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**CITY OF TEMPE  
HEARING OFFICER**

**Meeting Date: 07/06/2021  
Agenda Item: 4**

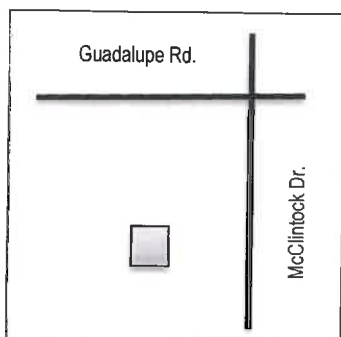
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**ACTION:** Request approval to abate public nuisance items at the Salazar Property located at 1521 E. Bell De Mar Drive. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$1049.74 for abatement request: front and back yard landscape cleanup.

**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 SALAZAR 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 CE211348: front and back yard landscape cleanup.



Property Owner  
Applicant  
Zoning District:  
Code Compliance  
Inspector:

Joe E. Salazar III  
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 Salazar Property located at 1521 E. Bell De Mar Drive, R1-6, Single Family Residential district. This case was initiated 3/02/21, 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 5<sup>th</sup> Street, Garden Level, Tempe, Arizona 85281  
(480) 350-4311 Fax (480) 350-8677  
Planning Fax (480) 350-8872  
<http://www.tempe.gov/planning>



All applications must be accompanied by the required plans, submittal materials, and correct fee(s)

### PROJECT INFORMATION – REQUIRED

PROJECT NAME	SALAZAR PROPERTY ABATEMENT			EXISTING ZONING	R1-6	<input type="checkbox"/>
PROJECT ADDRESS	Tempe, AZ 85283			SUITE(S)		<input type="checkbox"/>
PROJECT DESCRIPTION	Abatement of CE211348 Hearing is July 6th, 2021			PARCEL No(s)	301-92-121	<input type="checkbox"/>

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

BUSINESS NAME				ADDRESS	1521 E. Bell De Mar Dr.		
CONTACT NAME	Joe Salazar III	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	5/28/21
<i>Julie Scofield</i>			

### BUSINESS INFORMATION – REQUIRED FOR USE PERMITS & SIGN DPRs

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

APPLICATION (Check all that apply)	QTY	SPECIFIC REQUEST (See <a href="#">Planning &amp; Zoning Fee Schedule</a> for types)	FOR CITY USE ONLY (Planning record tracking numbers)
<input type="checkbox"/> A. PRELIMINARY SITE PLAN REVIEW			SPR
<input type="checkbox"/> B. ADMINISTRATIVE APPLICATIONS			ADM
<input type="checkbox"/> C. VARIANCES			VAR
<input type="checkbox"/> D. USE PERMITS / USE PERMIT STANDARDS			ZUP
<input type="checkbox"/> E. ZONING CODE AMENDMENTS			ZOA
<input type="checkbox"/> F. PLANNED AREA DEVELOPMENT OVERLAYS			ZON
<input type="checkbox"/> G. SUBDIVISION / CONDOMINIUM PLATS			PAD
<input type="checkbox"/> H. DEVELOPMENT PLAN REVIEW			REC
<input type="checkbox"/> I. APPEALS			SBD
<input type="checkbox"/> J. GENERAL PLAN AMENDMENTS			REC
<input type="checkbox"/> K. ZONING VERIFICATION LETTERS			DPR
<input checked="" type="checkbox"/> L. ABATEMENTS			GPA
<input type="checkbox"/> M. SIGN TYPE K			ZVL
			CE
			CM
			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 <sup>nd</sup> or 3 <sup>rd</sup> submittal, please use Planning Resubmittal Form)				RECEIVED BY INTAKE STAFF (INITIALS)

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA

**DATE:** 05/28/2021  
**TO:** Michael Spencer, Sr. Code Inspector  
**FROM:** Julie Scofield  
**SUBJECT:** Salazar Property Abatement

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**LOCATION:** 1521 E. Bell De Mar Dr. Tempe, AZ 85283

