

**CITY OF TEMPE
HEARING OFFICER**

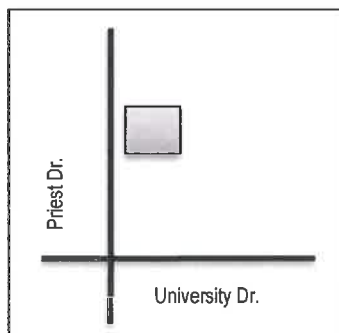
**Meeting Date: 11/02/2021
Agenda Item: 6**

ACTION: Request approval to abate public nuisance items at the Ralston Property located at 1310 W. 5th Street. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$2580 for abatement request: trash, litter and debris removal, including vehicle parts and tires and any inoperable vehicles.

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 RALSTON 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 CE212610: trash, litter and debris removal, including vehicle parts and tires and any inoperable vehicles.



Property Owner
Applicant
Zoning District:
Code Compliance
Inspector:

Charles E. Ralston Trust
City of Tempe – Code Compliance
R-2, Multi Family Residential
Andres Lara-Reyes

ATTACHMENTS: Supporting Attachment

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

Department Director: Shelly Seyler, Interim Department Director
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 Ralston Property located at 1310 W. 5th Street, in the R-2, Multi Family Residential district. This case was initiated 4/21/2021, 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 a 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

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	CHARLES RALSTON	EXISTING ZONING	R-2 <input type="checkbox"/>
PROJECT ADDRESS	1310 W 5TH ST	SUITE(S)	CE212610 <input type="checkbox"/>
PROJECT DESCRIPTION	TRASH, LITTER, DEBRIS FRONT & BACK YARDS. HEARING DATE: NOVEMBER 2, 2021	PARCEL No(s)	124-28-036B <input type="checkbox"/>

PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW)			
BUSINESS NAME	CHARLES RALSTON	ADDRESS	1310 W 5TH ST
CONTACT NAME		CITY	TEMPE 85281
		STATE	AZ
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	CITY OF TEMPE	ADDRESS	
CONTACT NAME	ANDRES LARA-REYES	CITY	
		STATE	
EMAIL		PHONE 1	(480) 350-8963
		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	9/30/2021
---------------------	---	------	-----------

BUSINESS INFORMATION – REQUIRED FOR USE PERMITS & SIGN DPRs			
BUSINESS NAME		ADDRESS	
CONTACT NAME		CITY	
		STATE	
TYPE OF BUSINESS		PHONE	
		EMAIL	

APPLICATION (check all that apply)	QTY	SPECIFIC REQUEST (see planning & zoning fee schedule for types)	FOR CITY USE ONLY (planning record tracking numbers)	
<input type="checkbox"/> A. PRELIMINARY SITE PLAN REVIEW			SPR	
<input type="checkbox"/> B. ADMINISTRATIVE APPLICATIONS			ADM	
<input type="checkbox"/> C. VARIANCES			VAR	
<input type="checkbox"/> D. USE PERMITS / USE PERMIT STANDARDS			ZUP	
<input type="checkbox"/> E. ZONING CODE AMENDMENTS			ZOA	ZON
<input type="checkbox"/> F. PLANNED AREA DEVELOPMENT OVERLAYS			PAD	REC
<input type="checkbox"/> G. SUBDIVISIONS / CONDOMINIUMS			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
TOTAL NUMBER OF APPLICATIONS	0			

FOR CITY USE ONLY			
DS TRACKING #		FILE THIS APPLICATION WITH CE / CM TRACKING #	DATE RECEIVED (STAMP)
PL TRACKING #			VALIDATION OF PAYMENT (STAMP)
SPR TRACKING # (if 2 nd or 3 rd submittal, use planning resubmittal form)			TOTAL APPLICATION FEES
			RECEIVED BY INTAKE STAFF (INITIALS)

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA



DATE: September 30, 2021
TO: Michael Spencer, Senior Code Inspector
FROM: Andres Lara-Reyes, Code Inspector
SUBJECT: CE212610, CHARLES RALSTON Property Abatement

LOCATION: 1310 W 5TH ST, TEMPE, AZ 85281

PARCEL: 124-28-036B

OWNER: CHARLES RALSTON
1310 W 5TH ST
TEMPE, AZ 85281

FINDINGS:

4/21/2021 Received an anonymous complaint for junk/debris/trash in back and also for an auto shop being operated out of the backyard.

4/22/2021 Met Chase Steinke (owner grandson) responsible person for the property, explained the home occupation & vehicles being worked on guidelines. Correction notice mailed.

