
**CITY OF TEMPE
HEARING OFFICER**

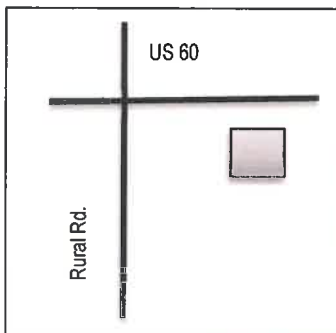
**Meeting Date: 11/16/2021
Agenda Item: 2**

ACTION: Request approval to abate public nuisance items at the Gulseth Property located at 4406 S Stanley Place. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$4282 for abatement request: front yard landscape cleanup, secure pool and restore to clear state, repair broken window, remove junk, trash and debris.

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 GULSETH 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 CE214649: front yard landscape cleanup, secure pool and restore to clear state, repair broken window, remove junk, trash and debris.



Property Owner
Applicant
Zoning District:
Code Compliance
Inspector:

Courtney E. Gulseth
City of Tempe – Code Compliance
R1-6, Single Family Residential
Donald Alexander

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 Gulseth Property located at 4406 S. Stanley Place, in the R1-6, Single Family Residential district. This case was initiated 8/03/2021, 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	GULSETH PROPERTY ABATEMENT		EXISTING ZONING R16 <input type="checkbox"/>
PROJECT ADDRESS	4406 S STANLEY PL, TEMPE AZ 85282		SUITE(S) <input type="checkbox"/>
PROJECT DESCRIPTION	ABATEMENT OF CE214649 NOVEMBER 16, 2021		PARCEL No(s) 133-38-079 <input type="checkbox"/>

PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW)			
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 ENFORCEMENT	ADDRESS	21 E 6TH ST STE 208
CONTACT NAME	DON ALEXANDER/CODE INSPECTOR	CITY	TEMPE STATE AZ ZIP
EMAIL	donald_alexander@tempe.gov	PHONE 1	(480) 350-5463 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
<i>Donald Alexander</i>		10/8/2021

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 <i>planning & zoning fee schedule</i> 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	1		CE	CM
TOTAL NUMBER OF APPLICATIONS	1			

FOR CITY USE ONLY			
DS TRACKING #	FILE THIS APPLICATION WITH CE / CM TRACKING #	DATE RECEIVED (STAMP)	VALIDATION OF PAYMENT (STAMP)
PL TRACKING #			
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: October 8, 2021
TO: Michael Spencer, Senior Code Inspector
FROM: Don Alexander, Code Inspector
SUBJECT: CE214649, Gulseth Property Abatement

LOCATION: 4406 S STANLEY PL, TEMPE, AZ 85282

PARCEL: 133-38-079

OWNER: GULSETH COURTNEY E
5625 S 21ST TERRACE
PHOENIX, AZ 85040

FINDINGS:

8/3/2021 The Code Compliance Division received complaint for trash and debris throughout the property. Inspected property and found trash and debris throughout the property. Notice to comply mailed to owner.

8/13/2021 The Code Compliance Division received an additional complaint for deteriorated landscape and trash/debris.

8/20/2021 Inspected property and found gates unsecured to the deteriorated green pool, palm tree branches obstructing the sidewalk, over height weeds or grass within all yards,. Updated notice to comply mailed to the owner.

8/27/2021 Mailed final notice to comply to owner.

9/14/2021 Civil Citation issued.

9/28/2021 Owner failed to appear for court

10/8/2021 Posted notice of intent to abate to property and mailed to property owner.

RECOMMENDATIONS:

I recommend an abatement of the nuisance violations at the property at 4406 S. Stanley Place due to property owner's failure to bring property into compliance with Tempe City Code 21-3.B.1, 21-3.B.7, 21-3.B.8., and 21-3.B.16 Mr. Gulseth 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,

Don Alexander
Code Inspector

ACTION TAKEN: submit
NAME: And Greg
DATE: 10/8/21



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 10/08/2021
CASE #: CE214649

GULSETH COURTNEY E
5625 S 21ST TERRACE
PHOENIX, AZ 85040

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

LOCATION: 4406 S STANLEY PL TEMPE, AZ 85282
PARCEL: 13338079

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers **11/16/2021**. 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:

- | | |
|----------------------|---|
| 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 |
| CC 21-4.a.2.e | Broken Window |
| CC 21-3.b.7 | Object, building, tree, bush or vehicle that interferes with or obstructs a sidewalk or street |
| CC 21-3.b.8 | Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches |
| CC 21-3.b.16 | Swimming pool area not properly enclosed and secured |
| CC 21-3.b.16 | Swimming pool that is deteriorated or presents a health hazard |

As owner of the property, you have thirty (30) days after receipt of this letter to abate or correct any violation as described below. If the violation(s) have not been corrected, our office will proceed with the abatement process.

