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**CITY OF TEMPE  
HEARING OFFICER**

**Meeting Date: 02/01/2022  
Agenda Item: 2**

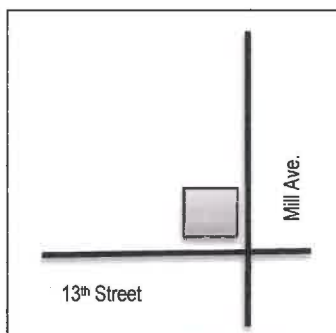
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**ACTION:** Request approval to abate public nuisance items at the Tempe Club House LLC Property located at 1290 S. Mill Avenue. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$1110 for abatement request: removal of dead vegetation and broken parking barrier.

**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 TEMPE CLUB HOUSE LLC 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 CM210695: removal of dead vegetation and broken parking barrier.



Property Owner  
Applicant  
Zoning District  
Code Compliance  
Inspector:

Tempe Club House LLC  
City of Tempe – Code Compliance  
R-2, Multi Family Residential  
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 Tempe Club House LLC Property located at 1290 S. Mill Avenue, in the R-2, Multi Family Residential district. This case was initiated 05/27/2021, 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 5<sup>th</sup> Street, Garden Level, Tempe, Arizona 85281  
(480) 350-4311 Fax (480) 350-8677  
Planning Fax (480) 350-8872  
<http://www.tempe.gov/planning>



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

### PROJECT INFORMATION – REQUIRED

PROJECT NAME	TEMPE CLUB HOUSE LLC	EXISTING ZONING	R-2	<input type="checkbox"/>
PROJECT ADDRESS	1290 S MILL AVE TEMPE, AZ 85281	SUITE(S)		<input type="checkbox"/>
PROJECT DESCRIPTION	PARK TR MCR 13/27 LOT 13 AND LOT 14 BLK 3 EX S 24F LOT 14 ABATEMENT OF CM210695 FEBRUARY 01, 2022	PARCEL No(s)	132-45-043	<input type="checkbox"/>

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

BUSINESS NAME	ADDRESS	CITY	STATE	ZIP
CONTACT NAME	PHONE 1	PHONE 2		
EMAIL				

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	STATE	ZIP	
EMAIL	michael_glab@tempe.gov	PHONE 1	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	12/28/21
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### BUSINESS INFORMATION – REQUIRED FOR USE PERMITS & SIGN DPRs

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

<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. 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 <sup>nd</sup> or 3 <sup>rd</sup> submittal, please use Planning Resubmittal Form)			RECEIVED BY INTAKE STAFF (INITIALS)

**SEE REVERSE SIDE FOR REQUIRED PROJECT DATA**



**DATE:** December 28th, 2021  
**TO:** Jack Scofield, Senior Code Inspector  
**FROM:** Michael Glab, Code Inspector  
**SUBJECT:** CM210695, TEMPE CLUB HOUSE LLC Property Abatement

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**LOCATION:** 1290 S MILL AVE., Tempe, AZ 85281

**PARCEL:** 132-45-043

**OWNER:** TEMPE CLUB HOUSE LLC  
c/o JODY LOREN & CATHY PIPPEN  
2101 E BROADWAY RD STE 31  
TEMPE, AZ 85282

**FINDINGS:**

05/27/21 The Code Compliance Division received complaint for homeless encampment, junk/debris and dead vegetation.

05/28/21 Inspected property and found dead vegetation present, but no persons on site. Notice to comply mailed to owner.

06/04/21 The Code Compliance Division received complaint for homeless encampment, junk/debris and dead vegetation.

06/22/21 The Code Compliance Division received complaint for homeless encampment and junk/debris.

07/07/21 Received voicemail from LLC comanager Jody Loren at 222pm.

07/09/21 The Code Compliance Division received complaint for dead vegetation. Received voicemail from Ms. Loren at 1103am. Called Ms. Loren back at 442pm. Extension was requested and granted. She agreed there were issues at the property, but felt there was no need to address some of them.

07/12/21 The Code Compliance Division received complaint for dead vegetation.

