

CITY OF TEMPE BOARD OF ADJUSTMENT

Meeting Date: 11/29/2023

Agenda Item: 2

ACTION: Request to appeal the Hearing Officer's October 3, 2023, decision to approve an abatement request for the JORDAN RESIDENCE (PL230328 / CE226242), located at 1930 E Minton Drive. The appellant is Aaron Jordan.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: None

BACKGROUND INFORMATION: The JORDAN RESIDENCE (PL230328 / CE226242) is located at 1930 East Minton Drive, which is within the R1-6 Single-Family Residential zoning district. The appeal includes the following:

ABTA230001 Appeal the Hearing Officer's October 3, 2023, decision to approve an Abatement



Property Owner Aaron Jordan
Applicant of Entitlement City of Tempe
Appellant Aaron Jordan
Zoning District Single Family Residential (R1-6)

Net site area 8,032 square feet Total Building area 1,299 square feet

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Chris Jasper, Senior Planner (480) 350-8096

Department Director: Jeff Tamulevich, Community Development Director

Legal review by: N/A

Prepared by: Chris Jasper, Senior Planner



BOARD OF ADJUSTMENT

JORDAN RESIDENCE CASE PL230328-CE226242

STAFF REPORT ATTACHMENT - DEVELOPMENT PROJECT FILE



TABLE OF CONTENTS

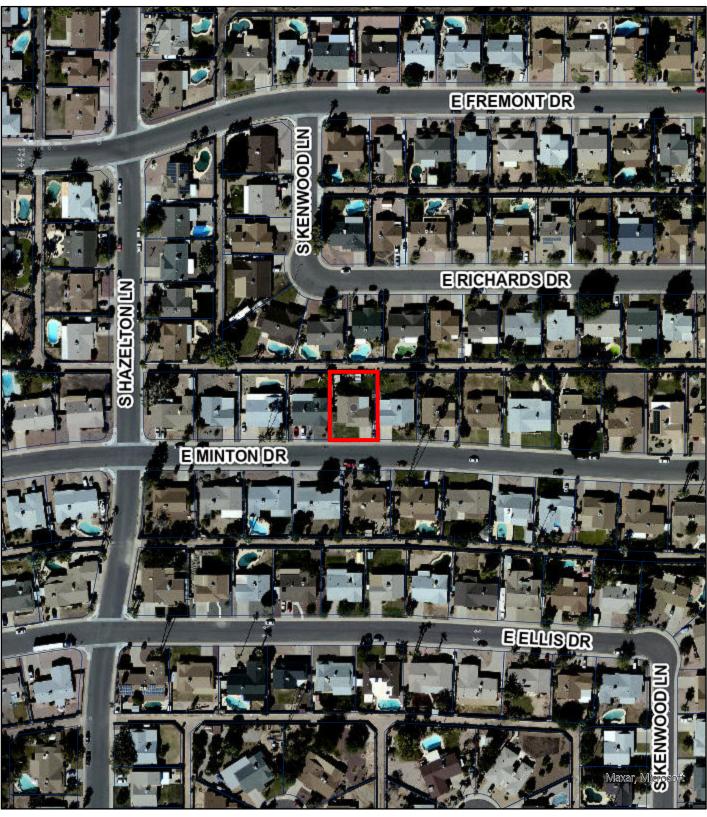
Maps	1
Planning Application Submitted for Appeal	4
October 26, 2023 Board of Adjustment Meeting Notification Letter	7
October 4, 2023 Hearing Officer Decision Letter	9
October 3, 2023 Hearing Officer Staff Report	11
October 3, 2023 Hearing Officer Meeting Minutes	14
Planning Application Submitted for Abatement	18
August 31, 2023 Code Inspector Findings	20
August 31, 2023 Notice of Intent to Abate Public Nuisance and Bid	24
August 25, 2023 Final Correction Notice	27
December 21, 2022 Final Correction Notice	29
December 5, 2022 Correction Notice	35
November 17, 2022 Final Correction Notice	41
November 1, 2022 Final Correction Notice	44
October 18, 2022 Correction Notice	47
Site Photos	50
Arizona Traffic Tickets and Complaints	64



MAPS

JORDAN RESIDENCE PL230328





Aerial Map



Page ^S

Jordan Residence PL230328 ON DR S LOS FELIZ DR SITE R1-6 E FREMONT DR KENWOOD LN S TAYLOR DR E RICHARDS DR SHAZELTONLN E MINTON DRE MINTON DR S HEATHER DR S KACHINA DR S MCCLINTOCK DR S TAYLOR DR E ELLIS DR E ELLIS DR S KENWOOD LN E DUNBAR DR MCCLINTOCK DR S HAZELTON E BASELINE RD E BASELINE RD E RICE DR E Maxar, Microsoft Commercial Shopping and Services (CSS) Planned Commercial Center Neighborhood (PCC-1) Residential/Office (RO) Single-Family Residential (R1-6) Multi-Family Residential (R-2) Page 3



