

**CITY OF TEMPE
HEARING OFFICER**

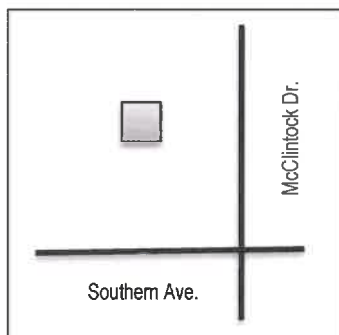
**Meeting Date: 12/06/2022
Agenda Item: 5**

ACTION: Request approval to abate public nuisance items at the Cepeda Property located at 1168 E. Alameda Drive. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$1,710 for abatement request: junk, trash & debris removal in driveway, front yard 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 CEPEDA 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 CE220431 : junk, trash & debris removal in driveway, front yard landscape cleanup.



Property Owner
Applicant
Zoning District:
Code Compliance
Inspector:

Gilberto Cepeda
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 Cepeda Property located at 1168 E. Alameda Drive, in the R-6 Single Family Residential district. This case was initiated 01/19/2022, 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 5th 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	CEPEDA PROPERTY ABATEMENT					EXISTING ZONING	R1-6	<input type="checkbox"/>		
PROJECT ADDRESS	1168 E ALAMEDA DR TEMPE, AZ 85282					SUITE(S)		<input type="checkbox"/>		
PROJECT DESCRIPTION	ABATEMENT OF CE220431 DECEMBER 06, 2022					PARCEL No(s)	133-56-254	<input type="checkbox"/>		
PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)										
BUSINESS NAME				ADDRESS	9112 LUBEC ST					
CONTACT NAME	GILBERTO CEPEDA			CITY	DOWNEY	STATE	CA	ZIP	90240	
EMAIL				PHONE 1			PHONE 2			
<i>I hereby authorize the applicant below to process this application with the City of Tempe.</i>										
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>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.</i>										
APPLICANT SIGNATURE					X	DATE			11/02/2022	
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 #										
SPR TRACKING # <i>(if 2nd or 3rd submittal, please use Planning Resubmittal Form)</i>							TOTAL APPLICATION FEES			
							RECEIVED BY INTAKE STAFF (INITIALS)			

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA



DATE: November 2, 2022
TO: Jack Scofield, Senior Code Inspector
FROM: Melissa Ensing, Code Inspector
SUBJECT: CE220431, Gilberto Cepeda Property Abatement

LOCATION: 1168 E. Alameda Dr., TEMPE, AZ 85282

PARCEL: 13356254

OWNER: GILBERTO CEPEDA
9112 LUBEC ST.
DOWNEY, CA 90240

FINDINGS:

01/19/2022 I inspected property and observed deteriorated landscape. Grass and weeds growing in the gravel landscape. As well as trash and debris in the driveway. Notice to comply mailed to owner and tenant.

02/02/2022 Inspected property and found landscape to be deteriorated as well as the trash and debris in the driveway. Mailed notice to comply to owner and tenant.

02/16/2022 Inspected property and found landscape to be even more deteriorated as well as the trash and debris in the driveway. Mailed final notice to comply to owner and tenant.

03/02/2022 Posted notice to property to comply or contact me.

03/11/2022 Inspected property and found landscape to be deteriorated along with the trash and debris in the driveway. I discovered the property was not registered as a rental therefore I added this violation to the notice and mailed a final notice to comply to owner.

03/28/2022 Inspected property and observed further deterioration with grass and weeds in the gravel front landscape as well as trash and debris in the driveway. The property was also not registered as a rental. First Civil Citation issued to owner.

04/18/2022 Owner failed to appear for court and has been sent to collections.

05/23/2022 Owner contacted the court and paid the fines and fees for the First Civil

Citation. I inspected property and the violations had not been corrected. I gave the owner additional time due to paying the fines and fees.

06/01/2022 Inspected property and observed no improvement with the deteriorated landscape, trash and debris in the driveway, and the property was also not registered as a rental. Second Civil Citation issued to owner.

06/22/2022 Owner failed to appear for court for the second Civil Citation and has been sent to collections.

