
**CITY OF TEMPE
HEARING OFFICER**

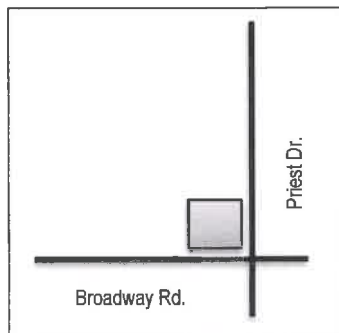
**Meeting Date: 11/02/2021
Agenda Item: 7**

ACTION: Request approval to abate public nuisance items at the T&T Property Holdings Property located at 1910 S. Priest Drive. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$610 for abatement request: graffiti removal.

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 T&T PROPERTY HOLDINGS 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 CM210591: graffiti removal.



Property Owner
Applicant
Zoning District:
Code Compliance
Inspector:

T&T Property Holdings LLC
City of Tempe – Code Compliance
CSS, Commercial Shopping & Service
Michael Glab

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 T&T Property Holdings Property located at 1910 S. Priest Drive, in the CSS, Commercial Shopping & Service district. This case was initiated 4/29/2021, 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 Submittal Form

Part 1 of 2

City of Tempe
Community Development Department
31 East 5th Street, Garden Level, Tempe, Arizona 85281
(480) 350-4311 Fax (480) 350-8677
Planning Fax (480) 350-8872
<http://www.tempe.gov/planning>



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

PROJECT INFORMATION – REQUIRED			
PROJECT NAME	T AND T PROPERTY HOLDINGS LLC	EXISTING ZONING	CSS <input type="checkbox"/>
PROJECT ADDRESS	1910 S PRIEST DR., TEMPE, AZ 85281	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	SE4 SE4 BEG 183F N OF SE4 W 206F N 100F E 206F S 100F TO POB EX 55F RD ABATEMENT OF CM210591 NOVEMBER 02, 2021	PARCEL No(s)	124-69-025B <input type="checkbox"/>

PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)			
BUSINESS NAME	ADDRESS		
CONTACT NAME	CITY	STATE	ZIP
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 / CODE COMPLIANCE	ADDRESS	21 E 6TH ST SUITE 208
CONTACT NAME	MICHAEL GLAB / CODE INSPECTOR	CITY	TEMPE
EMAIL	michael_glab@tempe.gov	PHONE 1	(480) 350-5461
		PHONE 2	
		STATE	AZ
		ZIP	85281-3681

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	10/1/21
<i>Michael Glab</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 Planning & Zoning Fee Schedule for types)	FOR CITY USE ONLY (Planning record tracking numbers)
<input type="checkbox"/> A. PRELIMINARY SITE PLAN REVIEW			SPR
<input type="checkbox"/> B. ADMINISTRATIVE APPLICATIONS			ADM
<input type="checkbox"/> C. VARIANCES			VAR
<input type="checkbox"/> D. USE PERMITS / USE PERMIT STANDARDS			ZUP
<input type="checkbox"/> E. ZONING CODE AMENDMENTS			ZOA ZON
<input type="checkbox"/> F. PLANNED AREA DEVELOPMENT OVERLAYS			PAD REC
<input type="checkbox"/> G. SUBDIVISION / CONDOMINIUM PLATS			SBD REC
<input type="checkbox"/> H. DEVELOPMENT PLAN REVIEW			DPR
<input type="checkbox"/> I. APPEALS			
<input type="checkbox"/> J. GENERAL PLAN AMENDMENTS			GPA
<input type="checkbox"/> K. ZONING VERIFICATION LETTERS			ZVL
<input checked="" type="checkbox"/> L. ABATEMENTS			CE CM
<input type="checkbox"/> M. SIGN TYPE K			GO SE
TOTAL NUMBER OF APPLICATIONS	0		

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

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA



DATE: October 1st, 2021
TO: Jack Scofield, Senior Code Inspector
FROM: Michael Glab, Code Inspector
SUBJECT: CM210591, T AND T PROPERTY HOLDINGS LLC Property Abatement

LOCATION: 1910 S PRIEST DR., Tempe, AZ 85281

PARCEL: 124-58-010A

OWNER: T AND T PROPERTY HOLDINGS LLC
20700 VENTURA BLVD UNIT 231
WOODLAND HILLS, CA 91364

FINDINGS:

04/29/21 The Code Compliance Division received complaint for graffiti.