07/26/21 The Code Compliance Division received complaint for homeless encampment, junk/debris and dead vegetation.

08/11/21 Inspected property and found dead vegetation present, no persons on site and junk/debris. Second notice to comply mailed to owner.

08/16/21 The Code Compliance Division received complaint for homeless encampment, junk/debris and dead vegetation.

09/01/21 The Code Compliance Division received complaint for junk/debris and dead vegetation.

09/20/21 The Code Compliance Division received complaint for homeless encampment, junk/debris, dead vegetation and deteriorated paint.

10/06/21 Inspected the property and found dead vegetation, junk/debris but no persons present. Citation 1702389 issued to property manager Jody Loren and mailed via U.S. Certified Mail.

11/15/21 The Code Compliance Division received complaint for homeless encampment, junk/debris, dead vegetation and deteriorated paint. Inspected the property and found dead vegetation, junk/debris, but no persons or deteriorated paint. Second citation 1702390 issued to property manager Jody Loren and mailed via U.S. Certified Mail.

12/07/21 Inspected the property and found junk/debris, dead vegetation and two persons present on the west side of the building.

12/29/21 Posted notice of intent to abate to structure and mailed copy to LLC mailing address.

**RECOMMENDATIONS:**

I recommend an abatement of the nuisance violations at the property at 1290 S MILL AVE due to property owner's failure to bring property into compliance with Tempe City Code ZDC 4-102.E.6 and TCC 21-3.B.8. TEMPE CLUB HOUSE 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:

NAME

DATE:

SUBMIT  
[Signature]  
12 30 21



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE:12/28/2021  
CASE # CM210695

**TEMPE CLUB HOUSE LLC**  
c/o CATHY PIPPEN & JODY LOREN  
2101 W BROADWAY RD STE 31  
TEMPE, AZ 85281

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

**LOCATION:** 1290 S MILL AVE., TEMPE, AZ 85281  
**PARCEL:** 132-45-043

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers on **02/01/2022**. 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:

### **Violation of City of Tempe Code ZDC 4-102.E.6**

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; lumber, scrap iron, tin and other metal not neatly piled, or anything whatsoever that is or may become a hazard to public health and safety, or that may harbor insect, rodent or vermin infestation. This subsection shall not be deemed to include items kept in covered bins or metal receptacles approved by the County Health Officer or this Code or any other ordinance of the City;

### **Violation of City of Tempe Code 21-3.B.8**

Any landscaping, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated appearance; uncultivated plants, weeds, tall grass, uncultivated shrubs or growth (whether growing or otherwise) higher than twelve (12) inches; or any dead trees, bushes, shrubs or portions thereof, including stumps; or any palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground;

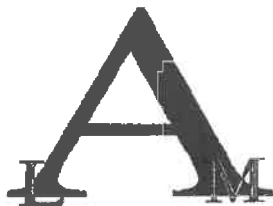
If the violations have not been corrected within thirty days, our office will proceed with the abatement process. As owner of the property, you have thirty (30) days after receipt of this letter to abate or correct any violation as described below:

- 1) **Please remove, and replace, the broken parking barrier debris. Please replace with a intact barrier**
- 2) **Please remove, and replace, the dead vegetation on the property (e.g. dead bushes to the front of the building, facing Mill Ave.**

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 **\$1,110.00**. 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.**

December 13, 2021

City of Tempe  
Attn: Michael Glab  
Code Inspector

RE: Clean-Up at 1290 S. Mill 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 1290 S. Mill Ave, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

#### Scope of Work

- Removal of dead bushes along the frontage of the building
- Removal of broken concrete parking barrier, located in the south parking lot
- P.D presence on-site for duration of the visit
- Haul away and dispose of removed waste

Total = \$1,110.00

Respectfully,

Jose Hernandez









COMMUNITY DEVELOPMENT DEPARTMENT  
 CODE COMPLIANCE  
 CORRECTION NOTICE

05/28/2021

TEMPE CLUB HOUSE LLC  
 c/o CATHY PIPPEN & JODY LOREN  
 2101 W BROADWAY RD STE 31  
 TEMPE, AZ 85282

Case #: CM210695  
 Site Address: 1290 S MILL AVE, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 05/28/2021 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 palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground
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 4-102.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.