07/07/2022 I found a phone number for the owner and contacted him. Mr. Cepeda believed his tenants corrected the violations. I granted Mr. Cepeda an extension.

08/08/2022 I inspected property and observed some improvement with the landscape. Property was not registered as a rental property. I contacted Mr. Cepeda and spoke with him about the violations. He stated he was evicting the tenants and his son was correcting the violations. I granted him a final extension and told him if the violations were not corrected a 3rd citation would be issued.

08/23/2022 I inspected property and observed no improvement. I made another attempt to contact Mr. Cepeda before I issued a 3rd citation. I left him a detailed message to correct or contact me by 08/26/2022.

08/29/2022 Inspected property and observed no improvement the landscape was deteriorated, with trash and debris in the driveway, and the property was still not registered as a rental. Third Civil Citation issued to owner.

09/19/2022 Owner contacted the court and paid the fines and fees for the Second Civil Citation.

09/20/2022 Owner failed to appear for court for 3rd Civil Citation and has been sent to collections. I inspected property and the violations had not been corrected. Due to paying the first and second citations I monitored to see if violations would be corrected.

11/02/2022 Owner has not contacted me. The 3rd Civil Citation has not been paid and the property has not been corrected. 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 1168 E. Alameda Dr. due to property owner's failure to bring property into compliance with Tempe City Code 21-3.B.8 deteriorated landscape and 21-3.B.1 trash and debris. Mr. Cepeda has been given ample time to come into compliance and maintain the property. The property owner has been issued 3 civil citations and has failed to appear to court. Mr. Cepeda paid the first and second civil citations after they went to collections. Mr. Cepeda has stopped communication which shows he has no indication

that he 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: 11/2/22



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 11/02/2022
CASE #: CE220431

CEPEDA GILBERTO/NANCY
9112 LUBEC ST
DOWNEY, CA 90240

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

LOCATION: 1168 E ALAMEDA DR TEMPE, AZ 85282
PARCEL: 13356254

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers **12/06/2022**. 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.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

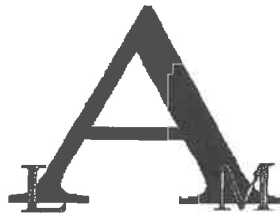
As owner of the property, you have thirty (30) days after receipt of this letter to abate or correct any violation as described below. If the violation(s) have not been corrected, our office will proceed with the abatement process.

- CC 21-3.b.1 REMOVE TRASH, DEBRIS, AND ANY MISC. ITEMS FROM DRIVEWAY.**
- CC 21-3.b.8 REMOVE GRASS AND WEEDS FROM FRONT YARD LANDSCAPE.**

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 **\$1710.00**. 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.

Code Inspector: Melissa Ensing
Phone Number: 480-858-2085
E-mail: Melissa_Ensing@tempe.gov



Artistic Land Management, Inc.

October 31, 2022

City of Tempe
Attn: Melissa Ensing
Code Compliance Inspector

RE: Clean-Up at 1168 E. Alameda 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 1168 E. Alameda Dr, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

Scope of Work

Front & Side Yard:

