

**CITY OF TEMPE  
HEARING OFFICER**

Meeting Date: 07/19/2022

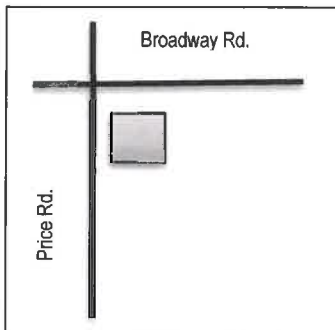
Agenda Item: 3

**ACTION:** Request approval to abate public nuisance items at the Invitation Homes Property located at 2418 S. Cottonwood Drive. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$886 for abatement request: front and side landscape cleanup.

**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 INVITATION HOMES 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 CE221091: front and side landscape cleanup.



Property Owner  
Applicant  
Zoning District:  
Code Compliance  
Inspector:

2017-2 IH Borrower LP / Invitation Homes  
City of Tempe – Code Compliance  
R1-6, Single Family Residential  
Melissa Ensing

**ATTACHMENTS:** Supporting Attachment

**STAFF CONTACT:** Drew Yocom, 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, Code Administrator

**COMMENTS:**

Code Compliance is requesting approval to abate the Invitation Homes Property located at 2418 S. Cottonwood Drive, in the R1-6 Single Family Residential district. This case was initiated 02/16/2022, 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	2017-2 IH BORROWER LP PROPERTY ABATEMENT	EXISTING ZONING	R1-6	<input type="checkbox"/>
PROJECT ADDRESS	2418 S. COTTONWOOD DR., TEMPE, AZ 85282	SUITE(S)		<input type="checkbox"/>
PROJECT DESCRIPTION	ABATEMENT OF CE221091 JULY 19, 2022	PARCEL No(s)	134-40-077	<input type="checkbox"/>

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

BUSINESS NAME		ADDRESS	1717 MAIN ST., STE 2000		
CONTACT NAME	2017-2 IH BORROWER LP	CITY	DALLAS	STATE	TX
EMAIL		PHONE 1		ZIP	75201
		PHONE 2			

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

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

### APPLICANT INFORMATION – REQUIRED

COMPANY / FIRM NAME	CITY OF TEMPE/CODE ENFORCEMENT	ADDRESS	21 E. 6TH STREET, SUITE 208		
CONTACT NAME	MELISSA ENSING/CODE INSPECTOR	CITY	TEMPE	STATE	AZ
EMAIL	melissa_ensing@tempe.gov	PHONE 1	480-858-2085	ZIP	85281
		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>Melissa Ensing</i>	DATE	06/10/2022
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### BUSINESS INFORMATION – REQUIRED FOR USE PERMITS & SIGN DPRs

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

<input checked="" type="checkbox"/> APPLICATION (Check all that apply)	QTY	SPECIFIC REQUEST (See <a href="#">Planning &amp; Zoning Fee Schedule</a> 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:** June 10, 2022  
**TO:** Jack Scofield, Senior Code Inspector  
**FROM:** Melissa Ensing, Code Inspector  
**SUBJECT:** CE221091, 2017-2 IH Borrower LP Property Abatement

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**LOCATION:** 2418 S. Cottonwood Dr. TEMPE, AZ 85282

**PARCEL:** 13440077

**OWNER:** 2017-2 IH BORROWER LP  
1717 MAIN ST., STE 2000  
DALLAS, TX 75201

**FINDINGS:**

02/16/2022 The Code Compliance Division received a complaint for deteriorated landscape, trash and debris, and unregistered vehicle. I inspected property and observed deteriorated landscape with grass and weeds growing in the gravel landscape in the front and side yards along with trash in the front and side yards. I also observed an unregistered Malibu car AZ license plate CSS6148 10/20 in the driveway. Notice to comply mailed to owner, property manager, and tenant.

02/25/2021 The Code Compliance Division received an additional complaint for deteriorated landscape, inoperable vehicle, over height grass and weeds along with lawn parking.