- | | |
|----------------------|--|
| CC 21-3.b.1 | PLEASE REMOVE THE LITTER, TRASH, AND DEBRIS FROM WITHIN THE DRIVEWAY, REAR YARD, AND FRONT DOORWAY AREAS TO AVOID A \$200 CITATION/ABATEMENT. |
| CC 21-4.a.2.e | PLEASE REPLACE THE FRONT FACING BROKEN WINDOW ON THE HOUSE TO AVOID A \$200 CITATION/ABATEMENT. |
| CC 21-3.b.7 | PLEASE TRIM THE PALM TREE BRANCHES OVERHANGING INTO THE FRONT SIDEWALK PATHWAY TO AVOID A \$200 CITATION/ABATEMENT. |
| CC 21-3.b.8 | PLEASE REMOVE THE TALL OVERGHEIGHT WEEDS AND GRASS LOCATED WITHIN THE ENTIRE FRONT YARD TO AVOID A \$200 CITATION/ABATEMENT. |
| CC 21-3.b.16 | PLEASE REPLACE/PADLOCK THE REAR YARD POOL GATE AND PADLOCK THE FRONT SIDE YARD POOL GATE TO AVOID A \$200 CITATION/ABATEMENT. |
| CC 21-3.b.16 | PLEASE REMOVE THE GREEN ALGAE WATER AND DEBRIS LOCATED WITHIN THE REAR YARD POOL TO AVOID A \$200 CITATION/ABATEMENT. |

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 \$4,282.00. In addition to the actual cost of abatement, an administrative charge of fifteen percent (15%) of the actual cost of abatement or three hundred (\$300) dollars, whichever is greater, for expenses incurred by the city for abatement procedures, and the cost of recording liens and releases will be charged. The recorded lien may bear interest at the legal rate of judgments in the State of Arizona. Administrative charges and the cost of recording liens and releases shall become a lien on the property whether or not the public nuisance is abated by the City.

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

Code Inspector: Donald Alexander
Phone Number: (480)350-5463
E-mail: Donald_Alexander@tempe.gov



COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
 CORRECTION NOTICE

08/03/2021

GULSETH COURTNEY E
 4406 S STANLEY PL
 TEMPE, AZ 85282

Case #: CE214649
 Site Address: 4406 S STANLEY PL, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 08/03/2021 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 4-602.B.7	Recreational vehicles and unmounted truck campers, exceeding twenty-one (21) feet in length and all boats and trailers shall not be parked in the required front yard building setback or required street yard setback
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
CC 21-4.a.2.e	Broken Window
CC 21-3.b.7	Object, building, tree, bush or vehicle that interferes with or obstructs a sidewalk or street
CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
ZDC 4-602.B.7	THE PARKING OF A TRAILER WITHIN THE FRONT YARD SETBACK IS PROHIBITED. PLEASE REMOVE TRAILER FROM THE DRIVEWAY AREA.	8/17/2021
CC 21-3.b.1	PLEASE REMOVE THE LITTER, TRASH, AND DEBRIS FROM WITHIN THE DRIVEWAY, REAR YARD, AND FRONT DOORWAY AREAS.	8/17/2021
CC 21-4.a.2.e	PLEASE REPAIR THE FRONT FACING BROKEN WINDOWS ON THE HOUSE.	8/17/2021
CC 21-3.b.7	PLEASE TRIM THE PALM TREE BRANCHES OVERHANGING INTO THE FRONT SIDEWALK PATHWAY.	8/17/2021
CC 21-3.b.8	PLEASE REMOVE THE TALL OVERGHEIGHT WEEDS AND GRASS LOCATED WITHIN THE ENTIRE FRONT YARD.	8/17/2021

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

Donald Alexander
 Code Inspector

Direct:
 Code Compliance: 480-350-4311
 Email:Donald_Alexander@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

