

**CITY OF TEMPE
HEARING OFFICER**

Meeting Date: 01/04/2022

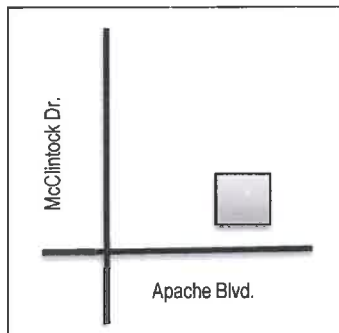
Agenda Item: 4

ACTION: Request approval to abate public nuisance items at the Cate Property located at 2005 E. Howe Avenue. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$3828 for abatement request: dead tree removal and 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 CATE 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 CE213021: dead tree removal and remove junk, trash and debris.



Property Owner
Applicant
Zoning District:
Code Compliance
Inspector:

Heather Cate
City of Tempe – Code Compliance
R1-6, Single 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 Cate Property located at 2005 E. Howe Avenue, in the R1-6, Single Family Residential district. This case was initiated 05/14/2021, 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	HEATHER CATE	EXISTING ZONING	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	2005 E HOWE AVE	SUITE(S)	CE213021 <input type="checkbox"/>
PROJECT DESCRIPTION	TRASH, LITTER, DEBRIS; DEAD TREE HEARING DATE: JANUARY 4, 2022	PARCEL No(s)	132-70-098 <input type="checkbox"/>

PROPERTY OWNER INFORMATION - REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW)			
BUSINESS NAME	HEATHER CATE	ADDRESS	2005 E HOWE AVE
CONTACT NAME		CITY	TEMPE 85281 STATE AZ 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	ADDRESS	
CONTACT NAME	ANDRES LARA-REYES	CITY	STATE ZIP
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	11/22/2021
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BUSINESS INFORMATION - REQUIRED FOR USE PERMITS & SIGN DPRs			
BUSINESS NAME		ADDRESS	
CONTACT NAME		CITY	STATE ZIP
TYPE OF BUSINESS		PHONE	EMAIL

<input checked="" type="checkbox"/>	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: November 22, 2021
TO: Michael Spencer, Senior Code Inspector
FROM: Andres Lara-Reyes, Code Inspector
SUBJECT: CE213021, HEATHER CATE Property Abatement

LOCATION: 2005 E HOWE AVE, TEMPE, AZ 85281

PARCEL: 132-70-098

OWNER: HEATHER CATE
2005 E HOWE AVE
TEMPE, AZ 85281

FINDINGS:

5/14/2021 Received an anonymous complaint for over height grass/weeds.

6/11/2021 Observed no changes, oh g/w front yard; no address numbers, observed trash, litter, debris, boxes in the carport – notice mailed for all 3 violations

6/29/2021 No changes, oh g/w front yard; no address numbers, observed trash, litter, debris, boxes in the carport – final notice mailed for all 3 violations

7/6/2021 Received an online complaint for over height grass/weeds, dead tree, and deteriorated landscaping.

7/13/2021 Address numbers installed; new complaint received for a dead pine tree in the front yard; no changes to oh g/w; trash, litter, debris, boxes in the carport - correction notice mailed for all violations that remain.

8/13/2021 Dead pine tree in the front yard; no changes to oh g/w; trash, litter, debris, boxes in the carport - final notice mailed.

9/2/2021 No changes, dead pine tree in the front yard; no changes to oh g/w; trash, litter, debris, boxes in the carport - door hanger posted to the front door to correct violations by 09/16/21 to avoid a citation

9/21/2021 No changes, dead pine tree in the front yard; no changes to oh g/w; trash, litter, debris, boxes in the carport.

10/7/2021 HEART brochure, landscape brochure posted to the front door - will re-inspect next week & wait for a call back before issuing a 1st citation.

10/15/2021 1st citation issued to the owner for trash, oh g/w & a dead tree. citation mailed & posted to the property. owner to pay fine or request a civil hearing by 10/28/21.

10/29/2021 Improvements made, oh g/w cut; carport most clean, some boxes remain; dead tree remains.