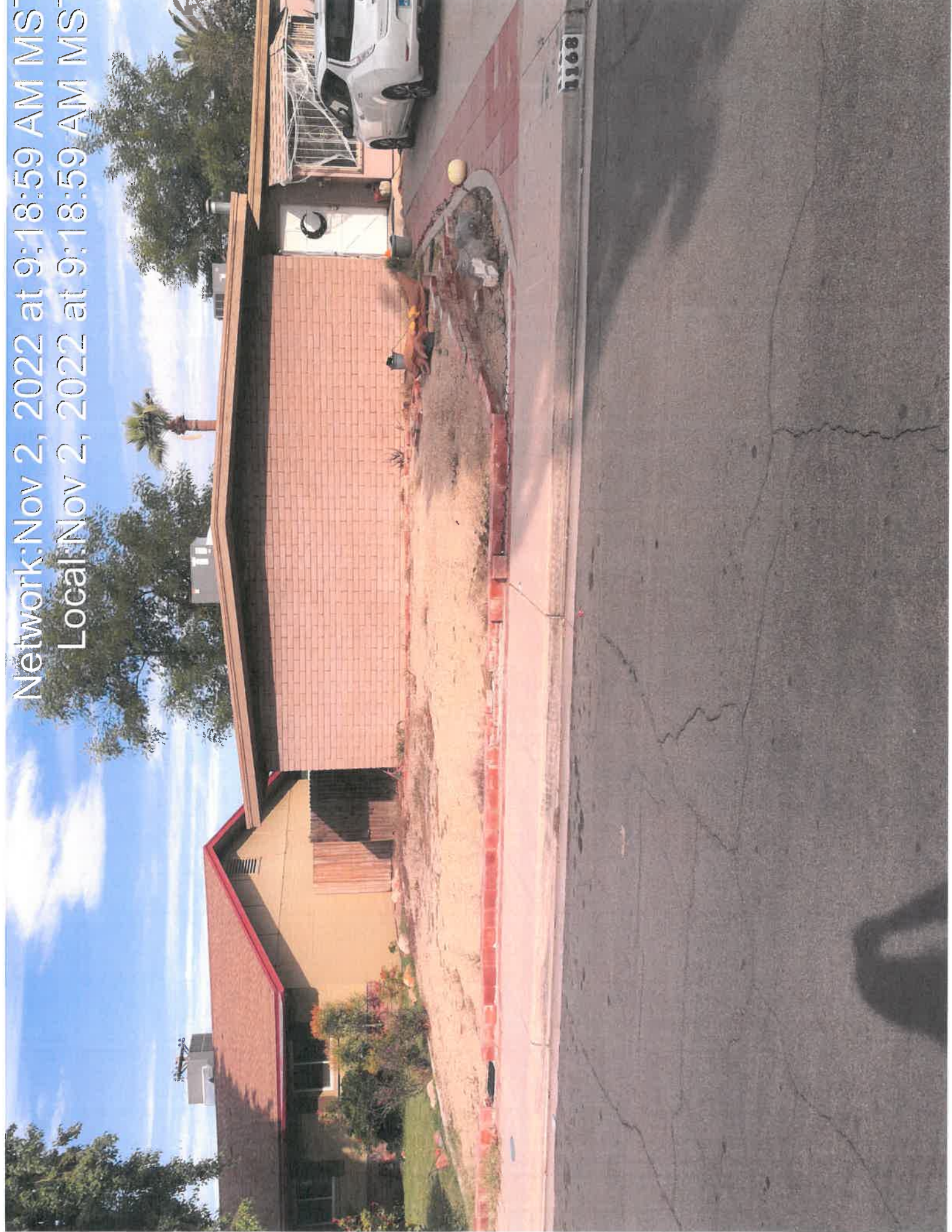
- Remove weeds, grass, and unwanted vegetation
- Spray post-emergent chemical where needed
- Remove trash under the driveway and front yard
- Police presence for the duration of the visit