PLANNING APPLICATION SUBMITTED FOR APPEAL

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)

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□ C. VARIANCES					ADM	
☐ D. USE PERMITS / USE PERMIT STANDARDS					VAR	
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please use Planning Resubmittal Form)					RECEIVED BY INTA	AKE STAFF (INITIALS)
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Appeal Request Submittal Checklist

Part 1 of 1
CITY USE ONLY PL-Project #:



ided	Items Required for a Complete Request		Required Sheet Size(s)			
Provided		low is a checklist of documents required for filing an appeal. Missing items will deem an appeal incomplete. Correctly date/label all cuments.	8 1/2"X11"	11"X17"	24"X36"	
	1.	Completed Planning Application Form	1			
	2.	Correct Fee Payment(s) – Refer to Zoning and Development Fees Schedule	+			
	3.	Letter of Explanation: To effect an appeal, the petitioner must file an appeal petition with the Community Development Department, City Clerk or Superior Court not later than 5:00 p.m. on the appeal due date, as provided on the notice of decision.	1			
	The petition for appeals to the City of Tempe shall contain the following:					
	1. The <u>name of the applicant</u> and the <u>city case file number (i.e. PL191234)</u> ;					
		The <u>name</u>, <u>address</u> and <u>signature of each petitioner</u>; and				
		3. The specific grounds for appeal. The appeal shall be limited to the issue(s) raised in the petition.				
		Failure to file an appeal with the Community Development Department or City Clerk as applicable, by 5:00 p.m. on the due date, shall render such appeal invalid.				
		NOTE: The filing of an appeal must be complete. Failure to complete all required items within the appeal deadline from a decision made will result in expiration of filing an appeal.				

Was not given notification, officers acting out of the color of law. Misconduct has been displayed. Meeting was not made public in timely mantree. Was not given notice that hearing officer was having meeting or that a decision was made.



10/26/23 BOARD OF ADJUSTMENT MEETING NOTIFICATION LETTER

City of Tempe Community Development Department Planning Division Mail Stop 01-7 PO Box 5002 Tempe, AZ 85280-5002 www.tempe.gov



October 26, 2023

Aaron Jordan 1930 E. Minton Drive Tempe, Arizona 85282 abjarizona@yahoo.com

RE: JORDAN RESIDENCE

1930 E. Minton Drive

DS231400 / PL230328 / CE226242 / ABTA230001

Dear Mr. Jordan:

The request by the City of Tempe – Code Compliance Section to abate public nuisance items in violation of the Tempe City Code for **JORDAN RESIDENCE (CE226242)** located at 1930 E. Minton Avenue in the R1-6, Single-Family Residential District was approved by the Hearing Officer on October 3, 2023 for an open period of 180 days.

Your appeal of the Hearing Officer's decision has been received as of October 17, 2023, and will be heard by the Board of Adjustment on **Wednesday**, **November 29**, **2023** at **6:00 PM**. Your attendance at this public hearing is required.

If you have any questions, please contact me at (480) 350-8096.

Sincerely,

Chris Jasper Senior Planner

Chris Jasper

CJ/jd

cc: Drew Yocom – Community Enhancement

Jack Scofield – Code Compliance
David Rich – Code Compliance
Vanessa Macdonald – Hearing Officer
Michelle Dahlke – Principal Planner



10/4/23 HEARING OFFICER DECISION LETTER

City of Tempe P. O. Box 5002 31 East Fifth Street Tempe, AZ 85280 www.tempe.gov



Community Development Department Code Compliance Division

October 4, 2023

Aaron Jordan 1930 East Minton Drive Tempe, Arizona 85282

RE: JORDAN PROPERTY

1930 EAST MINTON DRIVE

CE226242

Dear Aaron Jordan:

The request by the City of Tempe – Code Compliance Section to abate public nuisance items in violation of the Tempe City Code for the **JORDAN PROPERTY (CE226242)** located at 1930 East Minton Drive in the R1-6, Single Family Residential District was heard by the Hearing Officer on October 3, 2023.

At that time, the Hearing Officer approved abatement proceedings as outlined in the estimate contained in the abatement documentation and authorized the Code Compliance Section to process abatement proceedings.