**LEGAL:** Tempe Gardens 17

**PARCEL:** 301-92-121

**OWNER:** Joe E. Salazar III  
1521 E. Bell De Mar Dr.  
Tempe, AZ 85283

**FINDINGS:**

- 03/02/2021 Complaint came into Neighborhood Enhancement (CE211348) for this property for a deteriorated landscape. The property was inspected. There are grass/weeds growing throughout the gravel landscape. A notice was mailed to the owner, Joe Salazar.
- 03/16/2021 Reinspected the property. A final notice regarding the landscape, was posted to the property due to the first notice coming back in the mail with no forwarding address.
- 04/06/2021 Reinspected the property. there has been no change in the landscape. Another final notice was posted to the property, as the weeds in the back yard are coming up over the fencing.
- 04/28/2021 A citation was issued for the landscape. The citation is #1702289. Pictures were taken to show the condition of the property.
- 05/20/2021 There has been no change in the landscape and the citation has gone unpaid. Requested bids for the landscape in the front and back of the property. Will be turning in the abatement paperwork.
- 05/28/2021 Turning in the paperwork for the abatement hearing to be held on July 6<sup>th</sup>, 2021.

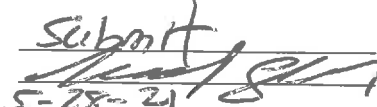
**RECOMMENDATIONS:**

I am recommending the approval for the abatement at 1521 E. Bell De Mar Dr. The property is owned by Joe Salazar. The owner has been given ample time and opportunities to bring this property into compliance and has failed to take any corrective action. Several notices were mailed, and a citation was issued. I am also requesting that an open abatement of 180 days be granted to cover any future violations.

Respectfully submitted,

Julie Scofield

**ACTION TAKEN:**  
**NAME**  
**DATE:**

*Submit*  
  
5-28-21



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

Date: 05/28/2021  
Case #: CE211348

**SALAZAR JOE E III**  
**1521 E BELL DE MAR 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: 1521 E BELL DE MAR DR TEMPE, AZ 85283  
Parcel: 301-92-121

This office will submit this complaint to the Community Development Abatement Hearing Officer to be placed on the Hearing Officer agenda of July 6<sup>th</sup>, 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; or any dead trees, bushes, shrubs or portions thereof, including stumps

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            Remove all grass and weeds from the gravel landscape in the front yard. Cut all over height grass and or weeds in the back yard.

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 \$1049.74. In addition to the actual cost of abatement, an administrative charge of fifteen (15) percent of the actual cost of abatement or three hundred (\$300) dollars, whichever is greater, for expenses incurred by the City for abatement procedures, and the cost of recording liens and releases will be charged. The recorded lien may bear interest at the legal rate of judgments in the State of Arizona. Administrative charges and the cost of recording liens and releases shall become a lien on the property whether or not the public nuisance is abated by the City.

If you have questions regarding this matter, please contact our office at (480)350-4311.

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**Code Inspector: Julie Scofield**  
**Phone Number: 480-350-8951**  
**E-mail: [julie\\_scofield@tempe.gov](mailto:julie_scofield@tempe.gov)**

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1702289</b>	Case Number	Social Security Number	Military	<input type="checkbox"/> Serious Physical Injury	<input type="checkbox"/> Accident	<input type="checkbox"/> Fatality	<input type="checkbox"/> Commercial
Driver's License No.	DLP <input type="checkbox"/>	State	Class	Endorsements M H N P T X D	<input type="checkbox"/> 16 Passenger Vehicle	<input type="checkbox"/> Haz. Material	Incident Report Number <b>CE211348</b>

Interpreter Required?  Spanish  Other Language

**Defendant** Name (First, Middle, Last) **JOE E SALAZAR III** Juvenile

Residence Address, City, State, Zip Code **1521 E Bell DEMAR DR. Tempe, AZ 85283** Telephone (cell phone)

Sex Height Weight Eyes Hair Origin Date of Birth Restrictions Email Address

Business Address, City, State, Zip Code Business Phone No. ( )

**Vehicle** Color Year Make Model Style License Plate State Expiration Date

Registered owner & address, City, State, Zip Code Vehicle Identification Number

The Undersigned Certifies That:

On **04 28 2021**  AM  PM **Speed** Approx. Posted R & P Speed Measurement Device  Radar  Laser  Pace Direction of Travel

At **1521 E. Bell DEMAR DR**  Tempe **85283** State of Arizona Area Dist.