Total = \$1,710.00

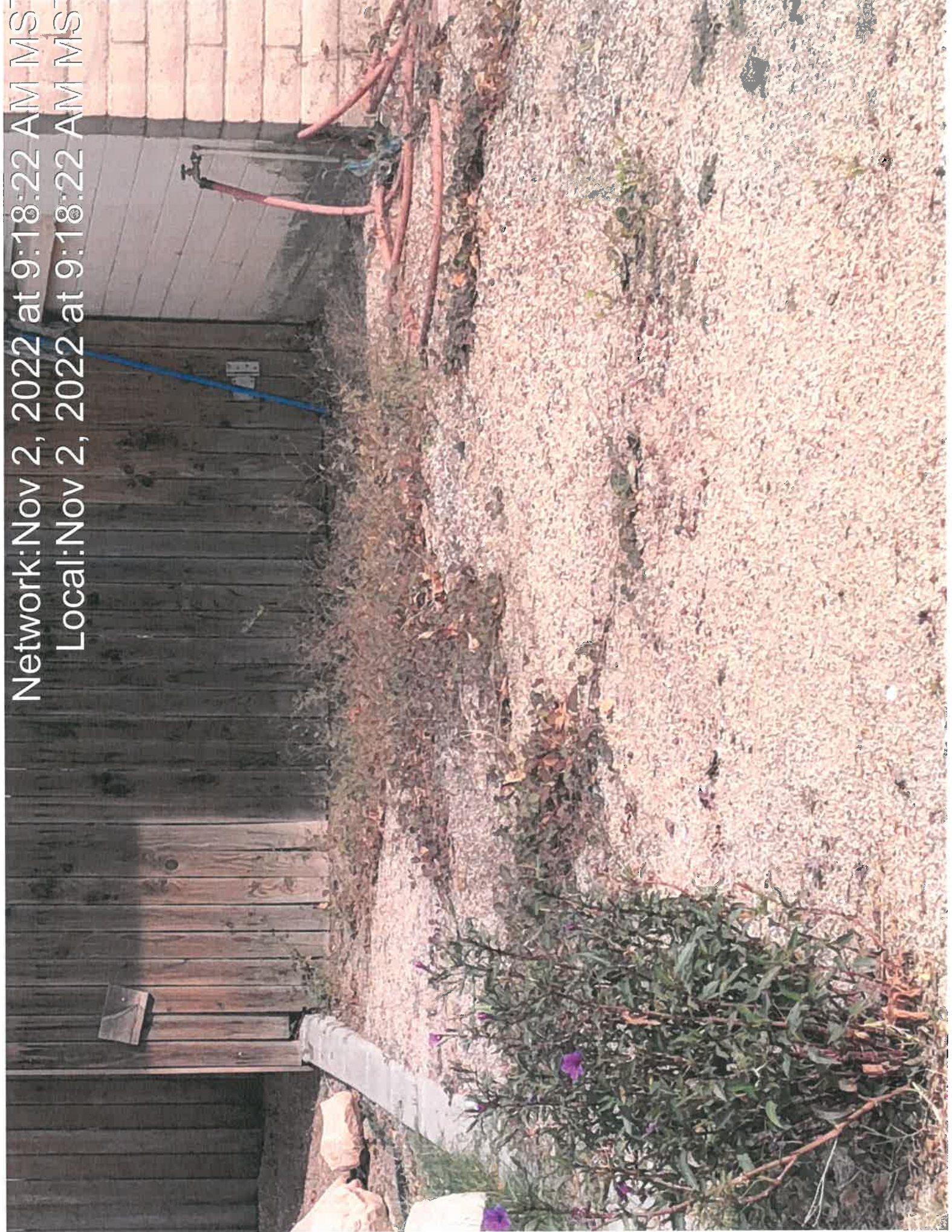
Respectfully,

Jose Hernandez

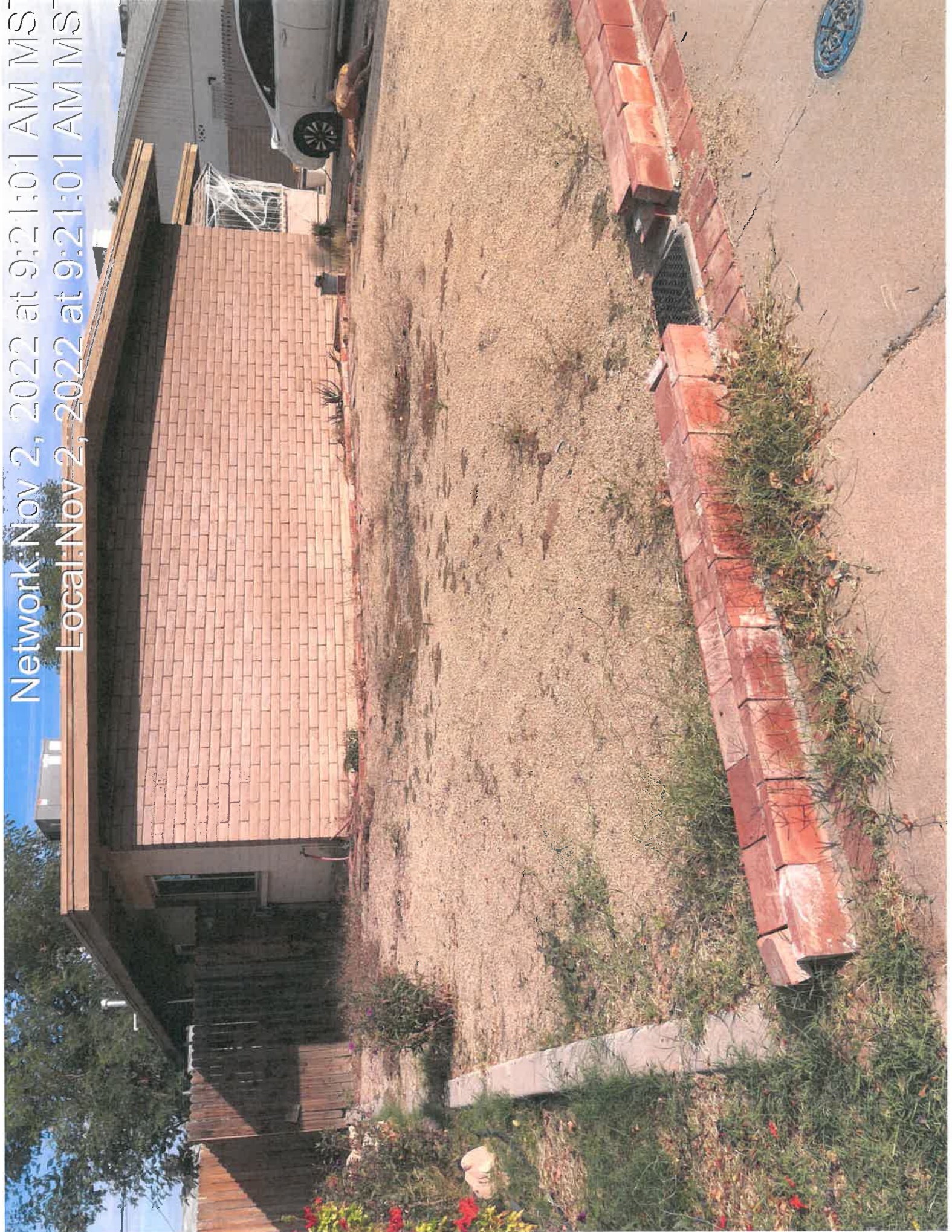
Network: Nov 2, 2022 at 9:18:59 AM MS-
Local: Nov 2, 2022 at 9:18:59 AM MS-



Network: Nov 2, 2022 at 9:18:22 AM MS-
Local: Nov 2, 2022 at 9:18:22 AM MS-



Network: Nov 2, 2022 at 9:21:01 AM MS-
Local: Nov 2, 2022 at 9:21:01 AM MS-



Network: Nov 2, 2022 at 9:19:36 AM MST
Local: Nov 2, 2022 at 9:19:36 AM MST



Network: Nov 2, 2022 at 9:20:18 AM MS
Local: Nov 2, 2022 at 9:20:18 AM MS





COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

01/19/2022

CEPEDA GILBERTO/NANCY
9112 LUBEC ST
DOWNEY, CA 90240

Case #: CE220431
Site Address: 1168 E ALAMEDA DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 01/19/2022 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

**SITE REINSP
ON OR
AFTER**

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION

CC 21-3.b.1	PLEASE REMOVE TRASH, DEBRIS, TABLES, CONTAINERS, AND ANY MISC. ITEMS FROM DRIVEWAY.	2/2/2022
-------------	---	----------

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

01/19/2022

URBANA,AUBREY
1168 E ALAMEDA DR
TEMPE, AZ 85282

Case #: CE220431
Site Address: 1168 E ALAMEDA DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 01/19/2022 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	
PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	PLEASE REMOVE TRASH, DEBRIS, TABLES, CONTAINERS, AND ANY MISC. ITEMS FROM DRIVEWAY.	2/2/2022

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

02/02/2022

CEPEDA GILBERTO/NANCY
9112 LUBEC ST
DOWNEY, CA 90240

Case #: CE220431
Site Address: 1168 E ALAMEDA DR, TEMPE, AZ 85282

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

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	REMOVE TRASH, DEBRIS, TABLES, CONTAINERS, AND ANY MISC. ITEMS FROM DRIVEWAY.	2/16/2022
CC 21-3.b.8	REMOVE GRASS AND WEEDS FROM FRONT YARD LANDSCAPE.	2/16/2022