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION	SITE REINSP ON OR AFTER
<b>Please remove dead bushes, plants and/or trees from the property. Please replaced with same genus, in accordance with site plans (e.g. south side of building, etc.)</b>	06/30/2021

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

06/10/2021

TEMPE CLUB HOUSE LLC  
 c/o CATHY PIPPEN & JODY LOREN  
 2101 W BROADWAY RD STE 31  
 TEMPE, AZ 85282

Case #: CM210695  
 Site Address: 1290 S MILL AVE, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 06/10/2021 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.8	Any palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground
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 4-102.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.

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
1)	<b>Please remove dead bushes, plants and/or trees from the property. Please replace with same genus, in accordance with site plans (e.g. south side of building; west side of building, near alleyway, trees were removed but not replaced, etc.)</b>	07/12/2021
2)	<b>Please replace damaged portions of concrete barriers in parking lot</b>	
3)	<b>Please remove the dead tree branch from the roof of the front of the building</b>	

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

08/11/2021

TEMPE CLUB HOUSE LLC  
 c/o CATHY PIPPEN & JODY LOREN  
 2101 W BROADWAY RD STE 31  
 TEMPE, AZ 85282

Case #: CM210695  
 Site Address: 1290 S MILL AVE, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 08/11/2021 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 palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground
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 4-102.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.

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION	SITE REINSP ON OR AFTER
<b>Please remove dead bushes, plants and/or trees from the property. Please replace removed vegetation with same genus, in accordance with site plans (e.g. south side of building; east side of building, near alleyway, trees were removed but not replaced, etc.) Please replace/repair damaged portions of concrete barriers in parking lot. Please remove grass/weeds from gravel portions of the property</b>	09/13/2021

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.

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County,  
State of Arizona



Complaint Number <b>1702389</b>		Case Number	Social Security Number		Military	<input type="checkbox"/> Serious Physical Injury	<input type="checkbox"/> Accident	<input type="checkbox"/> Fatality	<input type="checkbox"/> Commercial
Driver's License No.		DLP <input type="checkbox"/>	State	Class	Endorsements M H N P T X D			Incident Report Number <b>CM210695</b>	
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language									
Defendant		Name (First, Middle, Last) <b>TEMPE CLUB HOUSE LLC / JODY LOREN</b>						Juvenile	
Residence Address, City, State, Zip Code								Telephone: (cell phone) <input type="checkbox"/>	
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions	Email Address	
Business Address, City, State, Zip Code <b>2101 E BROADWAY RD. STE 31 TEMPE AZ 85282</b>								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 <b>10</b>	Day <b>06</b>	Year <b>2021</b>	Time <b>11:51</b>	<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 <b>1290 S MILL AVE</b>						<input checked="" type="checkbox"/> Tempe	State of Arizona		Area	Dist.

The Defendant Committed the Following:

<b>A</b>	Section: <b>ZDC 1-201 A</b>	Violation: <b>ZDC 4-102.E.6 LACK OF MAINTENANCE</b>	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction: <input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense	
<b>B</b>	Section: <b>TC 21-3 a</b>	Violation: <b>21-3 b.8 DEAD VEGETATION</b>	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction: <input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense	
<b>C</b>	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction: <input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense	
<b>D</b>	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction: <input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense	
<b>E</b>	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction: <input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense	

You must appear on the date and time indicated at:	Tempe Municipal Court 140 E. 5th Street Tempe, AZ 85281 Court No. 0753	<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor	Date: <b>10/20/2021</b>	Time: <b>Between 9AM &amp; 4PM</b>
		<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor	Date: _____	Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM
	Court:	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.	
<b>X MAILED US CERTIFIED MAIL</b>	Complainant <b>CODE COMPLIANCE</b>	PSN <b>8041</b>

