

**CITY OF TEMPE  
HEARING OFFICER**

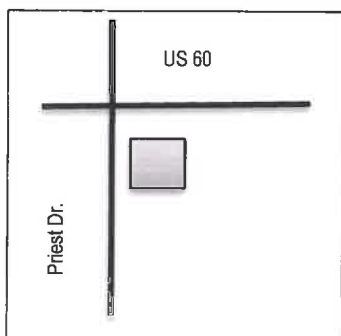
**Meeting Date: 06/21/2022  
Agenda Item: 3**

**ACTION:** Request approval to abate public nuisance items at the Rancho Tempe Property located at 4605 S. Priest Drive #222. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$6989 for abatement request: remove junk, debris and stored items from exterior areas of the residence.

**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 RANCHO TEMPE 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 CM220215: remove junk, debris and stored items from exterior areas of the residence.



Property Owner  
Applicant  
Zoning District:  
Code Compliance  
Inspector:

Rancho Tempe Mobile Home Park LLC / Shaddi Garcia  
City of Tempe – Code Compliance  
RMH, Mobile Home Residence  
Michael Glab

**ATTACHMENTS:** Supporting Attachment

**STAFF CONTACT:** Drew Yocom, Interim Code Administrator (480-858-2190)

Department Director: Jeffrey Tamulevich, Department Director  
Legal review by: N/A  
Prepared by: Barbara Simons, Code Inspector  
Reviewed by: Drew Yocom, Interim Code Administrator

**COMMENTS:**

Code Compliance is requesting approval to abate the Rancho Tempe Property located at 4605 S. Priest Drive #222, in the RMH, Mobile Home Residence district. This case was initiated 02/04/2022, 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	RANCHO TEMPE MOBILE HOME PARK LLC / SHADDI GARCIA	EXISTING ZONING	RMH <input type="checkbox"/>
PROJECT ADDRESS	4605 S PRIEST DR #222	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	NW4 SW4 EX BEG NE COR NW4SW4 TH W 256F 8(I) M/L T H SELY ALG WESTERN ABATEMENT OF CM220215 JUNE 21, 2022	PARCEL No(s)	123-50-001C <input type="checkbox"/>

PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)			
BUSINESS NAME	ADDRESS		
CONTACT NAME	CITY	STATE	ZIP
EMAIL	PHONE 1	PHONE 2	

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

PROPERTY OWNER SIGNATURE	X	DATE
or attach written statement authorizing the applicant to file the application(s)		

APPLICANT INFORMATION – REQUIRED			
COMPANY / FIRM NAME	CITY OF TEMPE / CODE COMPLIANCE	ADDRESS	21 E 6TH ST SUITE 208
CONTACT NAME	MICHAEL GLAB / CODE INSPECTOR	CITY	TEMPE STATE AZ ZIP 85281-3681
EMAIL	michael_glab@tempe.gov	PHONE 1	(480) 350-5461 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 <i>Michael Glab</i>	DATE	5/18/22
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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	

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:** May 20th, 2022  
**TO:** Jack Scofield, Senior Code Inspector  
**FROM:** Michael Glab, Code Inspector  
**SUBJECT:** CM220215, RANCHO TEMPE MOBILE HOME PARK LLC / SHADDI GARCIA Property Abatement

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**LOCATION:** 4605 S PRIEST DR #222, Tempe, AZ 85282

**PARCEL:** 123-50-001C

**OWNER:** RANCHO TEMPE MOBILE HOME PARK LLC / SHADDI GARCIA  
4605 S PRIEST DR #222  
TEMPE, AZ 85282

**FINDINGS:**

02/04/22 The Code Compliance Division received a complaint for junk/debris. Inspected property and found junk/debris present on site. Notice to comply mailed to Rancho Tempe.

03/10/2022 Inspected property and found junk/debris remained. Notice to comply mailed to tenant.

03/21/22 The Code Compliance Division received a complaint for junk/debris.

03/25/22 The Code Compliance Division received a complaint for junk/debris. Notice to comply was delivered to the residence.

04/01/22 Inspected property and found junk/debris remained. Notice to comply was delivered to the residence.