05/04/21 Inspected property and found graffiti present on exterior of building. Notice to comply mailed to owner.

05/21/21 Inspected the property and found graffiti present on exterior of building. Second notice to comply mailed to owner

06/29/21 Inspected the property and found graffiti present on exterior of building.

07/27/21 Inspected the property and found graffiti present on exterior of building. Bids sought for property abatement

08/02/21 Phoned LLC manager, Michael, left a message requesting call back.

08/06/21 Received phone call from Michael, property manager for LLC. He requested additional time, due to being out of state. I granted until 09/07.

09/07/21 Inspected the property and found graffiti present on exterior of building.

09/08/21 Phoned LLC manager, Michael, left a message requesting call back. No response received.

09/24/21 Phoned LLC manager, Michael, left a message requesting call back. No response received

10/01/21 Delivered notice of intent to abate to on site property manager and mailed to property owner.


RECOMMENDATIONS:

I recommend an abatement of the nuisance violations at the property at 1910 S PRIEST DR due to property owner's failure to bring property into compliance with Tempe City Code 22-105. T AND T PROPERTY HOLDINGS LLC has been given ample time to come into compliance and maintain the property. ~~The property owner has been issued a civil citation 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,

Inspectors Name
Code Inspector

ACTION TAKEN: Submit
NAME 
DATE: 10/7/21



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE:10/01/2021
CASE # CM210591

**T AND T PROPERTY HOLDINGS LLC
c/o MISAK & BEDROS TADEVOSIAN
1910 S PRIEST DR
TEMPE, AZ 85281-6593**

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

LOCATION: 1910 S PRIEST DR., TEMPE, AZ 85281
PARCEL: 124-58-010A

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 22-105

Graffiti prohibited. All sidewalks, walls, buildings, fences, signs, and other structures or surfaces shall be kept free from graffiti when the graffiti is visible from the street or other public or private property.

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. Please remove or paint over the graffiti located on the property. If painting over, please use a color of paint consistent with existing paint colors**

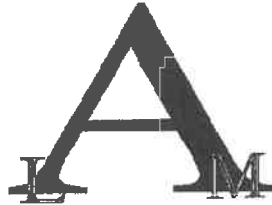
Upon receipt of the Hearing Officer approval to abate this public nuisance, the necessary work will be performed at the expense of the property owner. The cost of this work will be **\$610.00**. In addition to the actual cost of abatement, an administrative charge of fifteen (15) percent of the actual 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.

Code Inspector: MICHAEL GLAB

Phone Number: 480-350-5461

E-mail: Michael_glab@tempe.gov



Artistic Land Management, Inc.

July 30, 2021

City of Tempe
Attn: Michael Glab
Code Inspector

RE: Graffiti Removal

Thank you for giving Artistic Land Management, Inc the opportunity to serve your landscaping needs. Below is our price to provide all labor, equipment, and supervision to perform the work listed below at 1910 S. Priest Dr, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

Scope of Work

- Painting over, or removal, of graffiti located on the south side of the block wall, located along the north property line (paint color to match wall)
- P.D presence on-site for duration of visit

Total = \$610.00

Respectfully,

Jose Hernandez





COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

05/04/2021

30 MINUTE ALTERATIONS + CLEANING LLC
c/o NGOC PHAN TRAN
1910 S PRIEST DR STE 101
TEMPE, AZ 85281-6593

Case #: CM210591
Site Address: 1910 S PRIEST DR, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 05/04/2021 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
ZDC 4-102.E.1.	The owner or owner's association, or the lessee of the site, as applicable, shall maintain the development and property in conformance with the plans approved by the city. Any deterioration shall be considered a violation of this Code and any applicable ordinances. Such deterioration shall be based on the definition as defined in the City Code.
ZDC 4-102.E.6.	The lack of maintenance shall constitute a violation of this Code, penalties for which are provided in Section 1-201.
ZDC 4-902.I.1	Signs on a property shall be maintained by the owner or person in possession of the property on which the sign is located. Maintenance shall be such that the signage continues to conform to the conditions imposed by the sign permit.

