

**CITY OF TEMPE  
HEARING OFFICER**

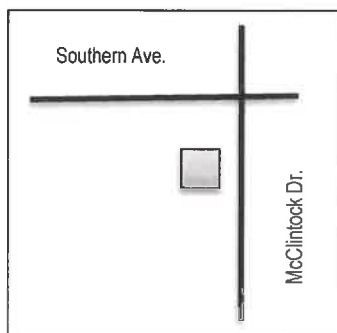
**Meeting Date: 11/15/2022  
Agenda Item: 3**

**ACTION:** Request approval to abate public nuisance items at the Chacon Property located at 1727 E. Laguna Drive. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$1,910 for abatement request: front and back landscape cleanup, remove trash, debris and miscellaneous items from front, side, back yards and driveway, remove unregistered vehicles.

**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 CHACON 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 CE223941 : front and back landscape cleanup, remove trash, debris and miscellaneous items from front, side, back yards and driveway, remove unregistered vehicles.



Property Owner  
Applicant  
Zoning District:  
Code Compliance  
Inspector:

Familia Chacon Chaparro Living Trust  
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 Chacon Property located at 1727 E. Laguna Drive, in the R1-6 Single Family Residential district. This case was initiated 07/01/2022, 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	FAMILIA CHACON CHAPARRO LIVING TRUST/CHACON PROPERTY ABATEMENT	EXISTING ZONING	R1-6	<input type="checkbox"/>
PROJECT ADDRESS	1727 E. LAGUNA DR., TEMPE, AZ 85282	SUITE(S)		<input type="checkbox"/>
PROJECT DESCRIPTION	ABATEMENT OF CE223941 NOVEMBER 15, 2022	PARCEL No(s)	133-37-427	<input type="checkbox"/>

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

BUSINESS NAME	FAMILIA CHACON CHAPARRO LIVING TRUST	ADDRESS	2646 E. BARTLETT PL.				
CONTACT NAME	DAVID Q. CHACON	CITY	CHANDLER	STATE	AZ	ZIP	85249
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 ENFORCEMENT	ADDRESS	21 E. 6TH STREET, SUITE 208				
CONTACT NAME	MELISSA ENSING/CODE INSPECTOR	CITY	TEMPE	STATE	AZ	ZIP	85281
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	X <i>Melissa Ensing</i>	DATE	10/13/2022
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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 <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:** September 13, 2022  
**TO:** Julie Scofield, Senior Code Inspector  
**FROM:** Melissa Ensing, Code Inspector  
**SUBJECT:** CE223941, FAMILIA CHACON CHAPARRO LIVING TRUST/CHACON Property Abatement

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**LOCATION:** 1727 E. LAGUNA DR. TEMPE, AZ 85282  
**PARCEL:** 13337427  
**OWNER:** FAMILIA CHACON CHAPARRO LIVING TRUST/DAVID Q. CHACON  
2646 E. BARTLETT PL.  
CHANDLER, AZ 85249

**FINDINGS:**

07/01/2022 The Code Compliance Division received a complaint for deteriorated landscape, deteriorated fence, inoperable/unregistered vehicle, trash and debris. I inspected property and observed deteriorated landscape with grass and weeds growing in the gravel landscape in the front yard; a deteriorated fence with missing slats laying on the ground in the driveway; an unregistered white Expedition with a flat rear tire in the driveway; trash and debris in the front and side yard as well as in the driveway. Notice to comply mailed to owner and tenant.

07/15/2022 I inspected property and found no improvement. Mailed final notice to comply to owner and tenant.

08/01/2022 Posted notice to property to comply or contact me 08/05/2022.

08/03/2022 Tenant contacted me asking if the violations are her responsibility or the owners and asked for an extension. I left her a voicemail stating the violations are both of their responsibilities and I granted her an extension to comply by 08/15/2022.

08/15/2022 I inspected the property and observed improvement. The tire on the inoperable vehicle was repaired and the gate was reattached to the fence. I sent a final notice to bring remaining violations into compliance to the owner and tenant.