RECOMMENDATIONS:

I recommend an abatement of the nuisance violations at the property at 2005 E HOWE AVE due to property owner's failure to bring property into compliance with Tempe City Code 21-3.B.8. Mrs. HEATHER CATE has been given ample time to come into compliance and maintain the property. The property owner has been issued one (1) 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,

Andres Lara-Reyes
Code Inspector

ACTION TAKEN: submit
NAME: [Signature]
DATE: 11/22/21



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 11/22/2021
CASE #: CE213021

CATE HEATHER
2005 E HOWE AVE
TEMPE, AZ 85281-4803

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

LOCATION: 2005 E HOWE AVE TEMPE, AZ 85281
PARCEL: 13270098

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers **01/04/2022**. We are requesting Hearing Officer Authorization to abate this public nuisance in accordance with Section 21-53 of the Tempe City Code by removal and repair of:

CC 21-3.b.8 Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps;

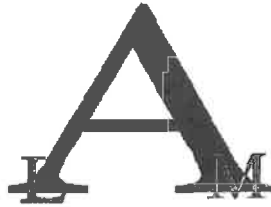
As owner of the property, you have thirty (30) days after receipt of this letter to abate or correct any violation as described below. If the violation(s) have not been corrected, our office will proceed with the abatement process.

CC 21-3.b.8 a. Please remove or cut to ground level the dead pine tree in the front yard.

Upon receipt of the Hearing Officer approval to abate this public nuisance, the necessary work will be performed at the expense of the property owner. The cost of this work will be **\$3828.00**. 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: Andres Lara-Reyes
Phone Number: 480-350-8963
E-mail: andres_lara-reyes@tempe.gov



Artistic Land Management, Inc.

November 17, 2021

City of Tempe
Attn: Andres Lara-Reyes
Code Inspector

RE: Landscape Clean-Up at 2005 E. Howe Ave.

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 2005 E. Howe Ave, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

Scope of Work

- Remove dead pine tree in the front yard
- Clean-up carport area
- Haul off debris
- Police presence on-site for duration of visit

Total = \$3,828.00

Respectfully,

Jose Hernandez



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

05/12/2021

HEATHER CATE
2005 E HOWE AVE
TEMPE, AZ 85281

Case #: CE213021
Site Address: 2005 E HOWE AVE, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 05/11/2021 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated or slum-like appearance
CC 21-4.3	Outside of any building, any required address numbers which are not mounted to the building in a permanent and stationary manner, or are obstructed by trees, shrubs, or anything that would tend to hide or obscure the numbers, or are not visible at all times from public access areas to the dwelling

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	Please cut all over height grass and weeds in the front yard landscape area.	06/11/2021
CC 21-4.3	Please install address numbers on the home so they are visible from public view.	06/11/2021

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
Email: andres_lara-reyes@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

06/14/2021

HEATHER CATE
2005 E HOWE AVE
TEMPE, AZ 85281

Case #: CE213021
Site Address: 2005 E HOWE AVE, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 06/11/2021 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.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated or slum-like appearance
CC 21-4.3	Outside of any building, any required address numbers which are not mounted to the building in a permanent and stationary manner, or are obstructed by trees, shrubs, or anything that would tend to hide or obscure the numbers, or are not visible at all times from public access areas to the dwelling

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all trash, litter, debris, boxes in the carport area	06/28/2021
CC 21-3.b.8	Please cut all over height grass and weeds in the front yard landscape area.	06/28/2021
CC 21-4.3	Please install address numbers on the home so they are visible from public view.	06/28/2021

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
Email: andres_lara-reyes@tempe.gov

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

Civil and Criminal Penalties

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



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
FINAL CORRECTION NOTICE

06/29/2021

HEATHER CATE
2005 E HOWE AVE
TEMPE, AZ 85281

Case #: CE213021
Site Address: 2005 E HOWE AVE, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 06/29/2021 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.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated or slum-like appearance
CC 21-4.3	Outside of any building, any required address numbers which are not mounted to the building in a permanent and stationary manner, or are obstructed by trees, shrubs, or anything that would tend to hide or obscure the numbers, or are not visible at all times from public access areas to the dwelling

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all trash, litter, debris, boxes in the carport area	07/13/2021
CC 21-3.b.8	Please cut all over height grass and weeds in the front yard landscape area.	07/13/2021
CC 21-4.3	Please install address numbers on the home so they are visible from public view.	07/13/2021