Any appeal to the Hearing Officer's decision must be made to the Board of Adjustment within fourteen (14) calendar days of the hearing. You have until October 17, 2023 to pay the applicable fee and file a formal written appeal to the Board of Adjustment if you so desire. If you fail to file an appeal or bring the property into compliance prior to this date, the code violation(s) addressed at the public hearing on October 3, 2023 will be abated by the City. You are further advised that the above does not waive the requirements for obtaining building permits and other clearances as may be necessary.

If you have any questions, please contact us at (480) 350-4311.

Sincerely.

David Rich Code Inspector

cc: Drew Yocom

Code Compliance Administrator



10/3/23 HEARING OFFICER STAFF REPORT



CITY OF TEMPE HEARING OFFICER

Meeting Date: 10/3/2023

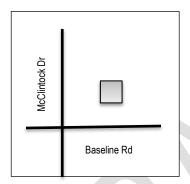
Agenda Item: 5

ACTION: Request approval to abate public nuisance items at the Jordan Residence located 1930 E. Minton Dr. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$5,211.00 for abatement request: Remove junk/debris and drain stagnant water from pool.

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 JORDAN RESIDENCE. 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 CE226242: remove junk/debris from front, side and backyards and drain stagnant water from the pool.



Property Owner
Applicant
Zoning District:
Code Compliance
Inspector:

Aaron Jordan
City of Tempe – Code Compliance
R1-6 Single Family Residential District

David Rich

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: Shawn Daffara, CPTED Coordinator Reviewed by: Drew Yocom, Code Administrator

COMMENTS:

Code Compliance is requesting approval to abate the Jordan Residence Property located 1930 E. Minton Dr, in the R1-6 Single Family Residential District. This case was initiated 10/17/22, 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.



10/3/23 HEARING OFFICER MEETING MINUTES



MINUTES HEARING OFFICER OCTOBER 3, 2023

Minutes of the regular public hearing of the Hearing Officer, of the City of Tempe, which was held at the Council Chambers, 31 East Fifth Street, Tempe, Arizona.

REGULAR SESSION 5:00 PM

Present:

Vanessa MacDonald, Hearing Officer Jeff Tamulevich, Community Development Director Drew Yocom, Code Compliance Administrator Shawn Daffara, Crime Prevention Planning Coordinator Cassidy Hernandez, Administrative Assistant

There were zero (0) interested citizens present.

Meeting convened at 5:00 PM and was called to order by Vanessa MacDonald. Hearing Officer MacDonald stated anyone wishing to appeal a decision will need to file a written appeal within fourteen (14) calendar days, by October 17, 2023 at 3:00 PM, to the Community Development Department.

1. Agenda Item No. 1

September 19, 2023 Hearing Officer Minutes

Vanessa MacDonald, Hearing Officer, stated that the September 19, 2023 Hearing Officer Minutes had been reviewed and were approved.

2. Agenda Item No. 2

Request approval to abate public nuisance items at the Hillwood Healthcare Consultants Inc Property located 3007 South Harl Avenue. The applicant is the City of Tempe. (CE231815).

- Hector Heredia, Code Inspector, gave the following overview of this case:
 - o Inspector Heredia requested a 180-day open abatement for 3007 South Harl Avenue.
 - o The case was initiated on 3/24/23 for deteriorating landscape and junk and debris.
 - Two (2) complaints have been submitted to the Code Compliance Division
 - Two (2) citations were also issued. The property owner did not pay the fee and it was sent to collections.
 - The inspector then presented photos taken earlier in the day showcasing the violations on site.
- Shawn Daffara stated no contact has been made by the property owner or any other member of the public to speak on behalf of this case.
- Hearing Officer MacDonald approved the 180-day open abatement request found in CE231815.

3. Agenda Item No. 3

Request approval to abate public nuisance items at the Haiman LLC Property located 1323 South Shafer Drive. The applicant is the City of Tempe. (CE220767)

- Michelle Van Etten, Code Inspector, gave the following overview of this case:
 - o Inspector Van Etten requested a 180-day open abatement for 530 W 19th St.
 - The case was initiated on 02/04/22 for trash and debris and lawn parking.
 - Numerous complaints have been submitted to the Code Compliance Division
 - Multiple citations have been issued. The property owner did not pay the fee and it was sent to collections.
 - Property ownership has changed multiple times but the resident stayed the same.
 - o The inspector then presented photos taken earlier in the day showcasing the violations on site.
- Shawn Daffara stated no contact has been made by the property owner or any other member of the public to speak on behalf of this case.
- Hearing Officer MacDonald approved the 180-day open abatement request found in CE220767.