08/31/2022 Owner did not contact me; the tenants did not correct remaining violations after reaching out. The landscape was further deteriorated, the trash and debris had not been removed, and gate was still deteriorated with missing slats therefore, a Civil

Citation was issued to the owner.

09/01/2022 I inspected rear yard to see if they had a pool due to gate not being secure again. I observed the pool was drained. I also observed over height grass and weeds in the rear yard along with dead fronds on the palm tree. I was able to see more trash and debris in the rear yard as well.

09/14/2022 Owner failed to appear for court.

10/13/2022 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 1727 E. LAGUNA DR. due to property owner's failure to bring property into compliance with Tempe City Codes 21-3.B.8, 21-3.B.1, 21-3.B.3. FAMILIA CHACON CHAPARRO LIVING TRUST/DAVID Q. CHACON has been given ample time to come into compliance and maintain the property. The owner 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: Submitted  
NAME Felic Stofield  
DATE: 10/17/22



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 10/13/2022  
CASE #: CE223941

**FAMILIA CHACON CHAPARRO LIVING TRUST CHACON DAVID Q/SOLEDAD C  
2646 E BARTLETT PL  
CHANDLER, AZ 85249**

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

**LOCATION:** 1727 E LAGUNA DR TEMPE, AZ 85282  
**PARCEL:** 13337427

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers **11/15/2022**. 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
- 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.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.**

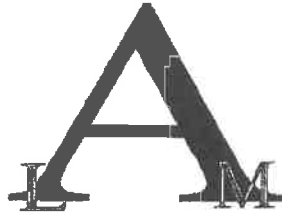
- CC 21-3.b.3 REMOVE UNREGISTERED VEHICLES FROM DRIVEWAY OR REGISTER WITH AZ MVD.**
- CC 21-3.b.1 REMOVE TRASH, DEBRIS, AND OTHER MISC ITEMS FROM THE FRONT, SIDE AND REAR YARDS AND DRIVEWAY.**
- CC 21-3.b.8 REMOVE GRASS, WEEDS AND LANDSCAPE DEBRIS FROM FRONT AND REAR YARDS.**

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 **\$1910.00**. 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.**

October 7, 2022

City of Tempe  
Attn: Melissa Ensing  
Code Compliance Inspector

RE: Clean-Up at 1727 E. Laguna 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 1727 E. Laguna Dr, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

#### Scope of Work

- Remove grass and weeds from front, side, and backyard gravel landscape
- Remove dead palm fronds from rear yard palm tree
- Remove unregistered vehicles from driveway
- Haul off trash and debris
- Police presence on-site for duration of the visit