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
Email: andres_lara-reyes@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

07/13/2021

HEATHER CATE
2005 E HOWE AVE
TEMPE, AZ 85281

Case #: CE213021
Site Address: 2005 E HOWE AVE, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 07/13/2021 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.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all trash, litter, debris, boxes in the carport area	08/13/2021
CC 21-3.b.8	Please cut all over height grass and weeds in the front yard landscape area.	08/13/2021
CC 21-3.b.8	Please remove or cut to ground level the dead pine tree in the front yard.	08/13/2021

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
Email: andres_lara-reyes@tempe.gov

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

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



COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
 FINAL CORRECTION NOTICE

08/13/2021

HEATHER CATE
 2005 E HOWE AVE
 TEMPE, AZ 85281

Case #: CE213021
 Site Address: 2005 E HOWE AVE, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 08/13/2021 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.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all trash, litter, debris, boxes in the carport area	08/27/2021
CC 21-3.b.8	Please cut all over height grass and weeds in the front yard landscape area.	08/27/2021
CC 21-3.b.8	Please remove or cut to ground level the dead pine tree in the front yard.	08/27/2021

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
Email: andres_lara-reyes@tempe.gov

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Civil and Criminal Penalties

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132-70-098

Residential Parcel

This is a Residential parcel located at [2005 E HOWE AVE TEMPE 85281](#). The current owner is CATE HEATHER. It is located in the LEE PARK 1-120, 143-106 subdivision, and MCR [5015](#). Its current year full cash value is \$230,800.

PROPERTY INFORMATION



[2005 E HOWE AVE TEMPE 85281](#)

MCR #	5015
Description	LEE PARK
Lat/Long	33.4163711-111.90013
Lot Size	5,090 sq ft
Zoning	R1-0
Lot #	08
High School District	TEMPE UNION #213
Elementary School District	TEMPE ELEMENTARY SCHOOL DISTRICT
Local Jurisdiction	TEMPE
S/T/R	24 1N 4E
Market	02/004
Area/Neighborhood	
Subdivision (165 Parcels)	LEE PARK 1-120, 143-106

OWNER INFORMATION



[GATE HEATHER](#)

Mailing Address 2005 E HOWE AVE, TEMPE, AZ 85281
Deed Number [011125690](#)
Last Deed Date 11/30/2001
Sale Date n/a
Sale Price n/a

VALUATION INFORMATION



We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

Tax Year	2022	2021	2020	2019	2018
Full Cash Value	\$230,800	\$216,500	\$180,800	\$160,700	\$147,200
Limited Value	\$105,046	\$100,044	\$95,280	\$90,743	\$86,422
Legal Class	3.1	3.1	3.1	3.1	3
Description	PRIMARY RESIDENCE	PRIMARY RESIDENCE	PRIMARY RESIDENCE	PRIMARY RESIDENCE	PRIMARY RESIDENCE
Assessment Ratio	10.0%	10.0%	10.0%	10.0%	10.0%
Assessed LPV	\$10,505	\$10,004	\$9,528	\$9,074	\$8,642
Property Use Code	0131	0131	0131	0131	0131
PU Description	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Tax Area Code	031800	031800	031800	031800	031800
Valuation Source	Notice	Notice	Notice	Notice	Notice

ADDITIONAL PROPERTY INFORMATION



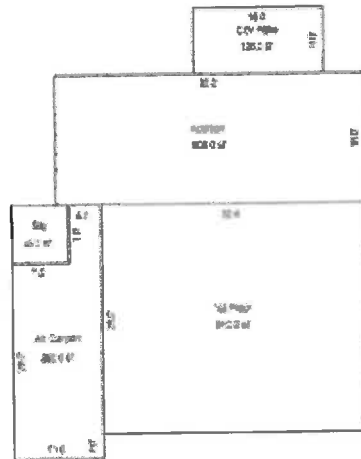
Additional property data

Construction Year	1954
Weighted Construction Year	1963
Improvement Quality	R-3 (Average)
Pool	No
Living Area	1,518 sq ft.
Patio(s)	Covered: 1 Uncovered: 0
Exterior Wall Type	8" Painted Block
Roof Type	Asphalt Shingle
Bath Fixtures	5
Garage Stalls	0
Carport Stalls	1

BUILDING SKETCHES



Sketches that illustrate the external dimensions of a property.