04/18/22 Inspected property and found junk/debris remained. Citation 1702459 issued to Shaddi Garcia and placed in U.S. Certified Mail.

05/03/22 Inspected property and found junk/debris remained. Bids sought for property abatement.

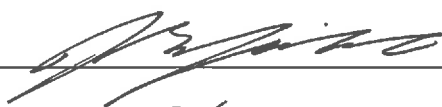
**RECOMMENDATIONS:**

I recommend an abatement of the nuisance violations at the property at 4605 S Priest Dr, due to tenant's failure to bring property into compliance with Tempe City Code 21-3.b.1. RANCHO TEMPE MOBILE HOME PARK LLC / SHADDI GARCIA has been given ample time to come into compliance and maintain the property. The tenant has been issued a civil citation and has failed to appear to court. The property has not been previously abated for the same matters. There has been no indication that the tenant will bring the property into compliance. The property represents 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,

Michael Glab  
Code Inspector

ACTION TAKEN: Submit  
NAME   
DATE: 5/23/22



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE:05/18/2022  
CASE # CM220215

**RANCHO TEMPE MOBILE HOME PARK LLC  
4605 S PRIEST 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: 4605 S PRIEST DR. #222, TEMPE, AZ 85282  
PARCEL: 123-50-001C**

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This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers on 06/21/2022. 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 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; 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;

**Please remove junk, debris and/or stored items from the exterior of the residence. Please place them inside the residence, a shed or off-site storage**

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 **\$6,989.00**. 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.

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**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**



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE:05/18/2022  
CASE # CM220215

**RANCHO TEMPE MOBILE HOME PARK LLC  
c/o SHADDI GARCIA  
4605 S PRIEST DR #222  
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:** 4605 S PRIEST DR. #222, TEMPE, AZ 85282  
**PARCEL:** 123-50-001C

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This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers on 06/21/2022. 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 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; 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;

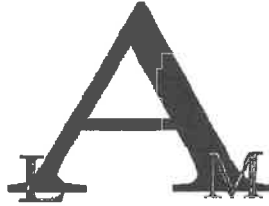
**Please remove junk, debris and/or stored items from the exterior of the residence. Please place them inside the residence, a shed or off-site storage**

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 **\$6,989.00**. 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.**

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**Code Inspector: MICHAEL GLAB  
Phone Number: 480-350-5461  
E-mail: Michael\_glab@tempe.gov**



**Artistic Land Management, Inc.**

May 9, 2022

City of Tempe  
Attn: Michael Glab  
Code Compliance Inspector

RE: Clean-Up at 4605 S. Priest 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 4605 S. Priest Dr. #222, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

#### Scope of Work

- Removal of junk, trash, debris, stored around the residence (entirety, including to rear fence line, dish washer, tires, etc.)
- Haul away and dispose of removed waste
- Police presence for the duration of the visit

Total = \$6,989.00

Respectfully,

Jose Hernandez



May 3, 2022 8:48:44 AM  
Tempe



May 3, 2022 8:48:38 AM  
Tempe





COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE

02/25/2022

SHADDI GARCIA  
4605 S PRIEST DR #222  
TEMPE, AZ 85282

Case #: CM220215  
Site Address: 4605 S PRIEST DR 219, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 02/25/2022 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.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; 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;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION	SITE REINSP ON OR AFTER
<b>Please remove trash, litter, debris and/or stored items from the exterior of the residence. Please place inside the residence, a shed or off-site storage</b>	03/01/2022

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 \$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 (I): 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

03/10/2022

SHADDI GARCIA  
4605 S PRIEST DR #222  
TEMPE, AZ 85282

Case #: CM220215  
Site Address: 4605 S PRIEST DR 219, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 03/10/2022 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.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; 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;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION	SITE REINSP ON OR AFTER
<b>Please remove trash, litter, debris and/or stored items from the exterior of the residence. Please place inside the residence, a shed or off-site storage</b>	03/24/2022

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 \$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  
DELIVER / POST

03/25/2022

SHADDI GARCIA  
4605 S PRIEST DR #222  
TEMPE, AZ 85282

Case #: CM220215  
Site Address: 4605 S PRIEST DR 219, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 03/25/2022 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.

