regarding a deteriorated landscape, dead trees, and junk / debris across the property.

05/10/2021: The abatement paperwork was submitted for evaluation.

RECOMMENDATIONS:

The owner of this property Cheryl K Lesser has made no attempt to bring the property into compliance. Due to the continual lack of maintenance a 180-day open abatement is being sought for this property. I therefore request the City of Tempe Community Development Abatement Hearing Officer for authorization to abate this public nuisance in accordance with Section 21-53 of the Tempe City Code.

Respectfully submitted,

Hector Heredia
Code Inspector
City of Tempe

ACTION TAKEN:

Submit
[Signature]
5 11 21

NAME

DATE:



Property Information

618 E SAGUARO DR TEMPE 85281

MCR #	6522
Description	CAVALIER HILLS UNIT 1
Lat/Long	33.446017011-111.92889900
Lot Size	13,081 sq ft
Zoning	R1-6
Lot #	137
High School District	TEMPE UNION #213
Elementary School District	TEMPE ELEMENTARY SCHOOL DISTRICT
Local Jurisdiction	TEMPE
S/T/R	10 1N 4E
Market Area/Neighborhood	19/001
Subdivision (82 Parcels)	CAVALIER HILLS 1



Owner Information

LESSER, DANIEL C/CHERYL N K

Mailing Address	618 E SAGUARO DR, TEMPE, AZ 85281
Deed Number	020963171
Last Deed Date	09/19/2002
Sale Date	n/a
Sale Price	n/a



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: 618 East Saguaro Drive
Tempe, AZ 85281

Operator: SKIP

Estimator: Skip Yaw
Company: EVDS

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

Type of Estimate: Nuisance Abatement Services
Date Entered: 4/22/2021 Date Assigned:

Price List: AZPH8X_APR21
Labor Efficiency: Restoration/Service/Remodel
Estimate: 21-1358-NUISANCE



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

21-1358-NUISANCE
Nuisance Abatement Services

Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Nuisance Abatement Services	1.00 EA	0.00	5,910.50	0.00	5,910.50
NOTE: Abatement services include;					
1) Cut down, haul off and dispose of three dead pine trees in the back yard.					
2) Cut/remove overgrown grass and weeds in entire back yard.					
3) Haul off and dispose of yard waste.					
4) Drain, sweep debris from pool and pressure wash pool.					
5) Security provided by City of Tempe Police Department.					
Totals: Exterior				0.00	5,910.50
Total: Nuisance Abatement Services				0.00	5,910.50
Line Item Totals: 21-1358-NUISANCE				0.00	5,910.50



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

Summary

Line Item Total	5,910.50
Replacement Cost Value	\$5,910.50
Net Claim	\$5,910.50

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 1-618 East Saguaro Drive (1)
Date Taken: 4/21/2021



- 2 2-618 East Saguaro Drive (2)
Date Taken: 4/21/2021





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 3-618 East Saguaro Drive (3)
Date Taken: 4/21/2021



- 4 4-618 East Saguaro Drive (4)
Date Taken: 4/21/2021





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 5-618 East Saguaro Drive (5)
Date Taken: 4/21/2021



- 6 6-618 East Saguaro Drive (6)
Date Taken: 4/21/2021





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

- 7 7-618 East Saguaro Drive (7)
Date Taken: 4/21/2021



- 8 8-618 East Saguaro Drive (8)
Date Taken: 4/21/2021





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

- 9 9-618 East Saguaro Drive (9)
Date Taken: 4/21/2021



- 10 10-618 East Saguaro Drive (10)
Date Taken: 4/21/2021





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

- 11 11-618 East Saguaro Drive (11)
Date Taken: 4/21/2021



- 12 12-618 East Saguaro Drive (12)
Date Taken: 4/21/2021





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

- 13 13-618 East Saguaro Drive (13)
Date Taken: 4/21/2021



- 14 14-618 East Saguaro Drive (14)
Date Taken: 4/21/2021





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

15 15-618 East Saguaro Drive (15)
Date Taken: 4/21/2021



16 16-618 East Saguaro Drive (16)
Date Taken: 4/21/2021



Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County,
State of Arizona



Complaint Number 1702126	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 E202777		
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language	Defendant Name (First, Middle, Last) Cherilyn Lesser						Juvenile <input type="checkbox"/>
Residence Address, City, State, Zip Code 618 E Saguaro Dr Tempe AZ 85281						Telephone: (cell phone) <input type="checkbox"/>	
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions
Business Address, City, State, Zip Code						Business Phone No.	
Vehicle				Color	Year	Make	Model
Registered owner & address, City, State, Zip Code				Vehicle Identification Number			

The Undersigned Certifies That:

On	Month 12	Day 01	Year 2020	Time 3:15	<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 618 E Saguaro Dr Tempe AZ 85281						<input checked="" type="checkbox"/> Tempe	State of Arizona		Area	Dist.