03/10/2022 I inspected property and found landscape to be even more deteriorated and the unregistered vehicle still in the driveway. Mailed final notice to comply to owner, property manager, and tenant.

03/24/2022 Posted notice to property to comply or contact me 03/29/2022.

03/29/2022 I inspected the property and spoke with the tenant Chantel Randolph. Ms. Randolph asked for an extension due to personal reasons. I granted her an extension and let her know that a citation would be issued 04/13/2022 if violations were not corrected.

05/02/2022 I spoke with the new property manager and granted an extension.

05/16/2022 Tenant and Property Manager did not contact me and the landscape was

still deteriorated therefore, a Civil Citation was issued.

05/18/2021 The Code Compliance Division received an additional complaint for deteriorated landscape.

06/01/2022 Owner failed to appear for court.

06/10/2022 Posted notice of intent to abate to property and mailed to property owner, property manager, and tenant.

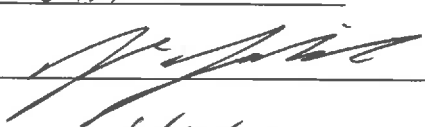
**RECOMMENDATIONS:**

I recommend an abatement of the nuisance violations at the property at 2418 S. Cottonwood Dr. due to property owner's failure to bring property into compliance with Tempe City Code 21-3.B.8. 2017-2 IH BORROWER LP 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 for the citation. 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: 6/10/22



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 06/10/2022  
CASE #: CE221091

**2017-2 IH BORROWER LP INVITATION HOMES  
1717 MAIN ST STE 2000  
DALLAS, TX 75201**

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

**LOCATION:** 2418 S COTTONWOOD DR TEMPE, AZ 85282  
**PARCEL:** 13440077

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers **07/19/2022**. We are requesting Hearing Officer Authorization to abate this public nuisance in accordance with Section 21-53 of the Tempe City Code by removal and repair of:

**CC 21-3.b.8** Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance

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

**CC 21-3.b.8 REMOVE GRASS AND WEEDS FROM FRONT AND SIDE YARDS.**

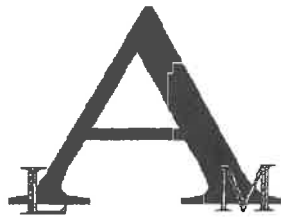
**GRAVEL LANDSCAPE MUST BE MAINTAINED FREE OF GRASS AND WEEDS.**

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 **\$886.00**. 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.**

June 8, 2022

City of Tempe  
Attn: Melissa Ensing  
Code Compliance Inspector

RE: Clean-Up at 2418 S. Cottonwood 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 2418 S. Cottonwood Dr, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

#### Scope of Work

- Remove weeds, grass, and debris from the front yard
- Police presence for the duration of the visit