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PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION	SITE REINSP ON OR AFTER
<b>Please remove trash, litter, debris and/or stored items from the exterior of the residence. Please place inside the residence, a shed or off-site storage</b>	04/01/2022

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 \$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  
DELIVER / POST

04/01/2022

SHADDI GARCIA  
4605 S PRIEST DR #222  
TEMPE, AZ 85282

Case #: CM220215  
Site Address: 4605 S PRIEST DR #222, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 04/01/2022 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
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PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION	SITE REINSP ON OR AFTER
Please remove trash, litter, debris and/or stored items from the exterior of the residence. Please place inside the residence, a shed or off-site storage	04/08/2022

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

Michael Glab  
Code Inspector

Direct: 480-350-5461  
Code Compliance: 480-350-4311  
Email: Michael\_Glab@tempe.gov

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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>1702459</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>CM220215</b>	
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language											
<b>Defendant</b>		Name (First, Middle, Last) <b>SHADDI GARCIA</b>								Juvenile	
Residence Address, City, State, Zip Code <b>4605 S PRIEST DR #222 TEMPE AZ 85283</b> Telephone: (cell phone) <input type="checkbox"/>											
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions	Email Address			
Business Address, City, State, Zip Code										Business Phone No. ( )	
<b>Vehicle</b>		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>04</b>	Day <b>18</b>	Year <b>2022</b>	Time <b>1137</b>	<input checked="" type="checkbox"/> AM <input 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>4605 S PRIEST DR #222</b>						<input checked="" type="checkbox"/> Tempe	State of Arizona		Area	Dist.
The Defendant Committed the Following:											
<b>A</b>	Section: <b>TCE 21-3a</b>		Violation: <b>21-3b1 TRASH, JUNK, DEBRIS</b>		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code		
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense		
MVD											
<b>B</b>	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											
<b>C</b>	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											
<b>D</b>	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											
<b>E</b>	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											
<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>05/02/2022</b> Time: <b>Between 9AM &amp; 4PM</b>				
		<input type="checkbox"/> Court:			<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor		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</b>						Complainant <b>CONF COMPLIANCE</b>			PSN <b>8041</b>		
<b>Comments:</b> 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>1ST CITE = \$200.00</b>											
Date issued if not violation date _____											

If you were charged with a civil ordinance violation and you fail to appear as directed in this complaint, a default judgement will be entered, and a monetary penalty will be imposed.



1702459

COMPLAINT

**Case No: 22-008512-4**

**Title: CITY OF TEMPE vs SHADDI GARCIA**

GARCIA, SHADDI

UN -

**Case Status:** Inactive  
**Filed:** 4/19/2022  
**Case Balance Owning:** \$290.25  
**Stayed Balance Owning:** \$0.00

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

Cite Number	Code	Violation Date	Description	Filed	Disposition	Disp Date
1702459A	21-3B1	04/18/2022	LITTER OR DEBRIS-COVERED EXTERIOR A	4/19/2022	58 - FAIL TO APPEAR	5/16/2022

# Citations: 1

**REGISTER OF ACTION**

Date	Cite Number	Action	Amount	Judge	User
4/19/2022		ATTC FILED			BS
4/19/2022	1702459 A	CIVIL ARRAIGNMENT NLT 5/2/2022			BS
5/3/2022		CV ARR FTA - PENDING DEFAULT APPEAR NLT 5/16/2022			SYS
5/16/2022		RTN MAIL - PEND DEFAULT LTR - UNDELIVERABLE AS ADDRESSED			KAC
5/17/2022	1702459 A	DEFAULT FEE IMPOSED	\$50.00		SYS
5/17/2022	1702459 A	FINE AND APPLICABLE FEES IMPOSED	\$200.00		SYS
5/17/2022	1702459 A	JCEF TIME PAYMENT FEE IMPOSED	\$20.00		SYS
5/17/2022	1702459 A	FTA DEFAULT			SYS
5/17/2022		CASE HAS BEEN REFERRED TO VALLEY FOR COLLECTION	\$20.25		

# Actions: 9