Total = \$1,910.00

Respectfully,

Jose Hernandez

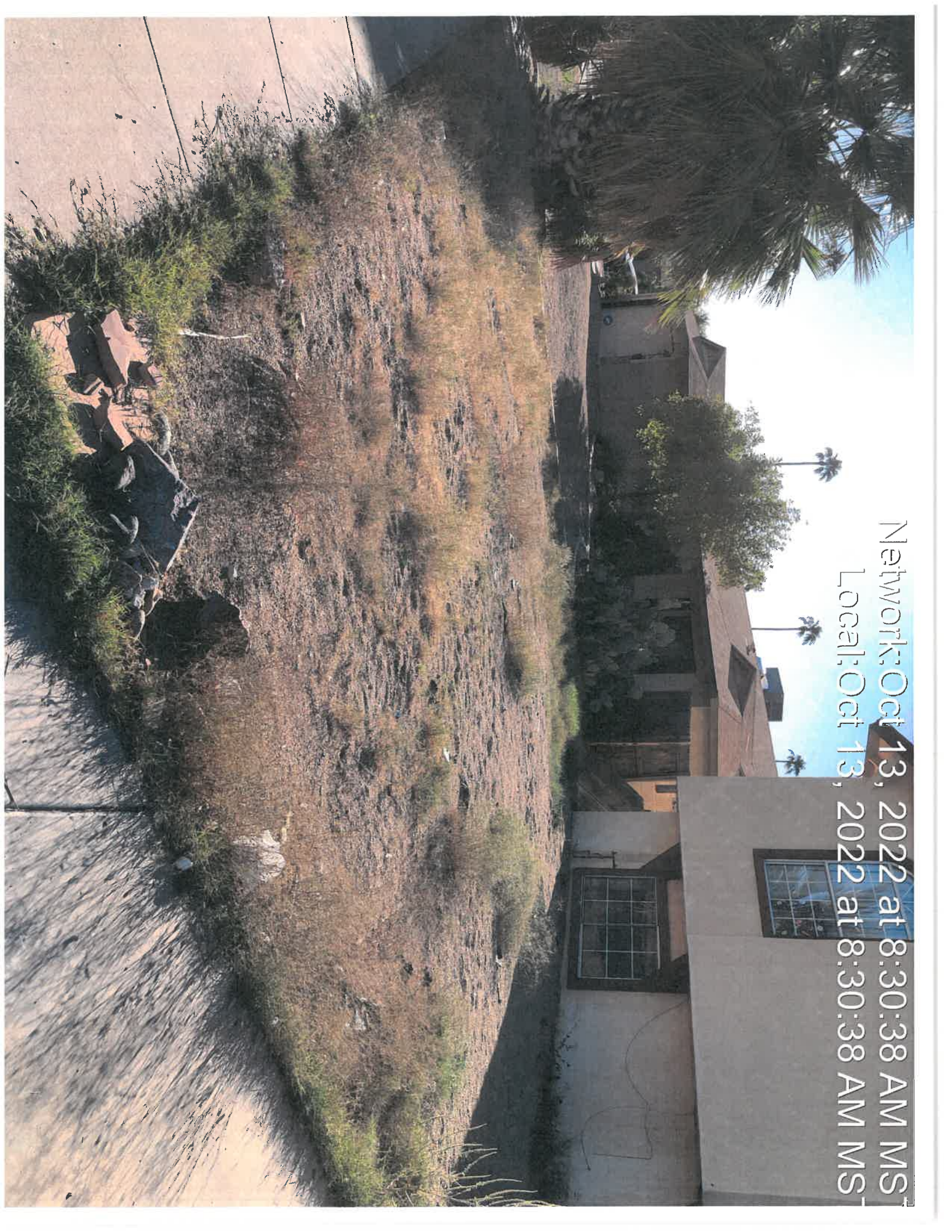


Network: Oct 13, 2022 at 8:31:18 AM MST  
Local: Oct 13, 2022 at 8:31:18 AM MST



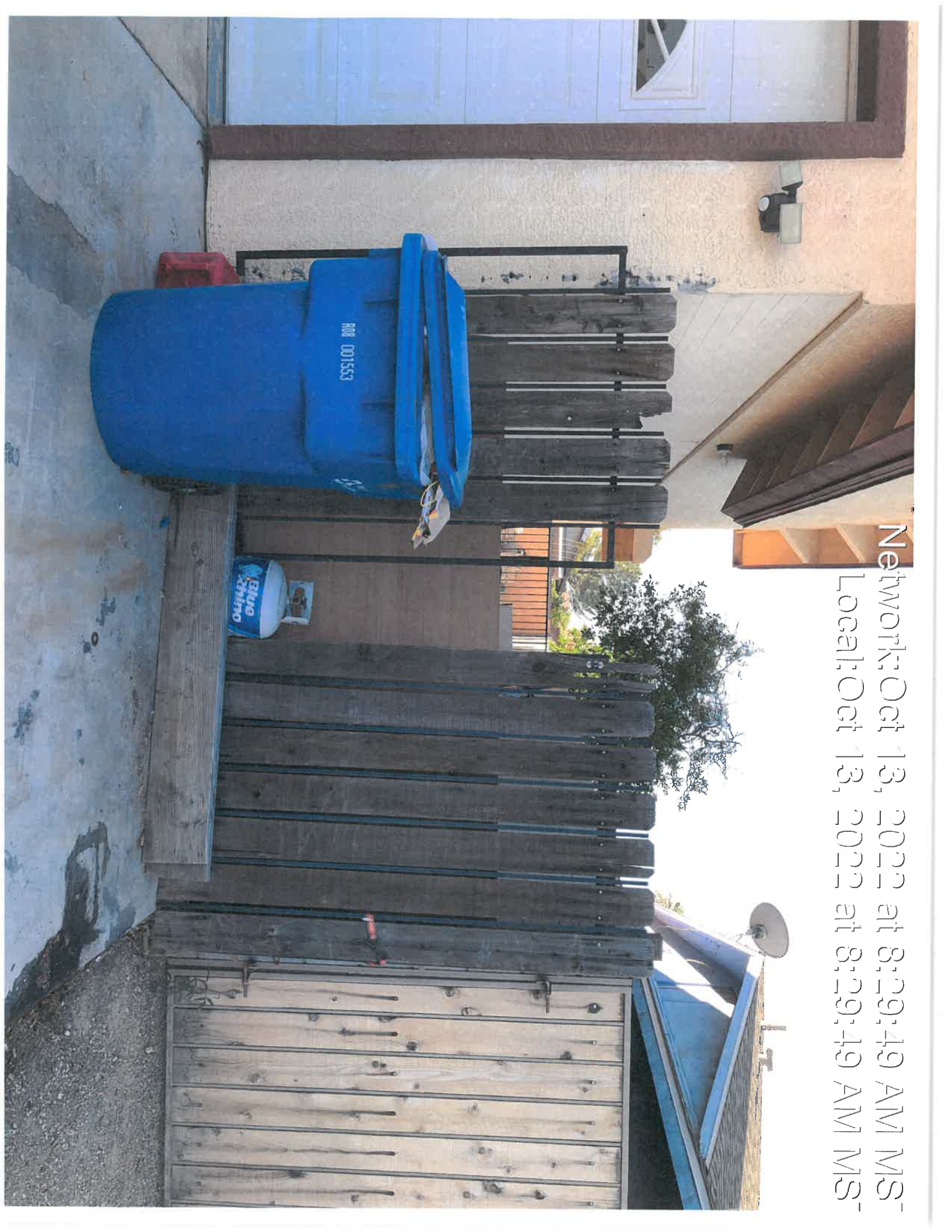


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Local: Oct 13, 2022 at 8:30:38 AM MST





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Local: Oct 13, 2022 at 8:29:49 AM MS-