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION	SITE REINSP ON OR AFTER
Please replace the missing panel(s) on the free-standing sign, located on the east side of the parcel (e.g. preceding "ALTERATIONS", etc.) to conform to the conditions imposed by the last sign permit	06/04/2021

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

Michael Glab
Code Inspector

Direct: 480-350-5461
Code Compliance: 480-350-4311
Email: Michael_Glab@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

05/04/2021

T AND T PROPERTY HOLDINGS LLC
c/o MISAK & BEDROS TADEVOSIAN
1910 S PRIEST DR STE 102
TEMPE, AZ 85281-6593

Case #: CM210591
Site Address: 1910 S PRIEST DR, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 05/04/2021 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
Sec.22-105.	<i>Graffiti prohibited.</i> All sidewalks, walls, buildings, fences, signs, and other structures or surfaces shall be kept free from graffiti when the graffiti is visible from the street or other public or private property.
ZDC 4-102.E.1.	The owner or owner's association, or the lessee of the site, as applicable, shall maintain the development and property in conformance with the plans approved by the city. Any deterioration shall be considered a violation of this Code and any applicable ordinances. Such deterioration shall be based on the definition as defined in the City Code.
ZDC 4-102.E.6.	The lack of maintenance shall constitute a violation of this Code, penalties for which are provided in Section 1-201.
ZDC 4-902.I.1	Signs on a property shall be maintained by the owner or person in possession of the property on which the sign is located. Maintenance shall be such that the signage continues to conform to the conditions imposed by the sign permit.

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
Sec.22-105.	Please remove graffiti from the south facing side of the north masonry, perimeter wall. Paint needs to be compatible with existing paint color	05/18/2021
ZDC 4-102.E.1.	Please repair the damaged ends to the parking lot screen walls, located on each side of the driveway, in conformance with plans approved by the City. Paint and materials need to match existing style and color	06/04/2021
ZDC 4-102.E.6.	Please repair the damaged ends to the parking lot screen walls, located on each side of the driveway, in conformance with plans approved by the City. Paint and materials need to match existing style and color	06/04/2021
ZDC 4-902.I.1	Please replace the missing panel(s) on the free-standing sign, located on the east side of the parcel (e.g. preceding "ALTERATIONS", etc.) to conform to the conditions imposed by the last sign permit	06/04/2021

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

Michael Glab
Code Inspector

Direct: 480-350-5461
Code Compliance: 480-350-4311
Email: Michael_Glab@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).

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COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

05/04/2021

T AND T PROPERTY HOLDINGS LLC
c/o MISAK & BEDROS TADEVOSIAN
1910 S PRIEST DR STE 103
TEMPE, AZ 85281-6593

Case #: CM210591
Site Address: 1910 S PRIEST DR, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 05/04/2021 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

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

Michael Glab
Code Inspector

Direct: 480-350-5461
Code Compliance: 480-350-4311
Email: Michael_Glab@tempe.gov

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COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
 CORRECTION NOTICE

05/04/2021

T AND T PROPERTY HOLDINGS LLC
 c/o MISAK & BEDROS TADEVOSIAN
 20700 VENTURA BLVD UNIT 231
 WOODLAND HILLS, CA 91364-6276

Case #: CM210591
 Site Address: 1910 S PRIEST DR, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 05/04/2021 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

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COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
 CORRECTION NOTICE

05/04/2021

T AND T PROPERTY HOLDINGS LLC
 c/o MISAK & BEDROS TADEVOSIAN
 2740 S ALMA SCHOOL RD STE 16
 MESA, AZ 85210-4027

Case #: CM210591
 Site Address: 1910 S PRIEST DR, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 05/04/2021 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