The Defendant Committed the Following:

**A** Section: **TCC 21-3A** ARS Violation: **CC 21-3-B-8 Deteriorated Landscaping**  Domestic Violence Case  Criminal  Criminal Traffic  Municipal Code  Civil Traffic  Petty Offense

**B** Section: ARS Violation:  Domestic Violence Case  Criminal  Criminal Traffic  Municipal Code  Civil Traffic  Petty Offense

**C** Section: ARS Violation:  Domestic Violence Case  Criminal  Criminal Traffic  Municipal Code  Civil Traffic  Petty Offense

**D** Section: ARS Violation:  Domestic Violence Case  Criminal  Criminal Traffic  Municipal Code  Civil Traffic  Petty Offense

**E** Section: ARS Violation:  Domestic Violence Case  Criminal  Criminal Traffic  Municipal Code  Civil Traffic  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

Traffic Court Suite 150, 1st Floor Date: **05/14/2021** Time: **Between 9AM & 4PM**

Criminal Court Suite 200, 2nd Floor Date: \_\_\_\_\_ Time: \_\_\_\_\_  AM  PM

Court Address, City, State, Zip Code

Criminal:  Without admitting guilt, I promise to appear as directed hereon.

Civil:  Without admitting responsibility, I acknowledge receipt of this complaint.

Victim?  Victim Notified?

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.

Complainant: **Stuart Scofield** PSN: **8022**

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 \$200.00**

Date issued if not violation date \_\_\_\_\_

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.



1702289

COMPLAINT



## East Valley Disaster Services

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

Client: City of Tempe / Nuisance Abatement Services  
Property: 1521 East Bell De Mar 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: 5/26/2021

Date Assigned:

Price List: AZPH8X\_MAY21  
Labor Efficiency: Restoration/Service/Remodel  
Estimate: 21-1442-NUISANCE

Reference #CE211348



# 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

**21-1442-NUISANCE**  
**Nuisance Abatement Services**

Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Nuisance Abatement Services	1.00 EA	0.00	1,016.00	33.74	1,049.74
<b>NOTE: Abatement services includes:</b>					
1) Cut/removal of overgrown grass and weeds in front and back yard.					
2) Haul off and disposal of yard waste.					
3) Security provided by City of Tempe Police Department.					
Totals: Exterior				33.74	1,049.74
Total: Nuisance Abatement Services				33.74	1,049.74
<b>Line Item Totals: 21-1442-NUISANCE</b>				<b>33.74</b>	<b>1,049.74</b>





## East Valley Disaster Services

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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	1,016.00
Material Sales Tax	33.74
<b>Replacement Cost Value</b>	<b>\$1,049.74</b>
<b>Net Claim</b>	<b>\$1,049.74</b>

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Skip Yaw



## East Valley Disaster Services

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

- 1 13-1521 East Bell De Mar Deive  
(1)  
Date Taken: 5/24/2021



- 2 14-1521 East Bell De Mar Deive  
(2)  
Date Taken: 5/24/2021





## East Valley Disaster Services

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

- 3 15-1521 East Bell De Mar Deive  
(3)  
Date Taken: 5/24/2021



- 4 16-1521 East Bell De Mar Deive  
(4)  
Date Taken: 5/24/2021







## East Valley Disaster Services

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

- 5 17-1521 East Bell De Mar Deive  
(5)  
Date Taken: 5/24/2021



- 6 18-1521 East Bell De Mar Deive  
(6)  
Date Taken: 5/24/2021





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East Valley Disaster Services, Inc.  
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Mesa, AZ 85210  
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Info@evds.co  
EIN: 86-0721883 / ROC: B License #097838

- 7 19-1521 East Bell De Mar Deive  
(7)  
Date Taken: 5/24/2021



- 8 20-1521 East Bell De Mar Deive  
(8)  
Date Taken: 5/24/2021







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EIN: 86-0721883 / ROC: B License #097838

- 9 21-1521 East Bell De Mar Deive  
(9)  
Date Taken: 5/24/2021



- 10 22-1521 East Bell De Mar Deive  
(10)  
Date Taken: 5/24/2021





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Mesa, AZ 85210  
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Info@evds.co  
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- 11 23-1521 East Bell De Mar Deive  
(11)  
Date Taken: 5/24/2021



- 12 24-1521 East Bell De Mar Deive  
(12)  
Date Taken: 5/24/2021







COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
**CORRECTION NOTICE**

03/02/2021

SALAZAR JOE E III  
1521 E BELL DE MAR DR  
TEMPE, AZ 85283-4109

Case#: CE211348  
Site Address: 1521 E BELL DE MAR DR. TEMPE, AZ 85283

**SITE REINSPECTION ON OR AFTER: 03/16/2021**

This is a notice to inform you that this site was inspected on 03/02/2021 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 REMOVE ALL GRASS AND OR WEEDS FROM THE FRONT AND OR SIDES OF THE PROPERTY IN THE GRAVEL LANDSCAPED AREAS. ALL GRAVEL LANDSCAPES MUST BE MAINTAINED FREE AND CLEAR OF ANY UNCONTROLLED GROWTH REGARDLESS OF HEIGHT.

