

**CITY OF TEMPE  
HEARING OFFICER**

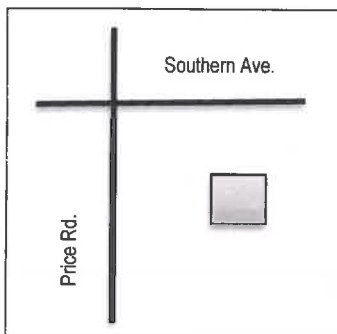
**Meeting Date: 04/05/2022  
Agenda Item: 2**

**ACTION:** Request approval to abate public nuisance items at the Baudhuin Property located at 2526 E. Pebble Beach Drive. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$780 for abatement request: remove unregistered motor home.

**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 BAUDHUIN 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 CE217595: remove unregistered motor home.



Property Owner  
Applicant  
Zoning District:  
Code Compliance  
Inspector:

Jaclyn M. Baudhuin  
City of Tempe – Code Compliance  
R1-6, Single Family Residential  
Melissa Ensing

**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 Baudhuin Property located at 2526 E. Pebble Beach Drive, in the R1-6, Single Family Residential district. This case was initiated 12/21/2021, after which Code Compliance has attempted to obtain compliance through correspondence with the property owner regarding violations of the Tempe City Code.

Without the intervention of abatement the property will continue to deteriorate. It is therefore requested that the City of Tempe Community Development Hearing Officer approve 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	BAUDHUIN PROPERTY ABATEMENT	EXISTING ZONING	R1-6	<input type="checkbox"/>
PROJECT ADDRESS	2526 E PEBBLE BEACH DR TEMPE, AZ 85282	SUITE(S)		<input type="checkbox"/>
PROJECT DESCRIPTION	ABATEMENT OF CE217595 April 5, 2022	PARCEL No(s)	134-44-006	<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		

I hereby authorize the applicant below to process this application with the City of Tempe.

PROPERTY OWNER SIGNATURE	X	DATE
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### APPLICANT INFORMATION - REQUIRED

COMPANY / FIRM NAME	CITY OF TEMPE/CODE ENFORCEMENT	ADDRESS	21 E. 6TH STREET, SUITE 208
CONTACT NAME	MELISSA ENSING/CODE INSPECTOR	CITY	TEMPE
EMAIL	melissa_ensing@tempe.gov	PHONE 1	480-858-2085
		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	<i>Melissa Ensing</i>	DATE	2/23/20
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### BUSINESS INFORMATION - REQUIRED FOR USE PERMITS & SIGN DPRS

BUSINESS NAME	ADDRESS	CITY	STATE	ZIP
CONTACT NAME	PHONE	EMAIL		

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

### FOR CITY USE ONLY

DS TRACKING #	FILE APPLICATION WITH CE / CM / IP TRACKING #	DATE RECEIVED (STAMP)	VALIDATION OF PAYMENT (STAMP)
PL TRACKING #			TOTAL APPLICATION FEES
SPR TRACKING # (if 2 <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:** February 24, 2022  
**TO:** Jack Scofield, Senior Code Inspector  
**FROM:** Melissa Ensing, Code Inspector  
**SUBJECT:** CE217595, Jaclyn M. Baudhuin Property Abatement

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**LOCATION:** 2526 E PEBBLE BEACH DR TEMPE, AZ 85282

**PARCEL:** 13444006

**OWNER:** JACLYN M BAUDHUIN  
2526 E PEBBLE BEACH DR  
TEMPE, AZ 85282

**FINDINGS:**

12/21/2021 Inspected property and found unregistered motorhome in driveway. Notice to comply mailed to owner.

1/4/2022 Mailed final notice to comply to owner.

1/18/2022 Mailed 2<sup>ND</sup> final notice to comply to owner.

1/27/2022 Civil Citation issued.

2/11/2022 Owner failed to appear for court

2/23/2021 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 2526 E Pebble Beach Dr. due to property owner's failure to bring property into compliance with Tempe City Code 21-3.B.3. Ms. Baudhuin 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,

Melissa Ensing  
Code Inspector

ACTION TAKEN: Submit

NAME 

DATE: 2/24/22



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 02/23/2022  
CASE #: CE217595

**BAUDHUIN JACLYN M**  
**2526 E PEBBLE BEACH DR**  
**TEMPE, AZ 85282**

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

**LOCATION:** 2526 E PEBBLE BEACH DR TEMPE, AZ 85282  
**PARCEL:** 13444006

This office will submit this complaint to the Community Development Abatement Hearing Officer on **04/05/2022**. 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.3** An unregistered vehicle outside of or under a roof area not enclosed

**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.3 REMOVE UNREGISTERED MOTOR HOME FROM THE DRIVEWAY OR REGISTER WITH AZ MVD.**

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 **\$780.00**. 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.**

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**Code Inspector: Melissa Ensing**  
**Phone Number: 480-858-2085**  
**E-mail: [Melissa\\_Ensing@tempe.gov](mailto:Melissa_Ensing@tempe.gov)**



**Artistic Land Management, Inc.**

February 22, 2022

City of Tempe  
Attn: Melissa Ensing  
Code Inspector

RE: Clean-Up at 2526 E. Pebble Beach Dr.