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ZDC 4-902.I.1	Please replace the missing panel(s) on the free-standing sign, located on the east side of the parcel (e.g. preceding "ALTERATIONS", etc.) to conform to the conditions imposed by the last sign permit	06/04/2021

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

Michael Glab
Code Inspector

Direct: 480-350-5461
Code Compliance: 480-350-4311
Email: Michael_Glab@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

05/24/2021

30 MINUTE ALTERATIONS + CLEANING LLC
c/o NGOC PHAN TRAN
1910 S PRIEST DR STE 101
TEMPE, AZ 85281-6593

Case #: CM210591
Site Address: 1910 S PRIEST DR, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 05/21/2021 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
ZDC 4-102.E.1.	The owner or owner's association, or the lessee of the site, as applicable, shall maintain the development and property in conformance with the plans approved by the city. Any deterioration shall be considered a violation of this Code and any applicable ordinances. Such deterioration shall be based on the definition as defined in the City Code.
ZDC 4-102.E.6.	The lack of maintenance shall constitute a violation of this Code, penalties for which are provided in Section 1-201.
ZDC 4-902.I.1	Signs on a property shall be maintained by the owner or person in possession of the property on which the sign is located. Maintenance shall be such that the signage continues to conform to the conditions imposed by the sign permit.

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION	SITE REINSP ON OR AFTER
Please replace the missing panel(s) on the free-standing sign, located on the east side of the parcel (e.g. preceding "ALTERATIONS", etc.) to conform to the conditions imposed by the last sign permit	06/24/2021

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

Michael Glab
Code Inspector

Direct: 480-350-5461
Code Compliance: 480-350-4311
Email: Michael_Glab@tempe.gov

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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

05/24/2021

T AND T PROPERTY HOLDINGS LLC
c/o MISAK & BEDROS TADEVOSIAN
1910 S PRIEST DR STE 102
TEMPE, AZ 85281-6593

Case #: CM210591
Site Address: 1910 S PRIEST DR, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 05/21/2021 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
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ZDC 4-902.I.1	Signs on a property shall be maintained by the owner or person in possession of the property on which the sign is located. Maintenance shall be such that the signage continues to conform to the conditions imposed by the sign permit.

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
Sec.22-105.	Please remove graffiti from the south facing side of the north masonry, perimeter wall. Paint needs to be compatible with existing paint color	06/07/2021
ZDC 4-102.E.1.	Please repair the damaged ends to the parking lot screen walls, located on each side of the driveway, in conformance with plans approved by the City. Paint and materials need to match existing style and color	06/24/2021
ZDC 4-102.E.6.	Please repair the damaged ends to the parking lot screen walls, located on each side of the driveway, in conformance with plans approved by the City. Paint and materials need to match existing style and color	06/24/2021
ZDC 4-902.I.1	Please replace the missing panel(s) on the free-standing sign, located on the east side of the parcel (e.g. preceding "ALTERATIONS", etc.) to conform to the conditions imposed by the last sign permit	06/24/2021

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Michael Glab
Code Inspector

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COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
 CORRECTION NOTICE

05/24/2021

T AND T PROPERTY HOLDINGS LLC
 c/o MISAK & BEDROS TADEVOSIAN
 1910 S PRIEST DR STE 103
 TEMPE, AZ 85281-6593

Case #: CM210591
 Site Address: 1910 S PRIEST DR, TEMPE, AZ 85281

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Sec.22-105.	Please remove graffiti from the south facing side of the north masonry, perimeter wall. Paint needs to be compatible with existing paint color	06/07/2021
ZDC 4-102.E.1.	Please repair the damaged ends to the parking lot screen walls, located on each side of the driveway, in conformance with plans approved by the City. Paint and materials need to match existing style and color	06/24/2021
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ZDC 4-902.I.1	Please replace the missing panel(s) on the free-standing sign, located on the east side of the parcel (e.g. preceding "ALTERATIONS", etc.) to conform to the conditions imposed by the last sign permit	06/24/2021