Network: Oct 13, 2022 at 8:29:59 AM MS  
Local: Oct 13, 2022 at 8:29:59 AM MS





Network: Oct 13, 2022 at 8:35:25 AM MST  
Local: Oct 13, 2022 at 8:35:25 AM MST





Network: Oct 13, 2022 at 8:36:09 AM MST  
Local: Oct 13, 2022 at 8:36:09 AM MST



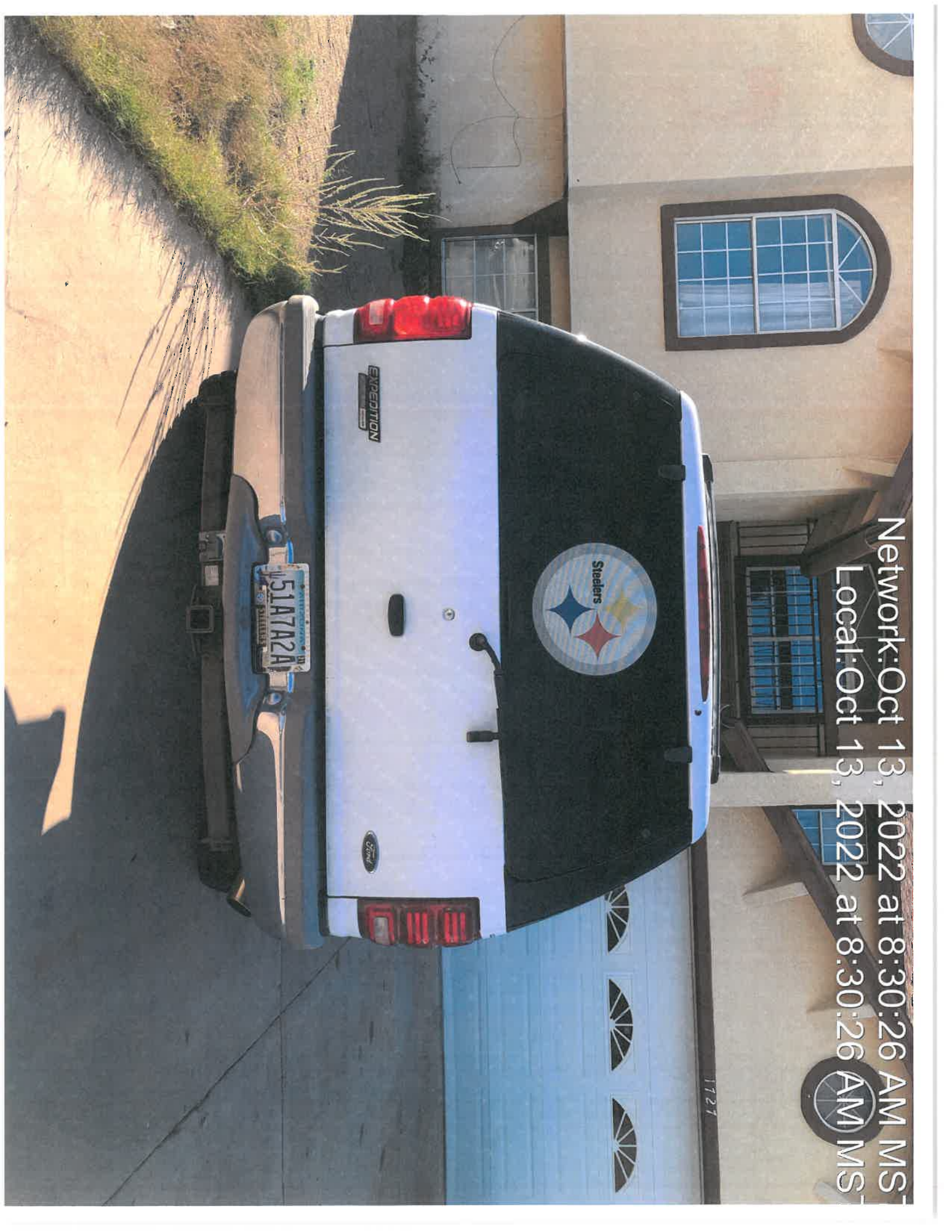




Network Oct 13, 2022 at 8:36:13 AM MST  
Local Oct 13, 2022 at 8:36:13 AM MST



Network: Oct 13, 2022 at 8:30:26 AM MST  
Local: Oct 13, 2022 at 8:30:26 AM MST







Network: Oct 13, 2022 at 8:30:11 AM MS-  
Local: Oct 13, 2022 at 8:30:11 AM MS-



COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE

07/01/2022

FAMILIA CHACON CHAPARRO LIVING TRUST CHACON DAVID Q/SOLEDAD C  
2646 E BARTLETT PL  
CHANDLER, AZ 85249

Case #: CE223941  
Site Address: 1727 E LAGUNA DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 07/01/2022 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
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
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.15	A wall or fence deteriorated in appearance or which constitutes a hazard

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.3	REMOVE UNREGISTERED/INOPERABLE VEHICLE FROM DRIVEWAY OR MAKE OPERABLE AND REGISTER WITH AZ MVD.	7/15/2022
CC 21-3.b.1	REMOVE TRASH, DEBRIS, AND OTHER MISC ITEMS FROM THE SIDE YARD AND DRIVEWAY.	7/15/2022
CC 21-3.b.8	REMOVE GRASS, WEEDS AND LANDSCAPE DEBRIS FROM FRONT AND SIDE YARDS.	7/15/2022
CC 21-3.b.15	REPAIR OR REPLACE DETERIORATED FRONT GATE.	7/15/2022

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

07/01/2022

EISELE, ERIC  
1727 E LAGUNA DR  
TEMPE, AZ 85282

Case #: CE223941  
Site Address: 1727 E LAGUNA DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 07/01/2022 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.