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 CITE = \$370.00**

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

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

COMPLAINT



1702389

# Arizona Traffic Ticket and Complaint

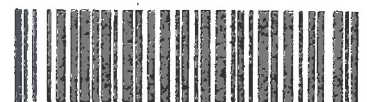
City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1702390</b>		Case Number	Social Security Number		Military	<input type="checkbox"/> Serious Physical Injury	<input type="checkbox"/> Accident	<input type="checkbox"/> Fatality	<input type="checkbox"/> Commercial		
Driver's License No.		DLP <input type="checkbox"/>	State	Class	Endorsements M H N P T X D		Incident Report Number <b>CM210695</b>				
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language											
Defendant Name (First, Middle, Last) <b>TEMPE CLUB HOUSE LLC / JODY LOREN</b>		Residence Address, City, State, Zip Code							Telephone: (cell phone) <input type="checkbox"/>		
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions	Email Address			
Business Address, City, State, Zip Code <b>2101 E BROADWAY RD. STE 31 TEMPE, AZ 85282</b>		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 <b>11</b>	Day <b>15</b>	Year <b>2021</b>	Time <b>1140</b>	<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 <b>1290 S MILL AVE</b>						<input checked="" type="checkbox"/> Tempe		Area	Dist.	
The Defendant Committed the Following:											
<b>A</b>	Section: <b>ZDC 1-201A</b>		Violation: <b>ZDC 4-102.E.6 LACK OF MAINTENANCE</b>		Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic <input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense				
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		MVD		
<b>B</b>	Section: <b>TC 21-3a</b>		Violation: <b>21-3.b.8 DEAD VEGETATION</b>		Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic <input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense				
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		MVD		
<b>C</b>	Section:		Violation:		Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic <input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense				
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		MVD		
<b>D</b>	Section:		Violation:		Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic <input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense				
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		MVD		
<b>E</b>	Section:		Violation:		Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic <input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense				
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		MVD		
You must appear on the date and time indicated at:		Tempe Municipal Court 140 E. 5th Street Tempe, AZ 85281 Court No. 0753		<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor		Date: <b>12/02/2021</b>		Time: Between 9AM & 4PM			
		<input type="checkbox"/> Court:		<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor		Date: _____		Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM			
Court Address, City, State, Zip Code		Date: _____		Time: _____		<input type="checkbox"/> AM <input type="checkbox"/> PM		Court No. _____			
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.						
<b>X MAILED U.S. CERTIFIED</b>					Complainant <b>Medical &amp; All CODE COMPLIANCE PSN B041</b>						
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 _____					<b>2ND CITE = \$ 720.00</b>						
					Date issued if not violation date _____						

**PAID**

COMPLAINT



1702390

**Case No: 21-021263-4**

**Title: CITY OF TEMPE vs JODY ANN LOREN**

LOREN, JODY ANN  
 5235 E SOUTHERN AVE UNIT D106  
 MESA, AZ 85206-0000

**Case Status:** Inactive  
**Filed:** 10/12/2021

**Case Balance Owing:** \$534.10  
**Stayed Balance Owing:** \$0.00

**TPC Due Date:**  
**TPC Amount Due:**

Cite Number	Code	Violation Date	Description	Filed	Disposition	Disp Date
1702389A	4-102E6	10/06/2021	LACK OF MAINTENANCE	10/12/2021	58 - FAIL TO APPEAR	11/3/2021
1702389B	21-3B8	10/06/2021	LANDSCAPING-DEAD, DAMAGED, UNCONTRO	10/12/2021	58 - FAIL TO APPEAR	11/3/2021
<b># Citations: 2</b>						