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

02/02/2022

URBANA,AUBREY
1168 E ALAMEDA DR
TEMPE, AZ 85282

Case #: CE220431
Site Address: 1168 E ALAMEDA DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 02/02/2022 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	SITE REINSP ON OR AFTER
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	
PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		
CC 21-3.b.1	REMOVE TRASH, DEBRIS, TABLES, CONTAINERS, AND ANY MISC. ITEMS FROM DRIVEWAY.	2/16/2022
CC 21-3.b.8	REMOVE GRASS AND WEEDS FROM FRONT YARD LANDSCAPE.	2/16/2022

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

Melissa Ensing
Code Inspector

Direct: 480-858-2085
Code Compliance: 480-350-4311
Email:Melissa_Ensing@tempe.gov

Please Note: In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$82.00 pursuant to City Code Section 21-51, subsection (b).
Civil and Criminal Penalties

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
FINAL CORRECTION NOTICE

02/16/2022

CEPEDA GILBERTO/NANCY
9112 LUBEC ST
DOWNEY, CA 90240

Case #: CE220431
Site Address: 1168 E ALAMEDA 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.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

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	REMOVE TRASH, DEBRIS, AND ANY MISC. ITEMS FROM DRIVEWAY.	3/2/2022
CC 21-3.b.8	REMOVE GRASS AND WEEDS FROM FRONT YARD LANDSCAPE.	3/2/2022

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

Melissa Ensing
Code Inspector

Direct: 480-858-2085
Code Compliance: 480-350-4311
Email:Melissa_Ensing@tempe.gov

Please Note: In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$82.00 pursuant to City Code Section 21-51, subsection (b).

Civil and Criminal Penalties

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
FINAL CORRECTION NOTICE

02/16/2022

URBANA,AUBREY
1168 E ALAMEDA DR
TEMPE, AZ 85282

Case #: CE220431
Site Address: 1168 E ALAMEDA 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.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	
PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	REMOVE TRASH, DEBRIS, AND ANY MISC. ITEMS FROM DRIVEWAY.	3/2/2022
CC 21-3.b.8	REMOVE GRASS AND WEEDS FROM FRONT YARD LANDSCAPE.	3/2/2022

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

Melissa Ensing
Code Inspector

Direct: 480-858-2085
Code Compliance: 480-350-4311
Email:Melissa_Ensing@tempe.gov

Please Note: In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$82.00 pursuant to City Code Section 21-51, subsection (b).

Civil and Criminal Penalties

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
FINAL CORRECTION NOTICE

03/14/2022

CEPEDA GILBERTO/NANCY
9112 LUBEC ST
DOWNEY, CA 90240

Case #: CE220431
Site Address: 1168 E ALAMEDA DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 03/11/2022 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
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 21-25	Residential rental property not registered or updated with the Maricopa County Assessor

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	REMOVE TRASH, DEBRIS, AND ANY MISC. ITEMS FROM DRIVEWAY.	3/28/2022
CC 21-3.b.8	REMOVE GRASS AND WEEDS FROM FRONT YARD LANDSCAPE.	3/28/2022
CC 21-25	REGISTER THE ABOVE LISTED RENTAL PROPERTY WITH MARICOPA COUNTY. To register go to http://mcassessor.maricopa.gov (put in parcel number click enter, go to second dark blue bar from the top click on 'Register Rental', fill in information then submit. There will be a \$10 registration fee). Or you can fill our enclosed form and mail to Maricopa County with \$10 check or money order.	3/28/2022

Verification will be conducted on or after the date to the right to confirm compliance. If the properties are brought into compliance with the code, you will not be subject to citations or fines for the violation(s). Failure to comply may result in a civil citation for each property.

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

03/14/2022

URBANA,AUBREY
1168 E ALAMEDA DR
TEMPE, AZ 85282

Case #: CE220431
Site Address: 1168 E ALAMEDA DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 03/11/2022 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
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

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	REMOVE TRASH, DEBRIS, AND ANY MISC. ITEMS FROM DRIVEWAY.	3/28/2022
CC 21-3.b.8	REMOVE GRASS AND WEEDS FROM FRONT YARD LANDSCAPE.	3/28/2022

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.