MAP FERRET MAPS



Mapferret maps, also known as Mapid maps, pdf maps, or output maps are now available here without having to search.

Tax Summary 132-70-098

Current Mailing Name & Address

CATE HEATHER
2005 E HOWE AVE
TEMPE, AZ 85281-4803

Property (Situs) Address ?

2005 E HOWE AVE
TEMPE, AZ 85281

2021 Tax Due

Assessed Tax:	\$1,132.66	Tax Paid:	\$566.33	Total Due:
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[View 2021 Tax Details](#)

[Create a payment coupon](#)

[View Additional Tax Years](#)

Total Amount Due

Total Amount Due: \$566.33

Total amount due does not reflect any pending payments. Amount may change based on activity to this parcel.

NOTE: Your property may be subject to additional tax liens listed under previous parcel numbers.

Control Central

[Main](#) |
 [Account Information](#) |
 [Customer Information](#) |
 [Account Tree](#) |
 [Premise Tree](#) |
 [Bill/Payment Tree](#)

Current Context

PERSON CATE,HEATHER - Home phone:(480) 965-4643
 ACCOUNT ID 2591000000 6 CATE,HEATHER,Residential,\$29.24,2591000000
 CURRENT BALANCE \$29.24 
 PAYOFF BALANCE \$28.24
 PREMISE 2005 E HOWE ST, TEMPE, AZ, 85281-4803

Customer Information (Map Zone) ^

ACCOUNT ID [2591000000](#)
 MAIN CUSTOMER [CATE,HEATHER - Home phone:\(480\) 965-4643](#)
 SET UP DATE 11-26-2001
 CIS DIVISION [City of Tempe](#)
 CUSTOMER CLASS Residential
 BILL CYCLE Block 1
 CURRENT CREDIT RATING 1000
 HOME PHONE (480) 965-4643
 SOCIAL SECURITY ***-**-4246

SA Premise List

PREMISE	CURRENT BALANCE	PAYOFF BALANCE	SA INFORMATION
<input type="button" value="v"/> 2005 E HOWE ST, TEMPE, AZ, 85281-4803	\$16.41	\$16.41	<input type="button" value="v"/> Water Single
<input type="button" value="v"/> 2005 E HOWE ST, TEMPE, AZ, 85281-4803	\$1.00	\$0.00	<input type="button" value="v"/> Together Ter
<input type="button" value="v"/> 2005 E HOWE ST, TEMPE, AZ, 85281-4803	\$11.83	\$11.83	<input type="button" value="v"/> Wastewater I
	\$0.00	\$0.00	<input type="button" value="v"/> Overpaymen

Meter Zone

FILTER USED: ACCOUNT ID 2591000000

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1702357		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		Class		Endorsements M H N P T X D				Incident Report Number CE213021			
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language												Juvenile			
Defendant		Name (First, Middle, Last) HEATHER CATE													
Residence Address, City, State, Zip Code 2005 E HOWE AVE TEMPE AZ 85281												Telephone: (cell phone) (480) 965-4643			
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	Day	Year	Time	<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 2005 E HOWE AVE								<input checked="" type="checkbox"/> Tempe <input type="checkbox"/> State of Arizona		Area	Dist.			
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 checked="" 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.8 DET LANDSCAPE / DEAD TREE		<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:		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															
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: 10/28/2021		Time: Between 9AM & 4PM							
		<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor		Date: _____		Time: _____		<input type="checkbox"/> AM <input type="checkbox"/> PM		Court No.					
<input type="checkbox"/> Court:		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>MAILED</u>								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.



1702357

COMPLAINT

Clear ?