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Michael Glab
Code Inspector

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Code Compliance: 480-350-4311
Email: Michael_Glab@tempe.gov

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COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
 CORRECTION NOTICE

05/24/2021

T AND T PROPERTY HOLDINGS LLC
 c/o MISAK & BEDROS TADEVOSIAN
 20700 VENTURA BLVD UNIT 231
 WOODLAND HILLS, CA 91364-6276

Case #: CM210591
 Site Address: 1910 S PRIEST DR, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 05/21/2021 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

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Michael Glab
Code Inspector

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COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
 CORRECTION NOTICE

05/24/2021

T AND T PROPERTY HOLDINGS LLC
 c/o MISAK & BEDROS TADEVOSIAN
 2740 S ALMA SCHOOL RD STE 16
 MESA, AZ 85210-4027

Case #: CM210591
 Site Address: 1910 S PRIEST DR, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 05/21/2021 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

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Michael Glab
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COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
 CORRECTION NOTICE

07/08/2021

T AND T PROPERTY HOLDINGS LLC
 c/o MISAK & BEDROS TADEVOSIAN
 1910 S PRIEST DR STE 102
 TEMPE, AZ 85281-6593

Case #: CM210591
 Site Address: 1910 S PRIEST DR, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 07/08/2021 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 TAKE THE FOLLOWING CORRECTIVE ACTION	SITE REINSP ON OR AFTER
Please remove graffiti from the south facing side of the north masonry, perimeter wall. Paint needs to be compatible with existing paint color	07/26/2021
Please repair the damaged ends to the parking lot screen walls, located on each side of the driveway, in conformance with plans approved by the City. Paint and materials need to match existing style and color	08/10/2021

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

Michael Glab
 Code Inspector

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Code Compliance: 480-350-4311
Email: Michael_Glab@tempe.gov

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COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
 CORRECTION NOTICE

07/08/2021

T AND T PROPERTY HOLDINGS LLC
 c/o MISAK & BEDROS TADEVOSIAN
 1910 S PRIEST DR STE 103
 TEMPE, AZ 85281-6593

Case #: CM210591
 Site Address: 1910 S PRIEST DR, TEMPE, AZ 85281

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COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
 CORRECTION NOTICE

07/08/2021

T AND T PROPERTY HOLDINGS LLC
 c/o MISAK & BEDROS TADEVOSIAN
 20700 VENTURA BLVD UNIT 231
 WOODLAND HILLS, CA 91364-6276

Case #: CM210591
 Site Address: 1910 S PRIEST DR, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 07/08/2021 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
Sec.22-105.	<i>Graffiti prohibited.</i> All sidewalks, walls, buildings, fences, signs, and other structures or surfaces shall be kept free from graffiti when the graffiti is visible from the street or other public or private property.
ZDC 4-102.E.1.	The owner or owner's association, or the lessee of the site, as applicable, shall maintain the development and property in conformance with the plans approved by the city. Any deterioration shall be considered a violation of this Code and any applicable ordinances. Such deterioration shall be based on the definition as defined in the City Code.
ZDC 4-102.E.6.	The lack of maintenance shall constitute a violation of this Code, penalties for which are provided in Section 1-201.

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION	SITE REINSP ON OR AFTER
Please remove graffiti from the south facing side of the north masonry, perimeter wall. Paint needs to be compatible with existing paint color	07/26/2021
Please repair the damaged ends to the parking lot screen walls, located on each side of the driveway, in conformance with plans approved by the City. Paint and materials need to match existing style and color	08/10/2021

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

Michael Glab
 Code Inspector

Direct: 480-350-5461
 Code Compliance: 480-350-4311
 Email: Michael_Glab@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

07/08/2021

T AND T PROPERTY HOLDINGS LLC
 c/o MISAK & BEDROS TADEVOSIAN
 2740 S ALMA SCHOOL RD STE 16
 MESA, AZ 85210-4027

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