08/20/2021

GULSETH COURTNEY E
 5625 S 21ST TERRACE
 PHOENIX, AZ 85040

Case #: CE214649
 Site Address: 4406 S STANLEY PL, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 08/18/2021 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 4-602.B.7	Recreational vehicles and unmounted truck campers, exceeding twenty-one (21) feet in length and all boats and trailers shall not be parked in the required front yard building setback or required street yard setback
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
CC 21-4.a.2.e	Broken Window
CC 21-3.b.7	Object, building, tree, bush or vehicle that interferes with or obstructs a sidewalk or street
CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
ZDC 4-602.B.7	THE PARKING OF A TRAILER WITHIN THE FRONT YARD SETBACK IS PROHIBITED. PLEASE REMOVE TRAILER FROM THE DRIVEWAY AREA.	8/27/2021
CC 21-3.b.1	PLEASE REMOVE THE LITTER, TRASH, AND DEBRIS FROM WITHIN THE DRIVEWAY, REAR YARD, AND FRONT DOORWAY AREAS.	8/27/2021
CC 21-4.a.2.e	PLEASE REPAIR THE FRONT FACING BROKEN WINDOWS ON THE HOUSE.	8/27/2021
CC 21-3.b.7	PLEASE TRIM THE PALM TREE BRANCHES OVERHANGING INTO THE FRONT SIDEWALK PATHWAY.	8/27/2021
CC 21-3.b.8	PLEASE REMOVE THE TALL OVERGHEIGHT WEEDS AND GRASS LOCATED WITHIN THE ENTIRE FRONT YARD.	8/27/2021

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

Donald Alexander
 Code Inspector

Direct:
 Code Compliance: 480-350-4311
 Email: Donald_Alexander@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 \$82.00 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

08/27/2021

GULSETH COURTNEY E
 5625 S 21ST TERRACE
 PHOENIX, AZ 85040

Case #: CE214649
 Site Address: 4406 S STANLEY PL, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 08/27/2021 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
CC 21-4.a.2.e	Broken Window
CC 21-3.b.7	Object, building, tree, bush or vehicle that interferes with or obstructs a sidewalk or street
CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches
CC 21-3.b.16	Swimming pool area not properly enclosed and secured
CC 21-3.b.16	Swimming pool that is deteriorated or presents a health hazard

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	PLEASE REMOVE THE LITTER, TRASH, AND DEBRIS FROM WITHIN THE DRIVEWAY, REAR YARD, AND FRONT DOORWAY AREAS TO AVOID A \$200 CITATION/ABATEMENT.	9/10/2021
CC 21-4.a.2.e	PLEASE REPLACE THE FRONT FACING BROKEN WINDOW ON THE HOUSE TO AVOID A \$200 CITATION/ABATEMENT.	9/10/2021
CC 21-3.b.7	PLEASE TRIM THE PALM TREE BRANCHES OVERHANGING INTO THE FRONT SIDEWALK PATHWAY TO AVOID A \$200 CITATION/ABATEMENT.	9/10/2021
CC 21-3.b.8	PLEASE REMOVE THE TALL OVERGHEIGHT WEEDS AND GRASS LOCATED WITHIN THE ENTIRE FRONT YARD TO AVOID A \$200 CITATION/ABATEMENT.	9/10/2021
CC 21-3.b.16	PLEASE REPLACE/PADLOCK THE REAR YARD POOL GATE AND PADLOCK THE FRONT SIDE YARD POOL GATE TO AVOID A \$200 CITATION/ABATEMENT.	9/10/2021
CC 21-3.b.16	PLEASE REMOVE THE GREEN ALGAE WATER AND DEBRIS LOCATED WITHIN THE REAR YARD POOL TO AVOID A \$200 CITATION/ABATEMENT.	9/10/2021

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

Donald Alexander
 Code Inspector

Direct:
Code Compliance: 480-350-4311
Email:Donald_Alexander@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 \$82.00 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, s



COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
FINAL CORRECTION NOTICE

09/14/2021

GULSETH COURTNEY E
 5625 S 21ST TERRACE
 PHOENIX, AZ 85040

Case #: CE214649
 Site Address: 4406 S STANLEY PL, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 08/27/2021 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
CC 21-4.a.2.e	Broken Window
CC 21-3.b.7	Object, building, tree, bush or vehicle that interferes with or obstructs a sidewalk or street
CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches
CC 21-3.b.16	Swimming pool area not properly enclosed and secured
CC 21-3.b.16	Swimming pool that is deteriorated or presents a health hazard