4. Agenda Item No. 4

Request approval to abate public nuisance items at the Jordan Residence located 1930 East Minton Dr. The applicant is the City of Tempe. (CE226242)

- David Rich, Code Inspector, gave the following overview of this case:
 - o Inspector Rich requested a 180-day open abatement for 1930 East Minton Drive.
 - This case was initiated on 10/17/2022 for deteriorating landscape, unregistered vehicles, junk/debris, lawn parking and illegal structures in the rear yard.
 - Numerous complaints have been submitted to the Code Compliance Division
 - Three (3) citations have been issued and the property owner has failed to pay the fee and they
 were sent to collections.
 - The inspector then presented photos taken earlier in the day showcasing the violations on site.
- Shawn Daffara stated no contact has been made by the property owner or any other member of the public to speak on behalf of this case.
- Hearing Officer MacDonald approved the 180-day open abatement request found in CE226242.

5. Agenda Item No. 5

Request approval to abate public nuisance items at the Flores Revocable Living Trust located 2413 W. Dunbar Dr. The applicant is the City of Tempe. (CE231333)

- Hector Heredia, Code Inspector, gave the following overview of this case:
 - Inspector Heredia requested a 180-day open abatement for 2413 West Dunbar Drive.
 - The case was initiated on 3/08/23 for deteriorating landscape in front and rear yards and unregistered/inoperable vehicles.
 - o Two (2) complaints have been submitted to the Code Compliance Division
 - Two (2) citations were also issued. The property owner did not pay the fee and it was sent to collections.
 - The inspector then presented photos taken earlier in the day showcasing the violations on site.
- Shawn Daffara stated no contact has been made by the property owner or any other member of the public to speak on behalf of this case.
- Hearing Officer MacDonald approved the 180-day open abatement request found in CE231333.

ANNOUNCEMENTS

• Shawn Daffara announced the next Hearing Officer meeting is scheduled to take place on October 17, 2023 in the Tempe City Council Chambers and broadcast live through Tempe 11.

With no further business, the public hearing adjourned at 5:35 PM.

Prepared by: Cassidy Hernandez Reviewed by: Drew Yocom

Drew Yocom, Code Compliance Administrator For Vanessa MacDonald, Hearing Officer

DY: ch



PLANNING APPLICATION SUBMITTED FOR 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



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** Jordan Property Abatement R1-6 ZONING PROJECT ADDRESS SUITE(S) 1930 E MINTON DR TEMPE, AZ 85282 PROJECT DESCRIPTION PARCEL No(s) Abatement of CE226242 П 133-36-453 10/03/2023 PROPERTY OWNER INFORMATION - REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K **BUSINESS NAME ADDRESS CONTACT NAME** CITY STATE ZIP **EMAIL** PHONE 1 PHONE 2 I hereby authorize the applicant below to process this application with the City of Tempe. PROPERTY OWNER SIGNATURE | X DATE or attach written statement authorizing the applicant to file the application(s) APPLICANT INFORMATION - REQUIRED COMPANY / FIRM NAME **ADDRESS** Clty of Tempe Code Enforcement 21 E. 6th St. #208 **CONTACT NAME** STATE David Rich/ Code Inspector ΑZ 85281 Tempe **EMAIL** PHONE 1 PHONE 2 david_rich@tempe.gov (480) 350-5011 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 2023 BUSINESS INFORMATION - REQUIRED FOR USE PERMITS & SIGN DPR **BUSINESS NAME ADDRESS CONTACT NAME** CITY STATE ZIP TYPE OF BUSINESS PHONE **EMAIL** APPLICATION SPECIFIC REQUEST FOR CITY USE ONLY (Check all that apply) (See for types) (Planning record tracking numbers) PRELIMINARY SITE PLAN REVIEW A. SPR В. **ADMINISTRATIVE APPLICATIONS** ADM C. **VARIANCES** VAR D, **USE PERMITS / USE PERMIT STANDARDS** ZUP E. **ZONING CODE AMENDMENTS** ZOA ZON F. PLANNED AREA DEVELOPMENT OVERLAYS PAD REC G. SUBDIVISION / CONDOMINIUM PLATS SBD REC H. **DEVELOPMENT PLAN REVIEW** DPR I. **APPEALS** J. **GENERAL PLAN AMENDMENTS GPA** K. **ZONING VERIFICATION LETTERS** ZVL Ø L. **ABATEMENTS** CE CM M. SIGN TYPE K GO SE **TOTAL NUMBER OF APPLICATIONS** FOR CITY USE ONLY DS TRACKING# **FILE APPLICATION WITH** DATE RECEIVED (STAMP) VALIDATION OF PAYMENT (STAMP) CE / CM / IP TRACKING # PL TRACKING # SPR TRACKING # **TOTAL APPLICATION FEES** (if 2nd or 3rd submittal, please use Planning **RECEIVED BY INTAKE STAFF (INITIALS)** Resubmittal Form)