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

Julie Scofield  
Code Inspector II  
E-Mail

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

**Civil and Criminal Penalties**

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

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





COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
**CORRECTION NOTICE**

03/16/2021

SALAZAR JOE E III  
1521 E BELL DE MAR DR  
TEMPE, AZ 85283-4109

Case#: CE211348  
Site Address: 1521 E BELL DE MAR DR. TEMPE, AZ 85283

**SITE REINSPECTION ON OR AFTER: 04/01/2021**

This is a notice to inform you that this site was inspected on 03/16/2021 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

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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  
**FINAL CORRECTION NOTICE**

04/06/2021

SALAZAR JOE E III  
1521 E BELL DE MAR DR  
TEMPE, AZ 85283-4109

Case#: CE211348  
Site Address: 1521 E BELL DE MAR DR. TEMPE, AZ 85283

**SITE REINSPECTION ON OR AFTER: 04/22/2021**

This is a notice to inform you that this site was inspected on 04/06/2021 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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**Violation of City of Tempe Code 21-3-B-8**

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2. PLEASE CUT ALL OVER HEIGHT GRASS AND OR WEEDS IN THE BACK YARD OF THE PROPERTY.

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

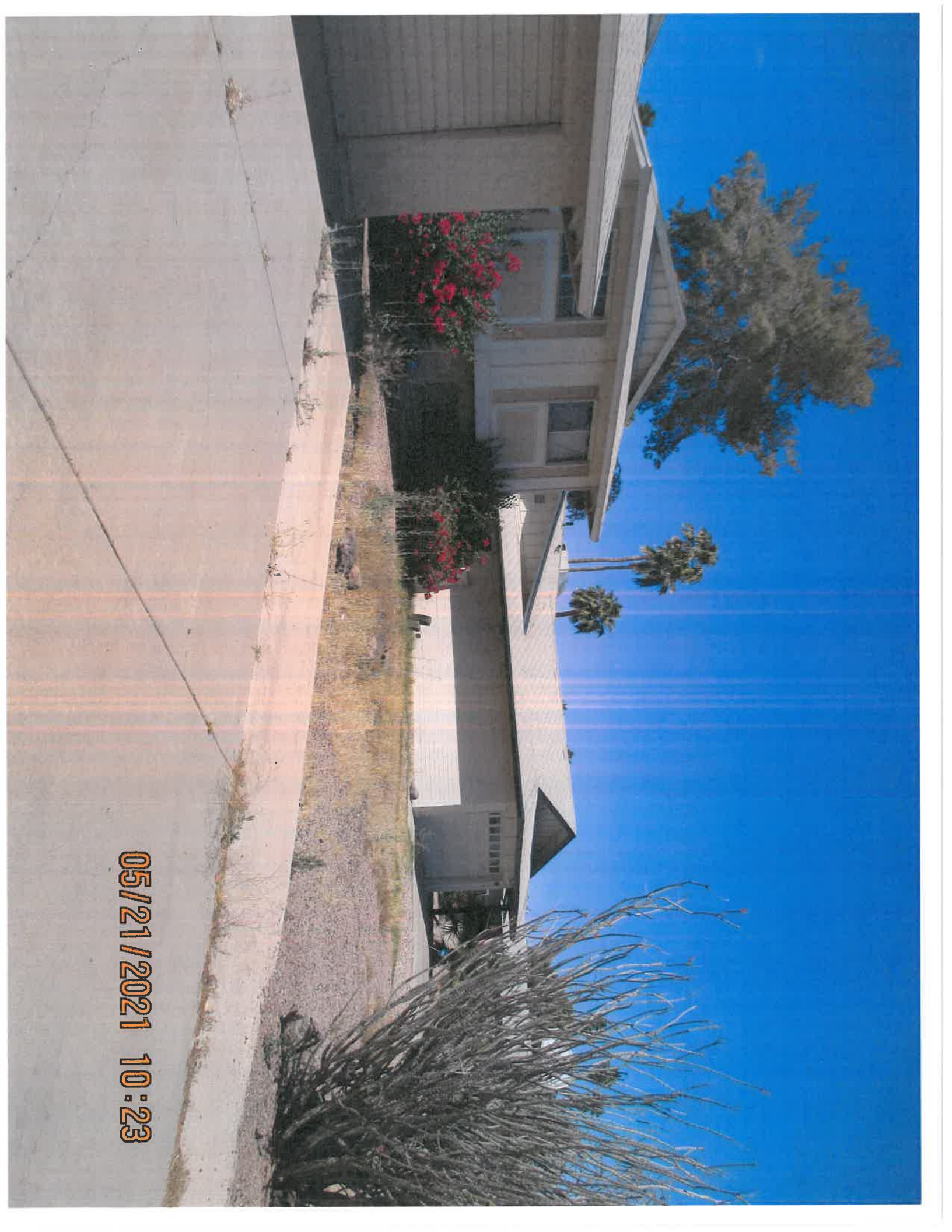
Julie Scofield  
Code Inspector II  
E-Mail