5/10/2021 No changes, observed trash, litter, debris, vehicle parts, vehicle tires, a cherry picker, engine blocks & parts in the north parking lot area; 2 vehicles lawn parked in the front yard landscape 5th St side; vehicles being worked on in the north parking lot area - final notice mailed

5/25/2021 Vehicle tires & parts back yard area; a couple of vehicles being worked on in the north side parking lot area, door hanger posted to the back gate to correct violations by 06/01/21 to avoid a citation

6/3/2021 Vehicle parts & tires north parking lot area; inoperable vehicles, citation issued.

7/7/2021 Trash, litter, debris, vehicle parts & tires, cherry picker; 2 ino/unreg vehicles & 1 vehicle being worked on in the north parking area.

7/19/2021 Observed 2 vehicles being worked on, spoke to Chase (owner grandson) responsible person for the property

7/27/2021 Met Cole Steinke (owner grandson) responsible person for the property, explained that he needs to ceased any repair of vehicles immediately, also to repair or remove any vehicles on jacks or with expired tags, also to remove a canopy & any vehicle parts and tires.

8/3/2021 Parking lot cleaned, canopy & vehicle parts removed, no vehicle repairs.

8/12/2021 Spoke to Cole Steinke (owner grandson) responsible person for the property.

8/19/2021 All vehicles are registered, areas clean.

8/26/2021 RV trailer removed, more clean up done.

9/7/2021 Received an anonymous complaint from 311 on 9/7/21 for Junk and Debris.

9/14/2021 Received an online complaint for junk/debris/trash throughout site.

9/23/2021 No changes or improvements done, observed trash, litter, debris front & back yard areas; vehicles being worked on; lawn parking front yard landscape - 2nd citation issued

RECOMMENDATIONS:

I recommend an abatement of the nuisance violations at the property at 1310 W 5TH ST due to property owner's failure to bring property into compliance with Tempe City Code 21-3.B.1. Mr. CHASE STEINKE has been given ample time to come into compliance and maintain the property. The property owner has been issued two civil citations and has failed to appear to court. There has been no indication that the property owner will bring the property into compliance. The property represents a health hazard and 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,

Andres Lara-Reyes
Code Inspector

ACTION TAKEN: submit
NAME: [Signature]
DATE: 9/30/21



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE:09/30/2021
CASE # CE212610

CHARLES RALSTON
1310 W 5TH ST
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:

LOCATION: 1310 W 5TH ST, TEMPE, AZ 85281
PARCEL: 124-28-036B

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers on 11/02/2021. 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:

Violation of City of Tempe Code 21-3-B-1

Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building; including, but not limited to, areas that contain items such as cans, bottles, wood, metal, plastic, rags, boxes, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items;

If the violations have not been corrected within thirty 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:

1. REMOVE ALL TRASH, LITTER, DEBRIS, VEHICLE PARTS, VEHICLE TIRES.

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 **\$2580.00**. 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 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) 350-4311.

Andres Lara-Reyes
Code Inspector

Direct: 480-350-8963
Code Compliance: 480-350-4311
Email:andres_lara-reyes@tempe.gov



Artistic Land Management, Inc.

September 30, 2021

City of Tempe
Attn: Andres Lara
Code Inspector

RE: Landscape Clean-Up at 1310 W. 5th St.

Thank you for giving Artistic Land Management, Inc the opportunity to serve your landscaping needs. Below is our price to provide all labor, equipment, landfill fees, and supervision to perform the work listed below at 1310 W. 5th St, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

Scope of Work

Front & Backyard Clean-Up

- Remove trash, litter, and debris
- Tow away vehicle in the front yard
- Police presence for the duration of the visit

Total = \$2,580.00

Respectfully,

Jose Hernandez





COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
 CORRECTION NOTICE

04/26/2021

CHASE STEINKE
 1310 W 5TH ST APT 2
 TEMPE, AZ 85281

Case #: CE212610
 Site Address: 1310 W 5TH ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 04/22/2021 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.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building; including, but not limited to, areas that contain items such as cans, bottles, wood, metal, plastic, rags, boxes, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items
CC 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: <p style="margin-left: 40px;">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</p>
CC 21-3.b.4	To permit outside of any single-family or multifamily dwelling or accessory building any camper, vehicle or parts thereof in the front or side area of the building visible from the street that is not on an improved area intended for parking

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove the furniture in the front yard area, 5th St side.	05/10/2021
CC 21-3.b.1	Please remove the fencing & closet doors in the back yard area.	05/10/2021
CC 21-3.b.1	Please remove all trash, litter, debris, vehicle parts, vehicle tires, a cherry picker, engine blocks & parts in the north parking lot area.	05/10/2021
CC 21-3.b.3	Please repair or remove any vehicle(s) being repaired in the north parking lot area within fourteen (14) days of this notice.	05/10/2021
CC 21-3.b.4	Please cease the lawn parking of any vehicle(s) in the front yard landscape area.	05/10/2021