8/31/23 CODE INSPECTOR FINDINGS

DATE:

08/31/2023

TO:

Jack Scofield, Sr. Code Inspector

FROM:

David Rich, Code Inspector

SUBJECT:

CE226242, Jordan Property Abatement

LOCATION: 1930 E. MINTON DR. TEMPE, AZ 85282

LEGAL:

CONTINENTAL EAST 3

PARCEL:

133-36-453

OWNER:

AARON JORDAN

1930 E. MINTON DR TEMPE. AZ 85282

FINDINGS:

10/17/2022 The Code Compliance Division received a complaint for this property for deteriorated landscape, unregistered vehicle, junk, trash, and debris, lawn parking, and structures in the front and back yard.

10/18/2022 An inspection conducted by Code Inspector Cody Oas, found that the property was in violation for grass and weeds in a gravel landscape, items stored in the front, sides, and back yard of the property. There was a vehicle parked in the lawn and a trailer parked in the setback. A notice was mailed to the owner, Aaron Jordan.

11/01/2022 There had been no change to the property, besides the trailer being removed from being parked in the setback. A final notice was mailed to the owner, from Inspector Cody Oas.

11/17/2022 The case has been turned over to me, inspector Julie Scofield. Went to the property. There was a lot of items in the front and back yard. A van was parked in the yard. A final notice was mailed and emailed to the owner.

12/05/2022 Issued a citation to the property owner for the junk, trash, and debris. Citation # 1702583. Pictures were taken to show the condition of the property. A notice was mailed regarding the structures in the back yard.

12/06/2022 Received an anonymous complaint for junk, trash, debris, lawn parking, and inoperable vehicle.

12/07/2022 Received an anonymous complaint for junk, trash, and debris.

12/21/2022 Requested bids to have the property abated. Also mailed a final notice for the structures in the back yard and an unregistered vehicle now in the driveway.

01/04/2023 Received an anonymous complaint for inoperable/ unregistered vehicle.

01/06/2023 Issued Citation #1702584 for Structures in the Back Yard/ Front Yard.

01/23/2023 Received an anonymous complaint for junk, trash, and debris.

02/02/2023 Received an anonymous complaint for junk, trash, and debris and for inoperable/ unregistered vehicle.

02/07/2023 Issued second Citation #1702586 for the Accessory Building. 180 Open Abatement was approved by Hearing Officer.

03/08/2023 and 03/08/2023 Abatement was conducted to bring property into compliance.

04/26/2023 Received an anonymous complaint for junk, trash, and debris, and for structures built in the back yard.

06/01/2023 Abatement conducted to bring property into compliance. Owner interfered and prevented the abatement from being completed.

07/27/2023 Abatement conducted and property brought into compliance.

08/25/2023 Case reassigned to David Rich. Issued Citation #1790000 for junk, trash and debris, Trailer in the Setback and Habitual Offender. Notice was mailed for Deteriorated Pool with green stagnant water.

08/30/2023 Mailed Notice of Intent to Abate to the property owner.

RECOMMENDATIONS:

I recommend an abatement of the nuisance violation at the property located at 1930 E. Minton Dr., due to property owner's failure to bring property into compliance with Tempe City Code 21-3. b.8., 21-3. b.3, 21-3. b.1, and 21-3.b.16. Mr. Jordan was issued multiple notices. Multiple citations were issued and some have gone to collections. There has been no indication that the property owner will bring the property into compliance. The property represents a health/safety issue 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. I also request that the abatement be approved for 180 days.

Respectfully submitted,

David Rich Code Inspector

ACTION TAKEN: _____Submit

NAME

DATE: - 40/31/ 8/31/23



8/31/23 NOTICE OF INTENT TO ABATE PUBLIC NUISANCE AND BID



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 08/31/2023 CASE #: CE226242

JORDAN AARON 1930 E MINTON DR TEMPE, AZ 85282

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

LOCATION: 1930 E MINTON DR TEMPE, AZ 85282

PARCEL: 13336453

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers 10/03/2023. 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.16

Swimming pool that is deteriorated or presents a health hazard

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

PLEASE REMOVE AND OR PROPERLY DISCARD THE ITEMS IN THE FRONT, SIDES, AND BACK YARD OF THE PROPERTY. THIS INCLUDES THE FURNITURE, CHAIRS, TIRES, REFRIGERATOR, TRASH, ANY HOUSEHOLD ITEMS, AND ANY OTHER MISCELLANEOUS ITEMS.