Case No: 21-021263-4

Title: CITY OF TEMPE vs JODY ANN LOREN

REGISTER OF ACTION

Date	Cite Number	Action	Amount	Judge	User
10/12/2021		ATTC FILED			MUA
10/12/2021		1ST CITE \$370			MUA
10/12/2021	1702389 A	CIVIL ARRAIGNMENT NLT 10/20/2021			MUA
10/12/2021	1702389 B	CIVIL ARRAIGNMENT NLT 10/20/2021			MUA
10/21/2021		CV ARR FTA - PENDING DEFAULT APPEAR NLT 11/3/2021			SYS
10/21/2021		CV ARR FTA - PENDING DEFAULT APPEAR NLT 11/3/2021			SYS
11/4/2021	1702389 A	DEFAULT FEE IMPOSED	\$50.00		SYS
11/4/2021	1702389 A	FINE AND APPLICABLE FEES IMPOSED	\$170.00		SYS
11/4/2021	1702389 A	JCEF TIME PAYMENT FEE IMPOSED	\$20.00		SYS
11/4/2021	1702389 A	FTA DEFAULT			SYS
11/4/2021	1702389 B	DEFAULT FEE IMPOSED	\$50.00		SYS
11/4/2021	1702389 B	FINE AND APPLICABLE FEES IMPOSED	\$200.00		SYS
11/4/2021	1702389 B	FTA DEFAULT			SYS
11/4/2021		CASE HAS BEEN REFERRED TO VALLEY FOR COLLECTION	\$44.10		
12/23/2021		DEF CALLED - ADV OF DEFAULT AND OPTIONS - DEF SAID SHE WAS NEVER GIVEN NOTICE OF THESE CITATIONS			PDO
<b># Actions: 15</b>					



**Case No:** 21-023604-4

**Title:** CITY OF TEMPE vs JODY ANN LOREN

LOREN, JODY ANN  
 5235 E SOUTHERN AVE UNIT D106  
 MESA, AZ 85206-0000

**Case Status:** Inactive      **Case Balance Owing:** \$872.00      **TPC Due Date:**  
**Filed:** 11/16/2021      **Stayed Balance Owing:** \$0.00      **TPC Amount Due:**

Cite Number	Code	Violation Date	Description	Filed	Disposition	Disp Date
1702390A	4-102E6	11/15/2021	LACK OF MAINTENANCE	11/16/2021	58 - FAIL TO APPEAR	12/16/2021
1702390B	21-3B8	11/15/2021	LANDSCAPING-DEAD, DAMAGED, UNCONTR	11/16/2021	58 - FAIL TO APPEAR	12/16/2021
<b># Citations: 2</b>						

Case No: 21-023604-4

Title: CITY OF TEMPE VS JODY ANN LOREN

REGISTER OF ACTION

Date	Cite Number	Action	Amount	Judge	User
11/16/2021		ATTC FILED			JDH
11/16/2021		***2ND VIOLATION \$720 ***			JDH
11/16/2021	1702390 A	CIVIL ARRAIGNMENT NLT 12/2/2021			JDH
11/16/2021	1702390 B	CIVIL ARRAIGNMENT NLT 12/2/2021			JDH
12/3/2021		CV ARR FTA - PENDING DEFAULT APPEAR NLT 12/16/2021			SYS
12/3/2021		CV ARR FTA - PENDING DEFAULT APPEAR NLT 12/16/2021			SYS
12/8/2021		RETURNED MAIL - UPDATED ADDRESS PER USPS - NOTICE OF PENDING DEFAULT - RESENT			AS
12/17/2021	1702390 A	DEFAULT FEE IMPOSED	\$50.00		SYS
12/17/2021	1702390 A	FINE AND APPLICABLE FEES IMPOSED	\$380.00		SYS
12/17/2021	1702390 A	JCEF TIME PAYMENT FEE IMPOSED	\$20.00		SYS
12/17/2021	1702390 A	FTA DEFAULT			SYS
12/17/2021	1702390 B	DEFAULT FEE IMPOSED	\$50.00		SYS
12/17/2021	1702390 B	FINE AND APPLICABLE FEES IMPOSED	\$300.00		SYS
12/17/2021	1702390 B	FTA DEFAULT			SYS
12/17/2021		CASE HAS BEEN REFERRED TO VALLEY FOR COLLECTION	\$72.00		
12/23/2021		DEF CALLED - ADV OF DEFAULT AND OPTIONS - DEF SAID SHE WAS NEVER GIVEN NOTICE OF THESE CITATIONS			PDO

# Actions: 16