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

Andres Lara-Reyes
 Code Inspector

Direct: 480-350-8963
 Code Compliance: 480-350-4311

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

05/10/2021

CHASE STEINKE
 1310 W 5TH ST APT 2
 TEMPE, AZ 85281

Case #: CE212610
 Site Address: 1310 W 5TH ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 05/10/2021 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.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building; including, but not limited to, areas that contain items such as cans, bottles, wood, metal, plastic, rags, boxes, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items
CC 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: <p style="margin-left: 40px;">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</p>
CC 21-3.b.4	To permit outside of any single-family or multifamily dwelling or accessory building any camper, vehicle or parts thereof in the front or side area of the building visible from the street that is not on an improved area intended for parking

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove the furniture in the front yard area, 5th St side.	05/24/2021
CC 21-3.b.1	Please remove the fencing & closet doors in the back yard area.	05/24/2021
CC 21-3.b.1	Please remove all trash, litter, debris, vehicle parts, vehicle tires, a cherry picker, engine blocks & parts in the north parking lot area.	05/24/2021
CC 21-3.b.3	Please repair or remove any vehicle(s) being repaired in the north parking lot area within fourteen (14) days of this notice.	05/24/2021
CC 21-3.b.4	Please cease the lawn parking of any vehicle(s) in the front yard landscape area.	05/24/2021

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

Andres Lara-Reyes
 Code Inspector

Direct: 480-350-8963
 Code Compliance: 480-350-4311

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.

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1702351		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 CE212610		
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language														
Defendant		Name (First, Middle, Last) CHASE STEINKE										Juvenile		
Residence Address, City, State, Zip Code 1310 W 5TH ST APT 2										Telephone: (cell phone) <input type="checkbox"/> (602) 206-2499				
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		
Registered owner & address, City, State, Zip Code										Vehicle Identification Number				
The Undersigned Certifies That:														
On	Month 06	Day 02	Year 2021	Time 10:29	<input checked="" type="checkbox"/> AM <input 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 1310 W 5TH ST							<input checked="" type="checkbox"/> Tempe		State of Arizona		Area	Dist.	
The Defendant Committed the Following:														
A	Section: TCC 21-3 A		ARS Violation: CC 21-3.B.1 VEHICLE PARTS & TIRES		Domestic Violence Case <input type="checkbox"/>		Criminal <input type="checkbox"/>		Criminal Traffic <input type="checkbox"/>		Municipal Code <input checked="" type="checkbox"/>		Civil Traffic <input type="checkbox"/> Petty Offense <input type="checkbox"/>	
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		MVD					
B	Section: TCC 21-3 A		ARS Violation: CC 21-3.B.3 IMPERABLE VEHICLES		Domestic Violence Case <input type="checkbox"/>		Criminal <input type="checkbox"/>		Criminal Traffic <input type="checkbox"/>		Municipal Code <input checked="" type="checkbox"/>		Civil Traffic <input type="checkbox"/> Petty Offense <input type="checkbox"/>	
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		MVD					
C	Section:		ARS Violation:		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 <input type="checkbox"/>	
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		MVD					
D	Section:		ARS Violation:		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 <input type="checkbox"/>	
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		MVD					
E	Section:		ARS Violation:		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 <input type="checkbox"/>	
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		MVD					
You must appear on the date and time indicated at:	Tempe Municipal Court 140 E. 5th Street Tempe, AZ 85281 Court No. 0753			<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor		Date: 06/17/2021		Time: Between 9AM & 4PM						
	<input type="checkbox"/> Court:			<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor		Date: _____		Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM						
Court Address, City, State, Zip Code														
Criminal: <input type="checkbox"/> Without admitting guilt, I promise to appear as directed hereon.						Victim? <input type="checkbox"/>		Victim Notified? <input type="checkbox"/>						
Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.						I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant.								
X MAILED						Complainant <i>[Signature]</i>				PSN 8036				
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 VIOLATION \$ 400.00 CODE COMPLIANCE								
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.