CC 21-3.b.16

PLEASE RESTORE POOL WATER TO A CLEAN AND CLEAR STATE. ALL ALGEA, DIRT, AND DEBRIS MUST BE REMOVED FROM POOL.

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 \$5,211.00. 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: David Rich Phone Number: 480-350-5011 E-mail: David_Rich@tempe.gov



August 30, 2023

City of Tempe Attn: Julie Scofield Code Compliance Inspector

RE: Clean-Up at 1930 E. Minton 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 at 1930 E. Minton Dr, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

Scope of Work

Remove junk, trash and debris from the front and backyard
 Police presence on-site for the duration of the service

Total = \$5,211.00

Respectfully,

Jose Hernandez



8/25/23 FINAL CORRECTION NOTICE



COMMUNITY DEVELOPMENT DEPARTMENT CODE COMPLIANCE FINAL CORRECTION NOTICE

08/25/2023

JORDAN AARON 1930 E MINTON DR TEMPE, AZ 85282

Case #: CE226242

Site Address: 1930 E MINTON DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 08/25/2023 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.16	Swimming pool that is deteriorated or presents a health hazard	
DI FASE TAKE	THE FOLLOWING CORRECTIVE ACTION	SITE REINSP ON OR AFTER
CC 21-3.b.16	PLEASE RESTORE POOL WATER TO A CLEAN AND CLEAR STATE. ALL ALGEA, DIRT, AND DEBRIS MUST BE REMOVED FROM POOL.	9/8/2023

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

David Rich Code Inspector Direct: 480-350-5011

Code Compliance: 480-350-4311 Email:David Rich@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.



12/21/22 FINAL CORRECTION NOTICE



COMMUNITY DEVELOPMENT DEPARTMENT CODE COMPLIANCE FINAL CORRECTION NOTICE

12/21/2022

AARON JORDAN 1930 E. MINTON DR. TEMPE, AZ 85283

Case#: CE226242

Site Address: 1930 E. MINTON DR. TEMPE, AZ 85283

SITE REINSPECTION ON OR AFTER: 01/04/2023

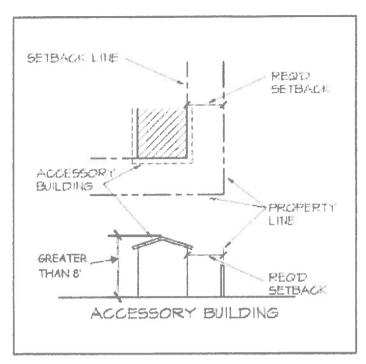
This is a notice to inform you that this site was inspected on 12/21/2022 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

VIOLATION SECTION:

Section 3-401 Accessory Buildings, Uses and Structures.

- A. **Applicability.** Accessory buildings, uses and structures shall be incidental to the principal use. They must occupy less floor area, cover less lot area, and have a use that is secondary to the primary structure(s) and use(s) on the property. Buildings, structures (e.g., fence, carport, deck, etc.), and uses may all function as "accessory," subject to the provisions below.
- B. Accessory Uses. Accessory buildings may be used for home occupations in reference to Section 3-412.
- C. **Accessory Building.** Buildings that exceed two hundred (200) square feet in area or eight (8) feet in height are accessory buildings (e.g., freestanding garages, large sheds, workshops, etc.). Such buildings are permitted on properties in *single-family* residential districts or with a *single-family* use, subject to the following:
 - 1. Use. Accessory buildings used as a dwelling shall comply with the provisions identified forguest quarters, pursuant to Section 3-411, and for accessory dwellings, pursuant to Section 3-402.
 - 2. Setback.
 - a. Accessory buildings shall not be located in the required front yard and street sideyard building setbacks. Such buildings shall be setback at least three (3) feet from all side and rear property lines. An additional one (1) foot setback is required for every additional foot in height above nine (9) feet, up to fifteen (15) feet in height. Refer to Table 3-401(C)(1). This requirement may be reduced to the minimum setback standards required in the district, subject to approval of a Use Permit Standard, pursuant to Section 6-308;
 - b. Accessory buildings in the AG district shall comply with the setback standards required in the district;
 - c. When adjacent to a dedicated public alley, the side and rear *yard setbacks* for an *accessory building* shall be measured from the midpoint of the alley; and
 - d. Accessory buildings shall comply with required separation for applicable building codes.

Figure 3-401 C1
Accessory Building



3. Height.

- a. The maximum allowed building height shall be fifteen (15) feet. Additional height may be permitted up to the maximum height allowed in the district, subject to approval of a Use Permit, pursuant to Section 6-308; and
- b. In the AG district, accessory buildings may be erected to the maximum allowed height in the district.