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CC 21-3.b.8	REMOVE GRASS, WEEDS AND LANDSCAPE DEBRIS FROM FRONT AND SIDE YARDS.	7/15/2022
CC 21-3.b.15	REPAIR OR REPLACE DETERIORATED FRONT GATE.	7/15/2022

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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# Code Compliance Reinspection Fee Invoice

A re-inspection fee of \$75.00 has been assessed to the property owner and/or tenant of the address listed below for having two (2) or more of the same violation within a 365-day period.

Date of Issuance: 7/15/2022

Current Case Number: CE223941

2nd Case Number: CE223140

Nuisance Code 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

Site Address: 1727 E LAGUNA DR

**Property Owner Information:**

Name: FAMILIA CHACON CHAPARRO LIVING TRUST CHACON DAVID Q/SOLEDAD C

Residence Address: 2646 E BARTLETT PL CHANDLER AZ 85249

**Total Amount Due: \$82.00**

(Failure to pay in 30-days will result in fee being sent to collections)

Make check payable to City of Tempe and mail to:

City of Tempe / Code Compliance  
PO Box 5002  
Tempe AZ 85280

Credit card payments by phone (480) 350-4311

You will need your CE number, address and payment information when you call

City of Tempe / Code Compliance  
21 East 6th St., Suite #208  
Tempe, AZ 85281

**Sec. 21-51. Collection of civil sanction, reinspection fees.**

(b) Any person who neglects, fails or refuses to correct the violations contained within a notice to comply or other similar device issued pursuant to this chapter may be assessed a reinspection fee for inspections which occur after the compliance date. The fee for these reinspection's shall be set by resolution of the city council. Failure to pay reinspection fees within fourteen (14) days of assessment is a violation of this section. Reinspection fees may be collected as a lien against the real property where the violation occurred in accordance with §21-53.



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

07/15/2022

FAMILIA CHACON CHAPARRO LIVING TRUST CHACON DAVID Q/SOLEDAD C  
2646 E BARTLETT PL  
CHANDLER, AZ 85249

Case #: CE223941  
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CC 21-3.b.15	REPAIR OR REPLACE DETERIORATED FRONT GATE.	08/01/2022

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

07/15/2022

EISELE, ERIC  
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 TEMPE, AZ 85282

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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.15	A wall or fence deteriorated in appearance or which constitutes a hazard

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.3	REMOVE UNREGISTERED//INOPERABLE VEHICLE FROM DRIVEWAY OR MAKE OPERABLE AND REGISTER WITH AZ MVD.	08/01/2022
CC 21-3.b.1	REMOVE TRASH, DEBRIS, AND OTHER MISC ITEMS FROM THE SIDE YARD AND DRIVEWAY.	08/01/2022
CC 21-3.b.8	REMOVE GRASS, WEEDS AND LANDSCAPE DEBRIS FROM FRONT AND SIDE YARDS.	08/01/2022
CC 21-3.b.15	REPAIR OR REPLACE DETERIORATED FRONT GATE.	08/01/2022

**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**

08/15/2022

FAMILIA CHACON CHAPARRO LIVING TRUST CHACON DAVID Q/SOLEDAD C  
2646 E BARTLETT PL  
CHANDLER, AZ 85249

Case #: CE223941  
Site Address: 1727 E LAGUNA DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 08/15/2022 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
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.15	A wall or fence deteriorated in appearance or which constitutes a hazard

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.3	REMOVE UNREGISTERED VEHICLE FROM DRIVEWAY OR REGISTER WITH AZ MVD.	08/31/2022
CC 21-3.b.8	REMOVE GRASS, WEEDS AND LANDSCAPE DEBRIS FROM FRONT AND SIDE YARDS.	08/31/2022
CC 21-3.b.15	REPAIR OR REPLACE MISSING SLATS IN FRONT GATE.	08/31/2022

**CORRECTIVE ACTION MUST BE COMPLETED BY 08/31/2022 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  
CODE COMPLIANCE  
**FINAL CORRECTION NOTICE**