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 2526 E. Pebble Beach Dr, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

Scope of Work

- Abate an unregistered motorhome in the driveway
- PD presence on-site for duration of the visit

Total = \$780.00

Respectfully,

Jose Hernandez









ARIZONA

CCF 8605

GRAND CANYON STATE

AZ-N  
MAR 20  
CCP6895



COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE

12/21/2021

BAUDHUIN JACLYN M  
2526 E PEBBLE BEACH DR  
TEMPE, AZ 85282

Case #: CE217595  
Site Address: 2526 E PEBBLE BEACH DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 12/21/2021 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation	
CC 21-3.b.3	An unregistered vehicle outside of or under a roof area not enclosed	
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	
<b>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</b>		<b>SITE REINSP ON OR AFTER</b>
CC 21-3.b.3	PLEASE REMOVE UNREGISTERED MOTOR HOME FROM THE DRIVEWAY OR REGISTER WITH AZ MVD.	1/4/2022
CC 21-3.b.1	PLEASE REMOVE WOOD BOARDS AND ANY MISCELLANEOUS ITEMS FROM CARPORT AREA.	1/4/2022

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

Melissa Ensing  
Code Inspector

Direct: 480-858-2085  
Code Compliance: 480-350-4311  
Email:Melissa\_Ensing@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

01/04/2022

BAUDHUIN JACLYN M  
2526 E PEBBLE BEACH DR  
TEMPE, AZ 85282

Case #: CE217595  
Site Address: 2526 E PEBBLE BEACH DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 01/04/2022 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.3	An unregistered vehicle outside of or under a roof area not enclosed

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.3	REMOVE UNREGISTERED MOTOR HOME FROM THE DRIVEWAY OR REGISTER WITH AZ MVD.	1/18/2022

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

Melissa Ensing  
Code Inspector

Direct: 480-858-2085  
Code Compliance: 480-350-4311  
Email:Melissa\_Ensing@tempe.gov

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COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
**FINAL CORRECTION NOTICE**

01/18/2022

BAUDHUIN JACLYN M  
2526 E PEBBLE BEACH DR  
TEMPE, AZ 85282

Case #: CE217595  
Site Address: 2526 E PEBBLE BEACH DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 01/18/2022 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.3	An unregistered vehicle outside of or under a roof area not enclosed

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.3	REMOVE UNREGISTERED MOTOR HOME FROM THE DRIVEWAY OR REGISTER WITH AZ MVD.	01/24/2022

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

**Melissa Ensing**  
Code Inspector

**Direct: 480-858-2085**  
**Code Compliance: 480-350-4311**  
**Email:Melissa\_Ensing@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).  
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# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1702218</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>CE21595</b>	<input type="checkbox"/> 16 Passenger Vehicle
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language							

<b>Defendant</b>		Name (First, Middle, Last) <b>Jaclyn M Baudhuin</b>						Juvenile
Residence Address, City, State, Zip Code <b>2526 E Pebble Beach Dr. Tempe, AZ 85282</b>							Telephone: (cell phone) <input type="checkbox"/>	
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions	
Business Address, City, State, Zip Code							Business Phone No	
<b>Vehicle</b>		Color	Year	Make	Model	Style	License Plate	
Registered owner & address, City, State, Zip Code						Vehicle Identification Number		

The Undersigned Certifies That:

On	Month <b>01</b>	Day <b>27</b>	Year <b>2022</b>	Time <b>2:00</b>	<input type="checkbox"/> AM <input checked="" type="checkbox"/> PM	<b>Speed</b>	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>2526 E Pebble Beach Dr.</b>						<input checked="" type="checkbox"/> Tempe	<b>85282</b>	State of Arizona	Area	Dist.

The Defendant Committed the Following:

<b>A</b>	Section: <b>TCC 21-3 A</b>	ARS CC	Violation: <b>TCC 21-3.6.3 unreg vehicle</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:	ARS CC	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>C</b>	Section:	ARS CC	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 CC	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 CC	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>You must appear on the date and time indicated at:</b>	<b>Tempe Municipal Court</b> 140 E. 5th Street Tempe, AZ 85281 Court No. 0753	<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor Date: <b>02/10/2022</b> Time: Between 9AM & 4PM
	<input type="checkbox"/> Court:	<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor Date: _____ Time: _____
Court Address, City, State, Zip Code		Date: _____ Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM

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</b>	Complainant <i>Umeed S</i>	PSN <b>17448</b>

Comments: **First Violation \$200.00 mailed certified.**

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 \_\_\_\_\_

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





**Motor Vehicle Division**  
15-1015 R12/19

Uncertified Arizona Motor Vehicle Record as  
of: 2/24/2022

<b>Plate</b> CGF8605	<b>Plate Type</b> Standard	<b>Plate Status</b> Active	<b>VIN</b> 1GBJP37W8H3337185
<b>Year</b> 1988	<b>Make</b> Winnebago	<b>Model</b> Unknown	<b>Style</b> Motor Home A
<b>Factory List Price</b> 29167	<b>Fuel Type</b> Gasoline	<b>Odometer Reading</b> 41104	<b>Odometer Code</b> Actual
<b>GVW</b> 0	<b>SAR Start</b>	<b>SAR End</b>	<b>SAR Weight</b> 0

<b>Registration Use</b> Regular	<b>First Registered</b> 4/1989	<b>Expiration Date</b> 03/31/2020	<b>Date Registration Renewed</b>
<b>Title Number</b> 540M018138005	<b>State Issued</b> AZ	<b>Title Issued Date</b> 5/18/2018	<b>Title Indicator</b> Title Status Active
<b>Date of Sale</b>	<b>Recived Date</b>		
<b>De-Insure Start Date</b>	<b>De-Insure End Date</b>	<b>Certificate Received Date</b>	<b>Reason</b>

**Owner(s)**

277435 Kenneth Crompton 605 E Papago Dr, Tempe, AZ 852811146

**Mailing Address**

605 E Papago Dr, Tempe, AZ 852811146

**Domicile Address**

**Lienholder(s)**

**Additional Information**