TABLE 3-401 C1.		
Applicable to all Single-Family Residential Zoning districts or use except AG		
Building Height	Setback (Sides / Rear)	
0' to 8'-0"	No setback required	
8'-1" to 9'0"	3' min. setback	
9'-1" to 10'0"	4' min. setback	
10'-1" to 11'0"	5' min. setback	
11'-1" to 12'0"	6' min. setback	
12'-1"—13'0"	7' min. setback	
13'-1" to 14'0"	8' min. setback	
14'-1" to 15'0"	9' min. setback	
15'-1" +	9' min. setback	

Figure 3-401 C2.
Accessory Building Height

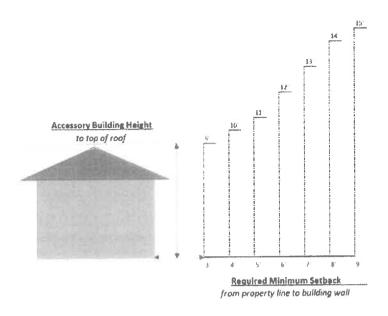
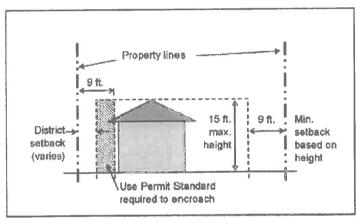
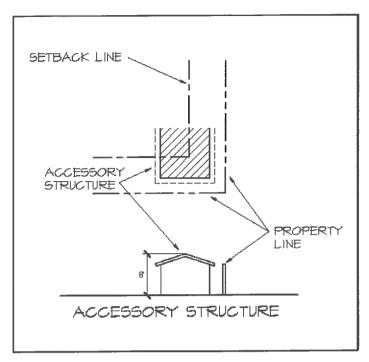


Figure 3-401 C3.
Accessory Building Envelope Example



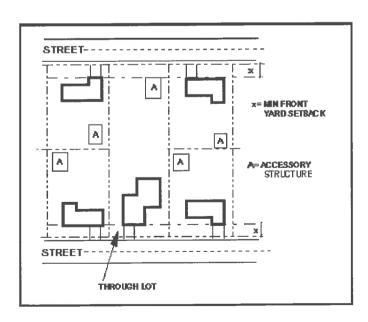
- 4. Area. Lot coverage, as defined in this Code, for accessory buildings shall be included in the overall maximum allowed in the district.
- D. Accessory Structure. Accessory structures (e.g., ramadas, small sheds) are structures that are a maximum of two hundred (200) square feet in area and equal to or less than eight (8) feet in height. A structure that exceeds this building area or height shall be considered an accessory building. Such structures are permitted in single-family residential districts or with a single-family use, subject to the following:

Figure 3-401 D1.
Accessory Structure



- 1. Accessory structures shall not be located in the required front *yard buildingsetback*. An accessory *structure* may be located in the required rear, side, and street side *yardsetbacks* provided that required separation for applicable building codes is provided.
- 2. On a *through lot*, an accessory *structure* shall not be located closer to the rear *property line* than the distance required for the front *yard buildingsetback*; and

Figure 3-401 D2. Through Lot



3. Lot coverage, as defined in this Code, for accessory structures shall be included in the overall maximum allowed in the district.

Violation of City of Tempe Code 21-3-B-3

Any inoperable or unregistered vehicle, or parts thereof, outside of or under a roof area not enclosed by walls, doors or windows of any building on any lot, except the safe and neat keeping of:

- Substantially complete inoperable or unregistered vehicles with inflated tires under the roof area a. of any building:
- A vehicle undergoing repair, titled to the owner or resident of the property, provided that the repair b. is complete within fourteen (14) days after the repair was begun, provided that not more than three (3) such fourteen (14) day repairs will be permitted in any twelve (12) month period;
- Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in a C. backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the city code;
- Lawful commercial activities involving vehicles as allowed by the Zoning and Development Code; d.
- Operable, off-road vehicles, under the roof area of any building, or in a backyard area, screened e. by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the city code.

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION:

- 1: PLEASE MOVE ALL ACCESSORY BUILDINGS AND OR STRUCTURES TO PROPER LOCATION FOLLOWING THE STANDARDS OF THE SIDE AND BACK YARD SETBACKS. THIS MAY REQUIRE LOWERING THE HEIGHT/SIZE OF THE STRUCTURES AS WELL. THIS INCLUDES THE CARPORT SHADE/STRUCTURES IN THE BACK YARD OF THE PROPERTY. THE OTHER OPTION IS TO REMOVE THE STRUCTURES FROM THE BACK YARD.
- 2. VEHICLES OUT IN THE OPEN MUST BE REGISTERED AND APPEAR OPERABLE. PLEASE PROPERLY REGISTER ANY UNREGISTERED VEHICLE(S) WITH AZ MVD AND DISPLAY CURRENT PLATES AND OR TAGS. OR REMOVE THE VEHICLE(S) FROM THE FRONT OF THE PROPERTY.