The Defendant Committed the Following:

A	Section: CC 39	Violation: CC 213.b.8 Detesterated	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction: Landscpe	<input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
B	Section: CC 2139	Violation: CC 213.b.1 Junk Trash	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
C	Section: CC 2139	Violation: CC 213.b.16 Detesterated	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction: Pool	<input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
D	Section:	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
E	Section:	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

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: 12/16/2020	Time: Between 9AM & 4PM
		<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor	Date: _____	Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM
	Court:	Date:	Time:	<input type="checkbox"/> AM <input type="checkbox"/> PM Court No.
Court Address, City, State, Zip Code				

Criminal: <input type="checkbox"/> Without admitting guilt, I promise to appear as directed hereon.	Victim? <input type="checkbox"/>	Victim Notified? <input type="checkbox"/>
Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.	I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant.	
X <u>Certified Mail</u>	<u>[Signature]</u> Complainant	<u>8045</u> 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 _____

First Citation
\$600.00
12/02/2020
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.



1702126



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
FINAL CORRECTION NOTICE

02/17/2021

LESSER DANIEL / CHERILYN
618 E SAGUARO DR
TEMPE, AZ 85281-1528

Case #: CE202777
Site Address: 618 E SAGUARO DR, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 02/17/2021 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.

Section	Violation
CC 21-3.b.8	Dead trees or parts including stumps
CC 21-3.b.16	Swimming pool that is deteriorated or presents a health hazard

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	Please remove the dead tree from your properties back yard visible from several public access points. Removal of the dead tree must be addressed from the stump at ground level. After the removal has taken place the excavated area must be refilled with like materials from the surrounding area as a precaution to a potential hazardous situation for any pedestrian. Please discard all tree debris in appropriate city dumping sites.	03/01/2021
CC 21-3.b.16	Please restore your pool water to a clear blue state. Please take the time to properly maintain the pool on a regular basis. Another option may be to drain the pool entirely but must always remain free of any debris. These are precaution that must be taken to eliminate a potential insect infestation or health hazard and to minimize a deteriorated state of appearance. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	03/01/2021

This is the final attempt to reach you regarding the above noted. This issue must be addressed. If your property is not brought into compliance before or on the due date a second citation will be issued with steeper penalties. There will be no more notices sent to your property due to negligence of the pending violation in a twelve-month period. As a final reminder, if your yard is out of compliance again in this period for the same violation/s, citations will be issued without further warning or notice. Please contact me by phone at your earliest convenience to discuss the details or for clarification.

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

Hector Heredia Jr
Code Inspector

Direct: 480-350-5462
Code Compliance: 480-350-4311
Email: Hector_Heredia@tempe.gov

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

Civil and Criminal Penalties

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



COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
 CORRECTION NOTICE

04/24/2020

LESSER DANIEL / CHERILYN
 618 E SAGUARO DR
 TEMPE, AZ 85281-1528

Case #: CE202777
 Site Address: 618 E SAGUARO DR, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 04/24/2020 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas
CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all the trash, litter, debris and stored items from your front yard including underneath the car port all visible from public access points. These items include boxes, plastic containers, bins, bags, rags, clothing, shoes, home décor, scrap wood, scrap metal, tools, deteriorated mattress / box spring, deteriorated bikes / parts of, deteriorated lawn equipment, towels, deteriorated patio umbrella, deteriorated garage doors / parts of, deteriorated doors, deteriorated sheet rock, deteriorated chairs / tables, dollies, lamps, extensions cords, deteriorated drawers / cupboards all general trash and any other miscellaneous items in this general surrounding area. All storage items must be kept in an enclosed unit classified as a building with four walls and a door / windows. An un-enclosed area cannot be maintained as outdoor storage. The car port should only be utilized for parking vehicles and must always be kept clear of all debris. All debris must be discarded appropriately at city dump sites or designated bins to help diminish a deteriorated slum like appearance. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	5/11/2020
CC 21-3.b.8	Please completely address and cut the over height grass and weeds from your front yard graveled areas including any visible surrounding areas up against property walls and fence lines as necessary. Make sure to address and maintain city right of way areas that you are responsible for. Please make sure that all growth is always eliminated from the graveled area. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	5/11/2020

These issues must be addressed. If your property is out of compliance again in a twelve-month period for the same violation/s, reoccurring violation fees and citations can be issued without warning or further notice. Please contact me at your earliest convenience.