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

**Civil and Criminal Penalties**

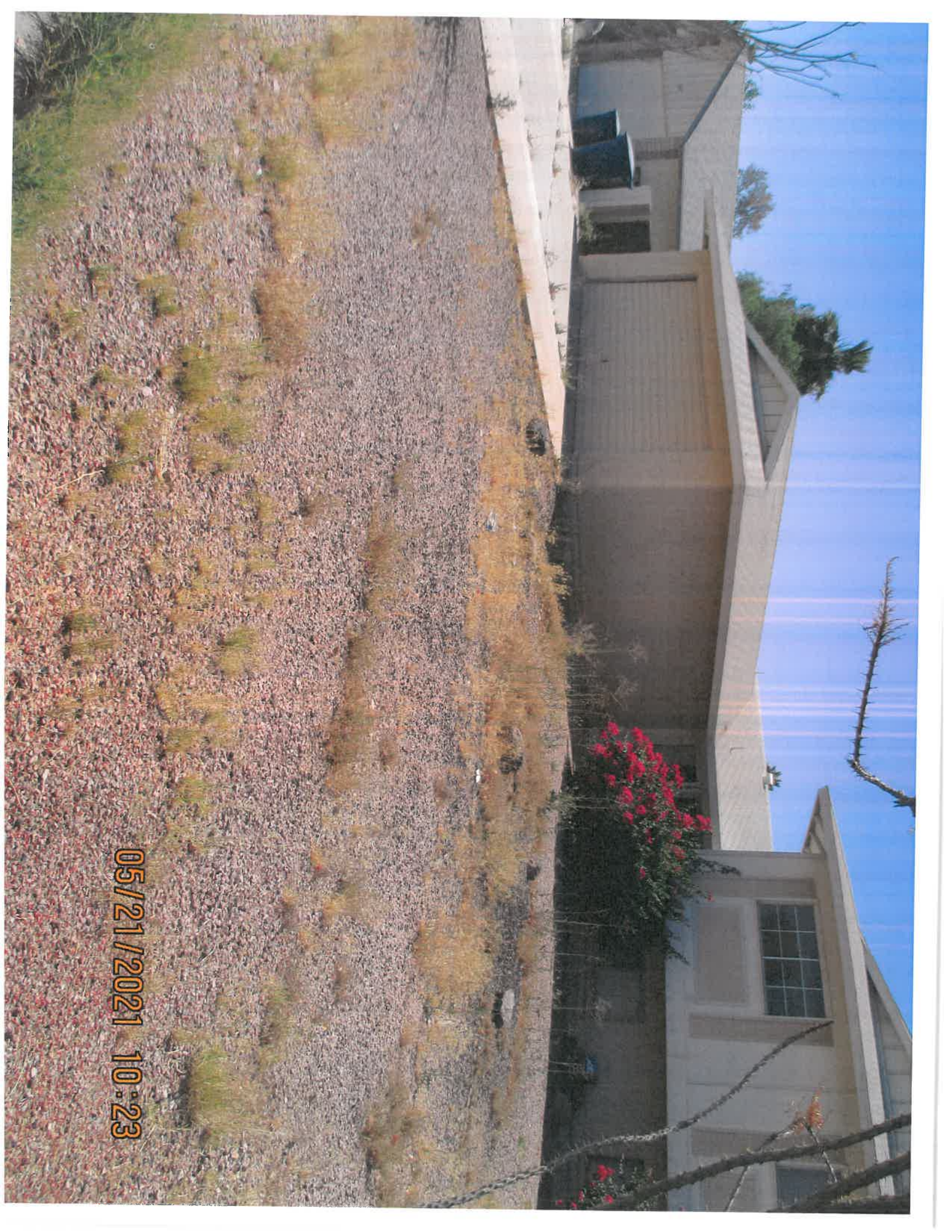
City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence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