1702351

COMPLAINT

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County,
State of Arizona



Complaint Number 1702356		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 CE 212610					
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language																	
Defendant		Name (First, Middle, Last) CHASE STEINKE										Juvenile					
Residence Address, City, State, Zip Code 1310 W 5TH ST APT 2 TEMPE AZ 85281										Telephone: (cell phone) (602) 266-2499							
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 09	Day 23	Year 2021	Time 1:28	<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 1310 W 5TH ST							<input checked="" type="checkbox"/> Tempe		State of Arizona							
The Defendant Committed the Following:																	
A	Section: TCC 21-3 A		ARS Violation: CC 21-3.B.1 TRASH, LITTER, DEBRIS		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code								
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense								
MVD																	
B	Section: TCC 21-3 A		ARS Violation: CC 21-3.B.3 IMPERABLE VEHICLES		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code								
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense								
MVD																	
C	Section: TCC 21-3 A		ARS Violation: CC 21-3.B.4 LAWN PARKING		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code								
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense								
MVD																	
D	Section:		ARS Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input type="checkbox"/> Municipal Code								
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense								
MVD																	
E	Section:		ARS Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input type="checkbox"/> Municipal Code								
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense								
MVD																	
You must appear on the date and time indicated at:	Tempe Municipal Court 140 E. 5th Street Tempe, AZ 85281 Court No. 0753			<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor		Date: 10/08/2021		Time: Between 9AM & 4PM									
	<input type="checkbox"/> Court:			<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor		Date: _____		Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM									
	Court Address, City, State, Zip Code																
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>MAY LED</u>								Complainant <i>[Signature]</i>		8036 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 _____																	
2ND VIOLATION \$ 900.00 CODE COMPLIANCE																	
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.

COMPLAINT



1702356

124-28-036B

Owner Information

Owner Name:	RALSTON CHARLES TR
Property Address:	1310 W 5TH ST TEMPE 85281
Mailing Address:	3220 E DENIM TRL SAN TAN VLY AZ 85143
Deed Number:	990446989
Sale Date:	
Sale Price:	\$

Property Information

Lot/Long:	33.425776, -111.959653
S/T/R:	16 1N 4E
Jurisdiction:	TEMPE
Zoning:	R-2
PUC:	0325
Lot Size (sq ft):	7,910
MCR #:	89-04
Subdivision:	JO-ELLEN HOMES
Lot #:	
Floor:	1
Construction Year:	
Living Space (sq ft):	

Valuation Information

Tax Year:	2022	2021
FCV:	\$295,100	\$274,700
LPV:	\$122,222	\$116,402
Legal Class:	4.2	4.2







Zoom to

...



Current Context

PERSON **RALSTON, CHARLES E - Home phone:(480) 966-2293**
 ACCOUNT ID **6821000000 3 RALSTON, CHARLES E, Residential, \$737.87, 6821000000**
 CURRENT BALANCE **\$737.87**
 PREMISE **1310 W 5TH ST, TEMPE, AZ, 85281-2420**

Customer Information (Map Zone)

ACCOUNT ID **6821000000**
 MAIN CUSTOMER **RALSTON, CHARLES E - Home phone:(480) 966-2293**
 SET UP DATE **09-01-2000**
 CIS DIVISION **City of Tempe**
 CUSTOMER CLASS **Residential**
 BILL CYCLE **Block 1**
 CURRENT CREDIT RATING **700**
 AUTO PAY SOURCE CODE **BANK OF AMERICA, N.A.**
 HOME PHONE **(480) 966-2293**

SA Premise List

PREMISE	CURRENT BALANCE	PAYOFF BALANCE	SA INFORMATION
1310 W 5TH ST, TEMPE, AZ, 85281-2420	\$387.81	\$387.81	Water Single-Fam Residential, Active, 01-05-2009-Water - Single-family Residential, \$387.81, 6821000491,
1310 W 5TH ST, TEMPE, AZ, 85281-2420	\$172.64	\$172.64	Wastewater Residential, Active, 01-05-2009-Wastewater Residential, \$172.64, 6821000492, Single Family Residential
1310 W 5TH ST, TEMPE, AZ, 85281-2420	\$177.42	\$177.42	Solid Waste Residential, Active, 01-20-2009-Solid Waste Service, \$177.42, 6821000493,

Meter Zone

Customer Solid Waste Information

SOLID WASTE SERVICE LOCATION Alley Service

SERVICE POINT	CONTAINER SIZE	CONTAINER COUNT	SERVICE DAY
Solid Waste Residential/Monday Trash Wednesday Recycler/1310 W 5TH ST, TEMPE, AZ, 85281-2420	96 Gallon Refuse Container	1.00	Monday Trash Wednesday Recycle
BILL SEGMENT			CHARGE AMOUNT
City of Tempe / Solid Waste Residential, Frozen, Period: 08-17-2021 - 09-21-2021, \$29.57, 6821000493			\$29.57

RALSTON,CHARLES E,Residential,\$737.87,6821000000



0000014971 RALSTON,CHARLES E - Home phone:(480) 966-2293

PREFIX/SUFFIX

PFX/SFX NAME

Main Customer

No Printed Bill - PDF only

CUSTOMER PO ID

BILL ROUTE TYPE

NUMBER OF BILL COPIES

Detailed

QUOTE ROUTE TYPE

ACTION

PERDUE NOTICES

Account Override

United States of America

85143-3330

3220 E DENIM TRAIL

SAN TAN VALLEY

AZ

Arizona 85143-3330