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	PLEASE REMOVE THE LITTER, TRASH, AND DEBRIS FROM WITHIN THE DRIVEWAY, REAR YARD, AND FRONT DOORWAY AREAS TO AVOID A \$200 CITATION/ABATEMENT.	9/10/2021
CC 21-4.a.2.e	PLEASE REPLACE THE FRONT FACING BROKEN WINDOW ON THE HOUSE TO AVOID A \$200 CITATION/ABATEMENT.	9/10/2021
CC 21-3.b.7	PLEASE TRIM THE PALM TREE BRANCHES OVERHANGING INTO THE FRONT SIDEWALK PATHWAY TO AVOID A \$200 CITATION/ABATEMENT.	9/10/2021
CC 21-3.b.8	PLEASE REMOVE THE TALL OVERGHEIGHT WEEDS AND GRASS LOCATED WITHIN THE ENTIRE FRONT YARD TO AVOID A \$200 CITATION/ABATEMENT.	9/10/2021
CC 21-3.b.16	PLEASE REPLACE/PADLOCK THE REAR YARD POOL GATE AND PADLOCK THE FRONT SIDE YARD POOL GATE TO AVOID A \$200 CITATION/ABATEMENT.	9/10/2021
CC 21-3.b.16	PLEASE REMOVE THE GREEN ALGAE WATER AND DEBRIS LOCATED WITHIN THE REAR YARD POOL TO AVOID A \$200 CITATION/ABATEMENT.	9/10/2021

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

Donald Alexander
 Code Inspector

Direct:
Code Compliance: 480-350-4311
Email:Donald_Alexander@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 \$82.00 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, s

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County,
State of Arizona



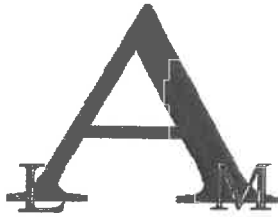
Complaint Number 1702058		Case Number		Social Security Number		Military		<input type="checkbox"/> Serious Physical Injury		<input type="checkbox"/> Accident <input type="checkbox"/> Fatality		<input type="checkbox"/> Commercial <input type="checkbox"/> Haz. Material		
Driver's License No.				DLP <input type="checkbox"/> State <input type="checkbox"/>		Class		Endorsements M H N P T X D				Incident Report Number CE214649		
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language														
Defendant		Name (First, Middle, Last) COURTNEY E GULSETH										Juvenile		
Residence Address, City, State, Zip Code 5625 S 21ST TERRACE PHOENIX, AZ 85040										Telephone: (cell phone) 608/220-1020				
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 14	Year 2021	Time 2:27	<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 4406 S STANLEY PL.							<input checked="" type="checkbox"/> Tempe	85282		State of Arizona		Area	Dist.
The Defendant Committed the Following:														
A	Section: TCC	21-3A	ARS CC	Violation: 21-3-B-1 LITTER, TRASH, 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	21-4A	ARS CC	Violation: 21-4-A-2E BROKEN WINDOW			<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	21-3A	ARS CC	Violation: 21-3-B-7 SIDEWALK OBSTRUCTION			<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: TCC	21-3A	ARS CC	Violation: 21-3B-8 DETERIORATED LANDSCAPE			<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														
E	Section: TCC	21-3A	ARS CC	Violation: 21-3B-6 DETERIORATED POOL			<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														
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: 9-28-2021		Time: Between 9AM & 4PM						
				<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor		Date: _____		Time: _____		<input type="checkbox"/> AM <input type="checkbox"/> PM				
		Court: <input type="checkbox"/>		Date: _____		Time: _____		<input type="checkbox"/> AM <input type="checkbox"/> PM		Court No. _____				
		Court Address, City, State, Zip Code												
Criminal: <input type="checkbox"/> Without admitting guilt, I promise to appear as directed hereon.						Victim? <input type="checkbox"/> Victim Notified? <input type="checkbox"/>								
Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.						I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant.								
X MAILED						Complainant: DONALD R. ALEXANDER			PSN: 8011					
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 CHARGE \$200 2ND CHARGE \$200 3RD CHARGE \$200 4TH CHARGE \$200 5TH CHARGE \$400 TOTAL \$1,200								
						Date issued if not violation date _____								

COMPLAINT

If the defendant fails to appear within the time specified, and either pay the fine for the violation or request a hearing, judgment by default will be entered in the amount of the fine designated on the citation for the violation charged plus a penalty amount.



1702058



Artistic Land Management, Inc.

September 30, 2021

City of Tempe
Attn: Don Alexander
Code Inspector

RE: Landscape Clean-Up at 4406 S. Stanley Pl.

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 4406 S. Stanley Pl, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

Scope of Work

Front and Backyard Clean-Up

- Remove overheight grass and weeds
- Remove all trash, litter, debris
- Remove green algae and debris located within the rear yard pool
- Board up and nail the rear yard pool gate in the alley and the front side yard pool gate
- Paint the boarded-up front facing window the same color as the house

Total = \$4,282.00

Respectfully,

Jose Hernandez