132-70-098

Information

NAME: CATE HEATHER
Address: 2005 E HOWE AVE TEMPE 85281
Address: 2005 E HOWE AVE TEMPE AZ 85281
Number: 011125690

Value: \$104,300

Information

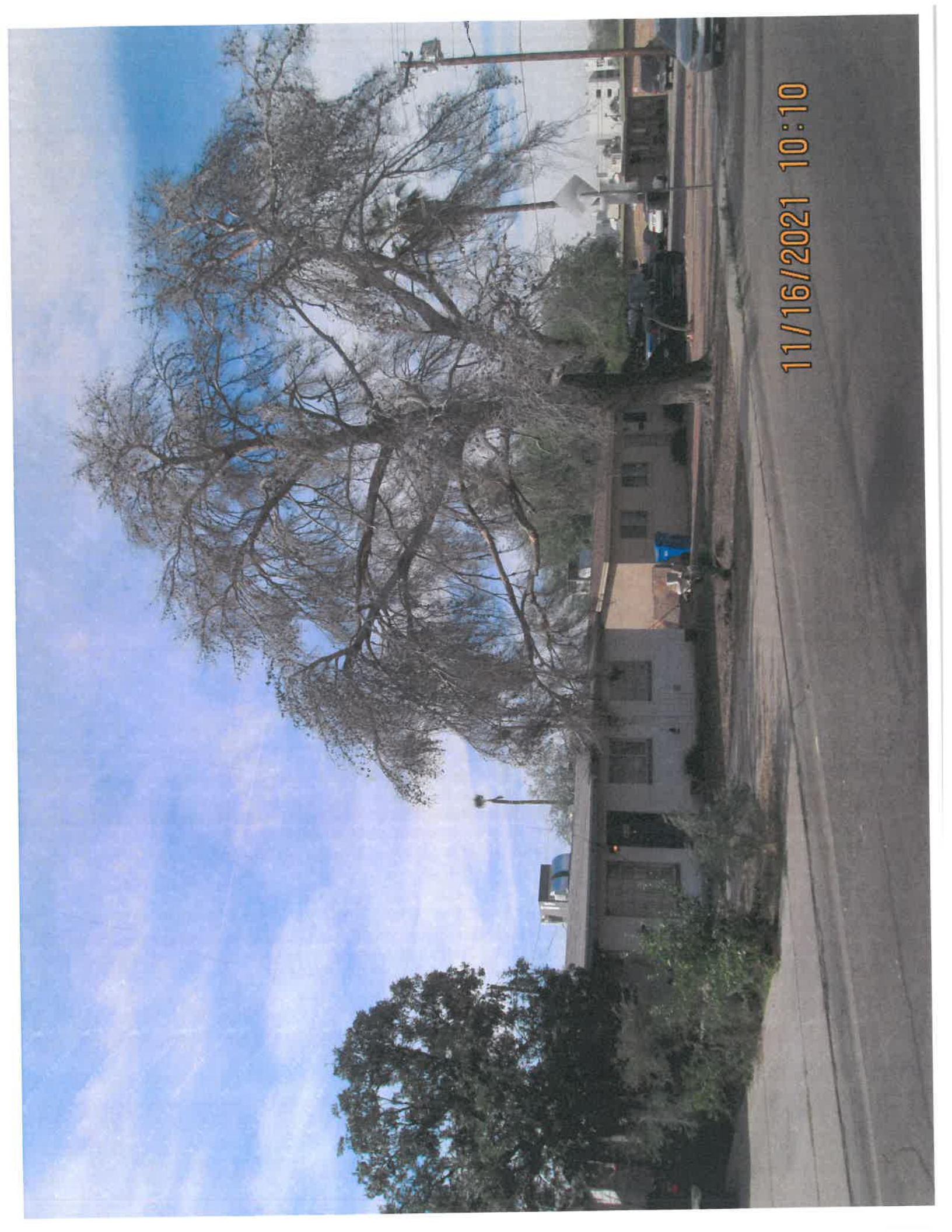
APN: 33.41637A, -111.900130
ZONING: 24 IN 4E
CITY: TEMPE
COUNTY: R1-6
SQUARE FEET: 0131
SQUARE FEET: 5,680
SQUARE FEET: 50-15
ADDRESS: LEE PARK 121-142
PARCELS: 98
BUILDING: 1

Information

Year	2022	2021
Value	\$230,800	\$216,500
Assessed	\$105,046	\$100,044
Ratio	3.1	3.1

Navigation icons: Home, Location, Map, Money





11/16/2021 10:10