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



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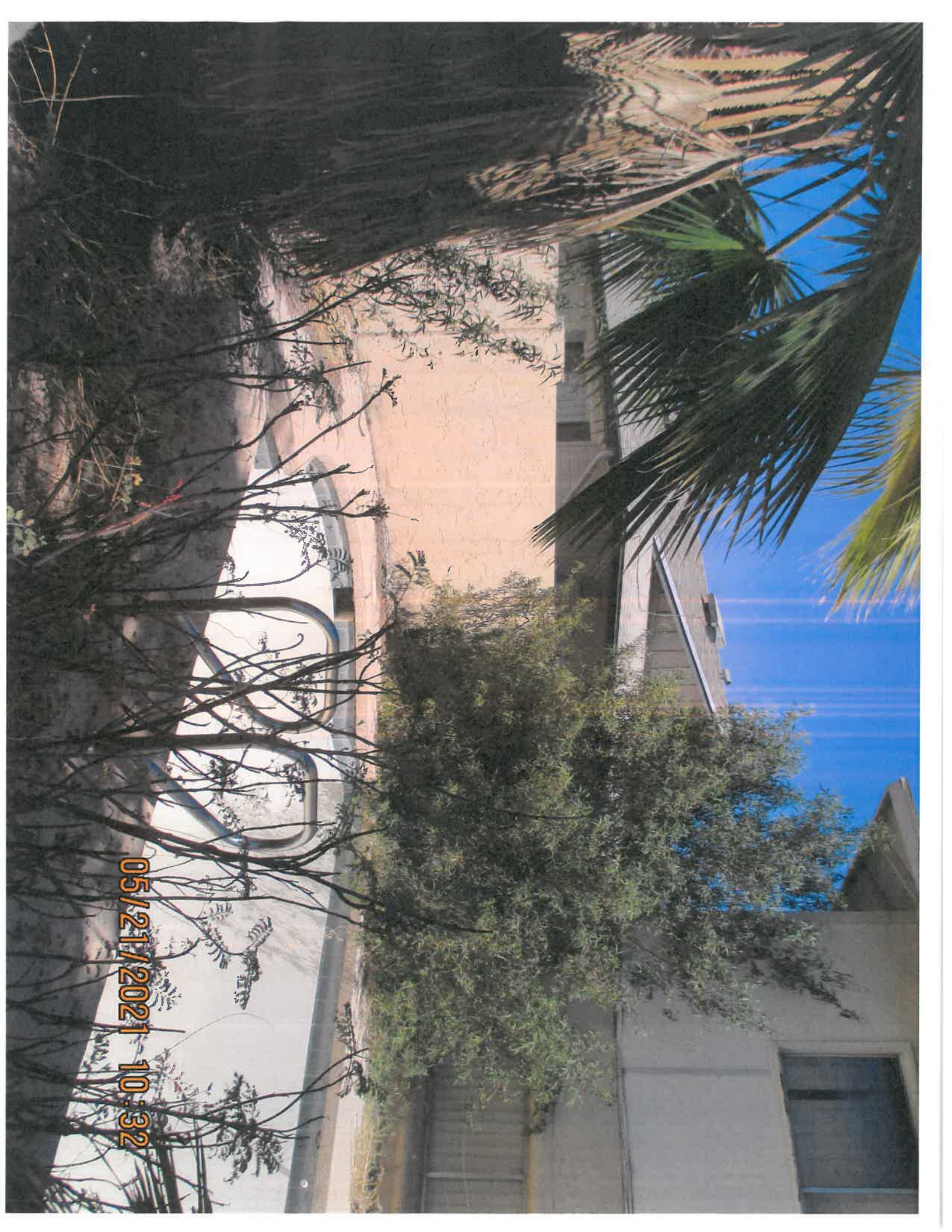






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