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1702221		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 (E) 220431		
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language										
Defendant Name (First, Middle, Last) Gilberto Cepeda								Juvenile		
Residence Address, City, State, Zip Code 9112 Lubec St. Downey, CA 90240								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. ()		
Vehicle Color				Year	Make	Model	Style	License Plate	State	Expiration Date
Registered owner & address, City, State, Zip Code							Vehicle Identification Number			

The Undersigned Certifies That:

On	Month 03	Day 28	Year 2022	Time 9:40	<input checked="" type="checkbox"/> AM <input type="checkbox"/> PM	Speed	Approx.	Posted	R & P	Speed Measurement Device <input type="checkbox"/> Radar <input type="checkbox"/> Laser <input type="checkbox"/> Pace	Direction of Travel	
At	Location 1168 E. Alameda Dr.							<input checked="" type="checkbox"/> Tempe <input type="checkbox"/> 85282	State of Arizona		Area	Dist.

The Defendant Committed the Following:

A	Section: TCC 21-3 A	ARS Violation: CG 21-3.B8 Grass and Weeds	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
B	Section: TCC 21-3 A	ARS Violation: CG 21-3.B1 Trash and Debris	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
C	Section: TCC 21-42 B	ARS Violation: CC 21-25 Unregistered Rental	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
D	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
E	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense

You must appear on the date and time indicated at:

Tempe Municipal Court
140 E. 5th Street
Tempe, AZ 85281
Court No. 0753

<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor	Date: 04/18/2022	Time: Between 9AM & 4PM
<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor	Date: _____	Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM
<input type="checkbox"/> Court:	Date: _____	Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM

Court Address, City, State, Zip Code

Criminal: Without admitting guilt, I promise to appear as directed hereon.
Civil: Without admitting responsibility, I acknowledge receipt of this complaint.

X _____

Victim? <input type="checkbox"/>	Victim Notified? <input type="checkbox"/>
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.	
<i>Melissa S</i> Complainant	17448 PSN

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 \$1450
mailed certified**

Melissa S
Date issued if not violation date

COMPLAINT



1702221

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.

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1702568	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 CE 220431

Interpreter Required? Spanish Other Language

Defendant Name (First, Middle, Last) **Gilberto Cepeda** Juvenile

Residence Address, City, State, Zip Code **9112 Lubec St., Downey, CA 90240** Telephone: (cell phone)

Sex Height Weight Eyes Hair Origin Date of Birth Restrictions Email Address

Business Address, City, State, Zip Code Business Phone No.

Vehicle Color Year Make Model Style License Plate State Expiration Date

Registered owner & address, City, State, Zip Code Vehicle Identification Number

The Undersigned Certifies That:

On **06/01/2022** Time **10:34** AM PM **Speed** Approx. Posted R & P Speed Measurement Device Radar Laser Pace Direction of Travel

At Location **1168 E. Alameda Dr.** Tempe 85282 State of Arizona Area Dist.

The Defendant Committed the Following:

A Section: **TCC 21-3A** ARS Violation: **21-3B.8 Grass and Weeds** Domestic Violence Case Criminal Criminal Traffic Municipal Code Civil Traffic Petty Offense

Docket Number Disp. Code: Date of Disposition: Sanction:

MVD

B Section: **TCC 21-3A** ARS Violation: **21-3.B.1 Trash and Debris** Domestic Violence Case Criminal Criminal Traffic Municipal Code Civil Traffic Petty Offense

Docket Number Disp. Code: Date of Disposition: Sanction:

MVD

C Section: **TCC 21-42 B** ARS Violation: **21-25 Unregistered Rental** Domestic Violence Case Criminal Criminal Traffic Municipal Code Civil Traffic Petty Offense

Docket Number Disp. Code: Date of Disposition: Sanction:

MVD

D Section: ARS Violation: Domestic Violence Case Criminal Criminal Traffic Municipal Code Civil Traffic Petty Offense