Total = \$886.00

Respectfully,

Jose Hernandez

2418



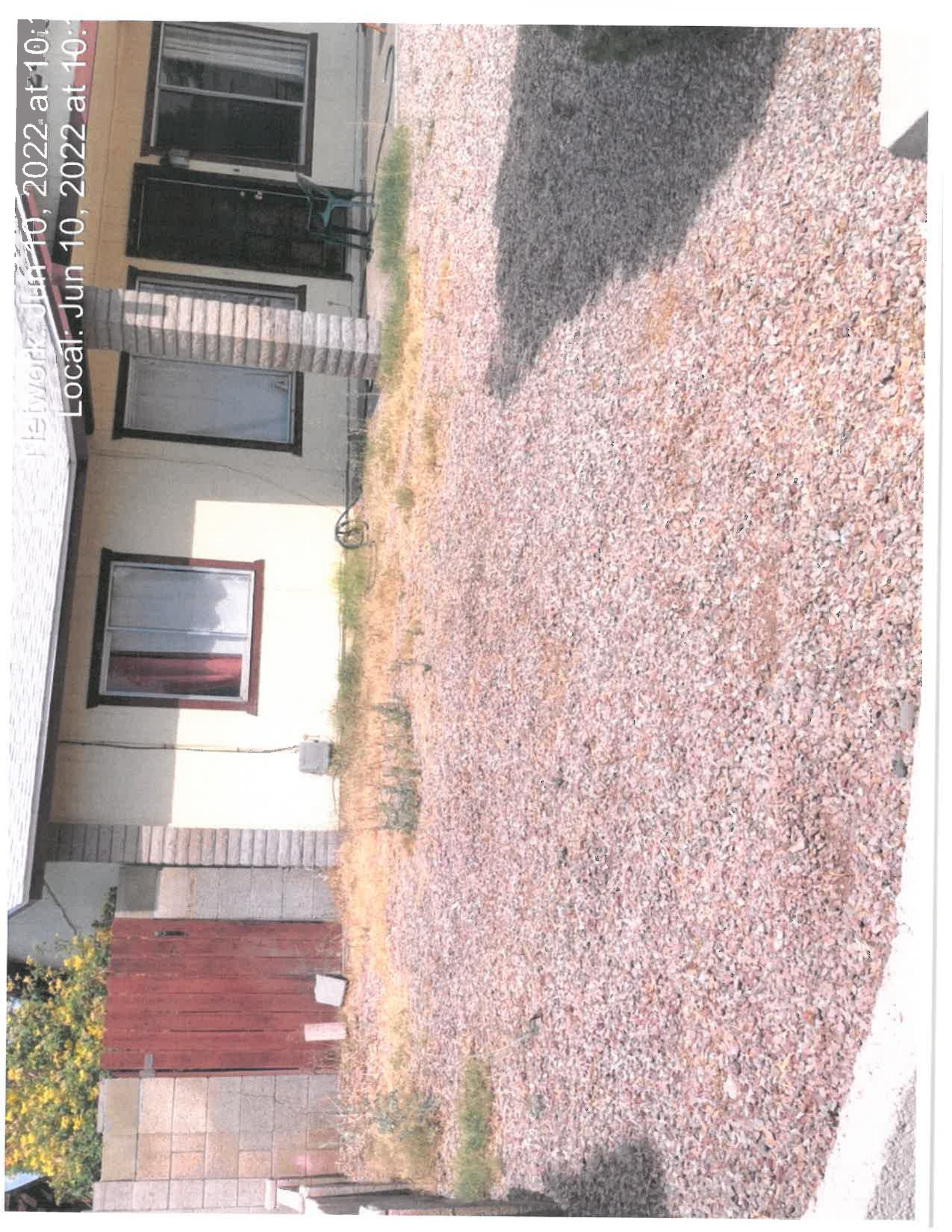


Network: Jun 10, 2022 at 10:  
Local: Jun 10, 2022 at 10:





Network: Jun 10, 2022 at 10:10  
Local: Jun 10, 2022 at 10:10





COMMUNITY DEVELOPMENT DEPARTMENT  
 CODE COMPLIANCE  
 CORRECTION NOTICE

02/16/2022

2017-2 IH BORROWER GP LLC C/O CORPORATION SERVICE COMPANY  
 8825 N 23rd Avenue, Suite 100  
 PHOENIX, AZ 85021

Case #: CE221091  
 Site Address: 2418 S COTTONWOOD DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 02/16/2022 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.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building
CC 21-3.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.8	REMOVE GRASS AND WEEDS FROM FRONT AND SIDE YARDS.  GRAVEL LANDSCAPE MUST BE MAINTAINED FREE OF GRASS AND GRAVEL.	03/10/2022
CC 21-3.b.1	REMOVE TRASH AND DEBRIS FROM FRONT AND SIDE YARDS.	03/10/2022
CC 21-3.b.3	REMOVE INOPERABLE/UNREGISTERED VEHICLE FROM THE DRIVEWAY OR REGISTER VEHICLE WITH AZ MVD INCLUDES MALIBU LT AZ CSS6148 10/20.	03/10/2022