08/15/2022

EISELE, ERIC  
1727 E LAGUNA DR  
TEMPE, AZ 85282

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

Uncertified Arizona Motor Vehicle Record as  
of: 10/13/2022

<b>Plate</b> CBJ1546	<b>Plate Type</b> Standard	<b>Plate Status</b> Active	<b>VIN</b> 4USBT535X5LT28952
<b>Year</b> 2005	<b>Make</b> BMW	<b>Model</b> Z4	<b>Style</b> Convertible 2 Dr
<b>Factory List Price</b> 41300	<b>Fuel Type</b> Gasoline	<b>Odometer Reading</b> 245000	<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> 9/2005	<b>Expiration Date</b> 08/31/2022	<b>Date Registration Renewed</b>	
<b>Title Number</b> 05K0017164050	<b>State Issued</b> AZ	<b>Title Issued Date</b> 6/13/2017	<b>Title Indicator</b>	<b>Title Status</b> Active
<b>Date of Sale</b>	<b>Received Date</b>			
<b>De-Insure Start Date</b>	<b>De-Insure End Date</b>	<b>Certificate Received Date</b>	<b>Reason</b>	

No Permits Available

**Owner(s)**

7501775 Tasia Kelly Mercadante 1727 E Laguna Dr, Tempe, AZ 852825740

**Mailing Address**

1727 E Laguna Dr, Tempe, AZ 852825740

**Domicile Address**

**Lienholder(s)**

**Additional Information**



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

Uncertified Arizona Motor Vehicle Record as  
of: 10/13/2022

<b>Plate</b> 51A7A2A	<b>Plate Type</b> Standard	<b>Plate Status</b> Active	<b>VIN</b> 1FMRU1766YLC16307
<b>Year</b> 2000	<b>Make</b> Ford	<b>Model</b> Expedition	<b>Style</b> Station Wagon 4 Dr
<b>Factory List Price</b> 35885	<b>Fuel Type</b> Gasoline	<b>Odometer Reading</b> 180000	<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> 7/2000	<b>Expiration Date</b> 07/15/2021	<b>Date Registration Renewed</b>	
<b>Title Number</b> A000619099	<b>State Issued</b> AZ	<b>Title Issued Date</b> 7/2/2020	<b>Title Indicator</b>	<b>Title Status</b> Active
<b>Date of Sale</b>	<b>Received Date</b>			
<b>De-Insure Start Date</b>	<b>De-Insure End Date</b>	<b>Certificate Received Date</b>	<b>Reason</b>	

No Permits Available

**Owner(s)**

14273697 Isaiah Demetrius Yarber 1006 W Main St Apt 216, Mesa, AZ 852017119

**Mailing Address**

1006 W Main St Apt 216, Mesa, AZ 852017119

**Domicile Address**

**Lienholder(s)**

**Additional Information**

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County,  
State of Arizona



Complaint Number <b>1702632</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>CE 223941</b>			
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language							Juvenile	
<b>Defendant</b>		Name (First, Middle, Last) <b>David G. Chacon</b>					Telephone: (cell phone) <input type="checkbox"/>	
Residence Address, City, State, Zip Code <b>2046 E. Bartlett Pl. Chandler, AZ 85249</b>								
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	State	Expiration Date	
Registered owner & address, City, State, Zip Code						Vehicle Identification Number		

The Undersigned Certifies That:

On	Month <b>08</b>	Day <b>31</b>	Year <b>2022</b>	Time <b>11:24</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>1727 E. Laguna Dr.</b>								<input checked="" type="checkbox"/> Tempe <input type="checkbox"/> <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>21-3.B.8 Deteriorated Landscape</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
<b>B</b>	Section: <b>TCC 21-3 A</b>	ARS Violation: <b>21-3.B.1 Trash and Debris</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
<b>C</b>	Section: <b>TCC 21-3 A</b>	ARS Violation: <b>21-3.B.15 Deteriorated Gate</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
<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
<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

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>09/14/2022</b>	Time: Between 9AM & 4PM
		<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</b>	Complainant <b>Unleash</b>	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 \_\_\_\_\_

**First Violation \*800\***  
**Mailed certified**

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

COMPLAINT



1702632

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.