Docket Number Disp. Code: Date of Disposition: Sanction:

MVD

E Section: ARS Violation: Domestic Violence Case Criminal Criminal Traffic Municipal Code Civil Traffic Petty Offense

Docket Number Disp. Code: Date of Disposition: Sanction:

MVD

You must appear on the date and time indicated at:

Tempe Municipal Court
140 E. 5th Street
Tempe, AZ 85281
Court No. 0753

Traffic Court Suite 150, 1st Floor Date: **06/22/2022** Time: **Between 9AM & 4PM**

Criminal Court Suite 200, 2nd Floor Date: _____ Time: _____ AM PM

Court: _____ Date: _____ Time: _____ AM PM Court No. _____

Court Address, City, State, Zip Code

Criminal: Without admitting guilt, I promise to appear as directed hereon.

Civil: Without admitting responsibility, I acknowledge receipt of this complaint.

X _____

Victim? Victim Notified?

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.

Complainant **Melrose** PSN **17448**

Comments: **2nd violation @ 1650**
mailed certified

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

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.



1702568

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1702630	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 CE 220431		<input type="checkbox"/> 16 Passenger Vehicle	<input type="checkbox"/> Haz. Material

Interpreter Required? Spanish Other Language

Defendant Name (First, Middle, Last) **Gilberto Cepeda** Juvenile

Residence Address, City, State, Zip Code **9112 Lubec St. Downey, CA 90240** Telephone: (cell phone)

Sex Height Weight Eyes Hair Origin Date of Birth Restrictions Email Address

Business Address, City, State, Zip Code Business Phone No. ()

Vehicle Color Year Make Model Style License Plate State Expiration Date

Registered owner & address, City, State, Zip Code Vehicle Identification Number

The Undersigned Certifies That:

On Month **08** Day **29** Year **2022** Time **10:33** AM PM **Speed** Approx. Posted R & P Speed Measurement Device Radar Laser Pace Direction of Travel

At Location **1168 E. Alameda Dr.** Tempe **85282** State of Arizona Area Dist.

The Defendant Committed the Following:

A Section: **TCC 21-3 A** ARS Violation: **CC 21-3-B8 Deteriorated landscape** Domestic Violence Case Criminal Criminal Traffic Municipal Code Civil Traffic Petty Offense

Docket Number Disp. Code: Date of Disposition: Sanction:

MVD

B Section: **TCC 21-3 A** ARS Violation: **CC 21-3.B.1 Trash and Debris** Domestic Violence Case Criminal Criminal Traffic Municipal Code Civil Traffic Petty Offense

Docket Number Disp. Code: Date of Disposition: Sanction:

MVD

C Section: **TCC 21-42 B** ARS Violation: **CC 21-25 Unregistered Rental** Domestic Violence Case Criminal Criminal Traffic Municipal Code Civil Traffic Petty Offense

Docket Number Disp. Code: Date of Disposition: Sanction:

MVD

D Section: ARS Violation: Domestic Violence Case Criminal Criminal Traffic Municipal Code Civil Traffic Petty Offense

Docket Number Disp. Code: Date of Disposition: Sanction:

MVD

E Section: ARS Violation: Domestic Violence Case Criminal Criminal Traffic Municipal Code Civil Traffic Petty Offense

Docket Number Disp. Code: Date of Disposition: Sanction:

MVD

You must appear on the date and time indicated at:

Tempe Municipal Court
140 E. 5th Street
Tempe, AZ 85281
Court No. 0753

Traffic Court Suite 150, 1st Floor Date: **09/18th 2022** Time: **Between 9AM & 4PM**

Criminal Court Suite 200, 2nd Floor Date: _____ Time: _____ AM PM

Court: _____ Date: _____ Time: _____ AM PM Court No. _____

Court Address, City, State, Zip Code

Criminal: Without admitting guilt, I promise to appear as directed hereon.

Civil: Without admitting responsibility, I acknowledge receipt of this complaint.

X _____

Victim? Victim Notified?

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.

Melissa J **17448**
Complainant PSN

Comments: **3rd Violation *1850* mailed certified**

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 _____

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.



COMPLAINT