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

Hector Heredia Jr
Code Inspector

Direct: 480-350-5462
Code Compliance: 480-350-8372
Email: Hector_Heredia@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

05/13/2020

LESSER DANIEL / CHERILYN
 618 E SAGUARO DR
 TEMPE, AZ 85281-1528

Case #: CE202777
 Site Address: 618 E SAGUARO DR, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 05/13/2020 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	<p>Please remove all the trash, litter, debris and stored items from your front yard including underneath the car port all visible from public access points. These items include boxes, plastic containers, bins, bags, rags, clothing, shoes, home décor, scrap wood, scrap metal, tools, deteriorated mattress / box spring, deteriorated bikes / parts of, deteriorated lawn equipment, towels, deteriorated patio umbrella, deteriorated garage doors / parts of, deteriorated doors, deteriorated sheet rock, deteriorated chairs / tables, dollies, lamps, extensions cords, deteriorated drawers / cupboards all general trash and any other miscellaneous items in this general surrounding area. All storage items must be kept in an enclosed unit classified as a building with four walls and a door / windows. An un-enclosed area cannot be maintained as outdoor storage. The car port should only be utilized for parking vehicles and must always be kept clear of all debris. All debris must be discarded appropriately at city dump sites or designated bins to help diminish a deteriorated slum like appearance. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.</p> <p>This is the final attempt to reach you regarding the above noted. This issue must be addressed. If your property is not brought into compliance before or on the due date a citation will be issued. There will be no more notices sent to your property due to negligence of the pending violation in a twelve-month period. As a final reminder, if your yard is out of compliance again in this period for the same violation/s, citations will be issued without further warning or notice. Please contact me by phone at your earliest convenience to discuss the details or for clarification.</p>	5/27/2020

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

Hector Heredia Jr
Code Inspector

Direct: 480-350-5462
Code Compliance: 480-350-8372
Email: Hector_Heredia@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

07/08/2020

LESSER DANIEL / CHERILYN
 618 E SAGUARO DR
 TEMPE, AZ 85281-1528

Case #: CE202777
 Site Address: 618 E SAGUARO DR, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 07/08/2020 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas
CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches
CC 21-3.b.8	Dead trees or parts including stumps
CC 21-3.b.15	A wall or fence deteriorated in appearance or which constitutes a hazard

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all the trash, litter, debris and stored items from your front yard including underneath the car port all visible from public access points. These items include boxes, plastic containers, bins, bags, rags, clothing, shoes, home décor, scrap wood, scrap metal, tools, deteriorated mattress / box spring, deteriorated bikes / parts of, deteriorated lawn equipment, towels, deteriorated patio umbrella, deteriorated garage doors / parts of, deteriorated doors, deteriorated sheet rock, deteriorated chairs / tables, dollies, lamps, extensions cords, deteriorated drawers / cupboards all general trash and any other miscellaneous items in this general surrounding area. All storage items must be kept in an enclosed unit classified as a building with four walls and a door / windows. An un-enclosed area cannot be maintained as outdoor storage. The car port should only be utilized for parking vehicles and must always be kept clear of all debris. All debris must be discarded appropriately at city dump sites or designated bins to help diminish a deteriorated slum like appearance. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	07/31/2020
CC 21-3.b.8	Please completely address and cut the over height grass and weeds from your front yard graveled areas including any visible surrounding areas up against property walls and fence lines as necessary. Make sure to address and maintain city right of way areas that you are responsible for. Please make sure that all growth is always eliminated from the graveled area. Lastly, make sure that your property is being maintained on a regular basis, if not regularly present please make proper arrangements to address such issues.	07/31/2020

CC 21-3.b.8 Please remove the dead tree from your properties back yard visible from several public access points. Removal of the dead tree must be addressed from the stump at ground level. After the removal has taken place the excavated area must be refilled with like materials from the surrounding area as a precaution to a potential hazardous situation for any pedestrian. Please discard all tree debris in appropriate city dumping sites. 07/31/2020

CC 21-3.b.15 Please take all the precautionary measures necessary to repair / restore your property's damaged walls to their original damage free standing state free of all deterioration. Please consider using like materials from the surrounding area so it does not appear to be a deteriorated state or a potential hazard for any pedestrian. This includes replacing any missing planks, chain links or bricks including deteriorated paint to unify the appearance of the restoration project. 07/31/2020

This is the final attempt to reach you regarding the above noted. These issues must be addressed. If your property is not brought into compliance before or on the due date a citation will be issued. There will be no more notices sent to your property due to negligence of the pending violations in a twelve-month period. As a final reminder, if your yard is out of compliance again in this period for the same violation/s, citations will be issued without further warning or notice. Please contact me by phone at your earliest convenience to discuss the details or for clarification.

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

Hector Heredia Jr
Code Inspector

Direct: 480-350-5462
Code Compliance: 480-350-8372
Email:Hector_Heredia@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.