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  
CORRECTION NOTICE

02/16/2022

2017-2 IH BORROWER LP INVITATION HOMES  
1717 MAIN ST STE 2000  
DALLAS, TX 75201

Case #: CE221091  
Site Address: 2418 S COTTONWOOD DR, TEMPE, AZ 85282

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Melissa Ensing  
Code Inspector

Direct: 480-858-2085  
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Email:Melissa\_Ensing@tempe.gov

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COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE

02/16/2022

RANDOLPH,CHANTEL  
2418 S COTTONWOOD DR  
TEMPE, AZ 85282

Case #: CE221091  
Site Address: 2418 S COTTONWOOD DR, TEMPE, AZ 85282

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Melissa Ensing  
Code Inspector

Direct: 480-858-2085  
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COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
**FINAL CORRECTION NOTICE**

03/10/2022

2017-2 IH BORROWER GP LLC C/O CORPORATION SERVICE COMPANY  
8825 N 23rd Avenue, Suite 100  
PHOENIX, AZ 85021

Case #: CE221091  
Site Address: 2418 S COTTONWOOD DR, TEMPE, AZ 85282

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**CORRECTIVE ACTION MUST BE COMPLETED OR CITATIONS WILL BE ISSUED.**

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**  
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COMMUNITY DEVELOPMENT DEPARTMENT  
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03/10/2022

2017-2 IH BORROWER LP INVITATION HOMES  
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Case #: CE221091  
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**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**

03/10/2022

RANDOLPH, CHANTEL  
2418 S COTTONWOOD DR  
TEMPE, AZ 85282

Case #: CE221091  
Site Address: 2418 S COTTONWOOD DR, 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.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building
CC 21-3.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.8	REMOVE GRASS AND WEEDS FROM FRONT AND SIDE YARDS.  GRAVEL LANDSCAPE MUST BE MAINTAINED FREE OF GRASS AND GRAVEL.	3/24/2022
CC 21-3.b.1	REMOVE TRASH AND DEBRIS FROM FRONT AND SIDE YARDS AND DRIVEWAY.	3/24/2022
CC 21-3.b.3	REMOVE INOPERABLE/UNREGISTERED VEHICLE FROM THE DRIVEWAY OR REGISTER VEHICLE WITH AZ MVD INCLUDES MALIBU LT AZ CSS6148 10/20.	3/24/2022

**CORRECTIVE ACTION MUST BE COMPLETED OR CITATIONS WILL BE ISSUED.**

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**

03/30/2022

2017-2 IH BORROWER GP LLC C/O CORPORATION SERVICE COMPANY  
8825 N 23rd Avenue, Suite 100  
PHOENIX, AZ 85021

Case #: CE221091  
Site Address: 2418 S COTTONWOOD DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 03/29/2022 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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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.8	REMOVE GRASS AND WEEDS FROM FRONT AND SIDE YARDS.  GRAVEL LANDSCAPE MUST BE MAINTAINED FREE OF GRASS AND GRAVEL.	4/13/2022
CC 21-3.b.1	REMOVE TRASH AND DEBRIS FROM FRONT AND SIDE YARDS AND DRIVEWAY.	4/13/2022
CC 21-3.b.3	REMOVE INOPERABLE/UNREGISTERED VEHICLE FROM THE DRIVEWAY OR REGISTER VEHICLE WITH AZ MVD INCLUDES MALIBU LT AZ CSS6148 10/20.	4/13/2022

**CORRECTIVE ACTION MUST BE COMPLETED OR CITATIONS WILL BE ISSUED.**

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**

03/30/2022

2017-2 IH BORROWER LP INVITATION HOMES  
 1717 MAIN ST STE 2000  
 DALLAS, TX 75201

Case #: CE221091  
 Site Address: 2418 S COTTONWOOD DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 03/29/2022 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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CC 21-3.b.3	An unregistered vehicle outside of or under a roof area not enclosed	
<b>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</b>		<b>SITE REINSP ON OR AFTER</b>
CC 21-3.b.8	REMOVE GRASS AND WEEDS FROM FRONT AND SIDE YARDS.  GRAVEL LANDSCAPE MUST BE MAINTAINED FREE OF GRASS AND GRAVEL.	4/13/2022
CC 21-3.b.1	REMOVE TRASH AND DEBRIS FROM FRONT AND SIDE YARDS AND DRIVEWAY.	4/13/2022
CC 21-3.b.3	REMOVE INOPERABLE/UNREGISTERED VEHICLE FROM THE DRIVEWAY OR REGISTER VEHICLE WITH AZ MVD INCLUDES MALIBU LT AZ CSS6148 10/20.	4/13/2022

**CORRECTIVE ACTION MUST BE COMPLETED OR CITATIONS WILL BE ISSUED.**

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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**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**

03/30/2022

2017-2 IH BORROWER LP INVITATION HOMES C/O ARMEDA RANDALL  
1121 W WARNER RD, STE 110  
TEMPE, AZ 85284

Case #: CE221091  
Site Address: 2418 S COTTONWOOD DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 03/29/2022 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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COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
**FINAL CORRECTION NOTICE**

03/30/2022

RANDOLPH,CHANTEL  
2418 S COTTONWOOD DR  
TEMPE, AZ 85282

Case #: CE221091  
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**Motor Vehicle Division**  
15-1015 R12/19

Uncertified Arizona Motor Vehicle Record as  
of: 5/16/2022

<b>Plate</b> CSS6148	<b>Plate Type</b> Standard	<b>Plate Status</b> Active	<b>VIN</b> 1G11C5SA1GF127449
<b>Year</b> 2016	<b>Make</b> Chevrolet	<b>Model</b> Malibu Limited	<b>Style</b> Sedan 4 Dr
<b>Factory List Price</b> 23835	<b>Fuel Type</b> Gasoline	<b>Odometer Reading</b> 24523	<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> 11/2016	<b>Expiration Date</b> 10/15/2020	<b>Date Registration Renewed</b>	
<b>Title Number</b> 600H019311074	<b>State Issued</b> AZ	<b>Title Issued Date</b> 11/7/2019	<b>Title Indicator</b>	<b>Title Status</b> 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)**

9406368 Andrea Ruth Cayler 7111 N 75th Ave Apt 2136, Glendale, AZ 853032510

**Mailing Address**

7111 N 75th Ave Apt 2136, Glendale, AZ 853032510

**Domicile Address**

**Lienholder(s)**

10788868 Flagship Credit Acceptance LLC Po Box 314,  
Wilmington, OH 451770314 10/15/2019

**Additional Information**



# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County,  
State of Arizona



Complaint Number <b>1702564</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 <input type="checkbox"/> Haz. Material		
Driver's License No.				DLP <input type="checkbox"/>		State		Class		Endorsements M H N P T X D			Incident Report Number <b>CE221091</b>	
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language														
<b>Defendant</b>		Name (First, Middle, Last) <b>Chantel Randolph</b>										Juvenile		
Residence Address, City, State, Zip Code <b>2418 S Cottonwood Dr. Tempe, AZ 85282</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>05</b>	Day <b>16</b>	Year <b>2022</b>	Time <b>11:05</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>2418 S. Cottonwood 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 Violation: <b>21-308 Grass and Weeds</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: <b>TCC 21-3 A</b>		ARS Violation: <b>21-3.B.3 Unregistered Vehicle</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>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>05/31/2022</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</b> _____								Complainant <i>Amelise S</i>		PSN <b>17448</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 _____														
Date issued if not violation date														

COMPLAINT



1702564

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.