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

Julie Scofield Code Inspector II E-Mail

Direct: 480-350-8951 Code Compliance: 480-350-8372 julie scofield@tempe.gov

Civil and Criminal Penalties

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

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).



12/5/22 CORRECTION NOTICE



COMMUNITY DEVELOPMENT DEPARTMENT CODE COMPLIANCE CORRECTION NOTICE

12/05/2022

AARON JORDAN 1930 E. MINTON DR. TEMPE, AZ 85283

Case#: CE226242

Site Address: 1930 E. MINTON DR. TEMPE, AZ 85283

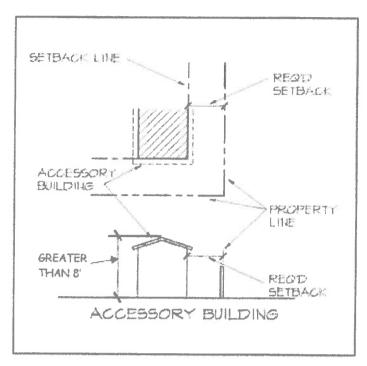
SITE REINSPECTION ON OR AFTER: 12/19/2022

This is a notice to inform you that this site was inspected on 12/05/2022 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.

VIOLATION SECTION:

Section 3-401 Accessory Buildings, Uses and Structures.

- A. **Applicability.** Accessory buildings, uses and structures shall be incidental to the principal use. They must occupy less floor area, cover less lot area, and have a use that is secondary to the primary structure(s) and use(s) on the property. Buildings, structures (e.g., fence, carport, deck, etc.), and uses may all function as "accessory," subject to the provisions below.
- B. Accessory Uses. Accessory buildings may be used for home occupations in reference to Section 3-412.
- C. **Accessory Building.** Buildings that exceed two hundred (200) square feet in area or eight (8) feet in height are *accessory buildings* (e.g., freestanding garages, large sheds, workshops, etc.). Such buildings are permitted on properties in *single-family* residential districts or with a *single-family* use, subject to the following:
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 - b. Accessory buildings in the AG district shall comply with the setback standards required in the district;
 - c. When adjacent to a dedicated public alley, the side and rear *yard setbacks* for an *accessory building* shall be measured from the midpoint of the alley; and
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3. Height.

- a. The maximum allowed building height shall be fifteen (15) feet. Additional height may be permitted up to the maximum height allowed in the district, subject to approval of a Use Permit, pursuant to Section 6-308; and
- b. In the AG district, accessory buildings may be erected to the maximum allowed height in the district.

TABI	E 3-401 C1.
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10'-1" to 11'0"	5' min. setback
11'-1" to 12'0"	6' min. setback
12'-1"—13'0"	7' min. setback
13'-1" to 14'0"	8' min. setback
14'-1" to 15'0"	9' min. setback
15'-1" +	9' min. setback

Figure 3-401 C2.
Accessory Building Height

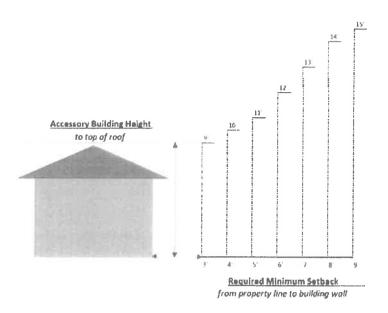
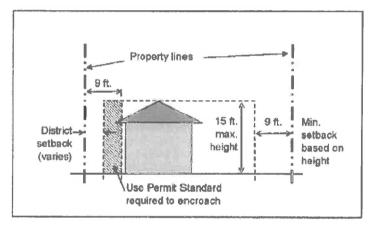
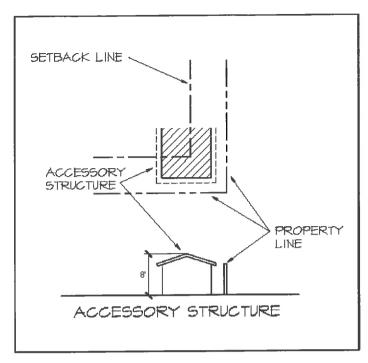


Figure 3-401 C3.
Accessory Building Envelope Example



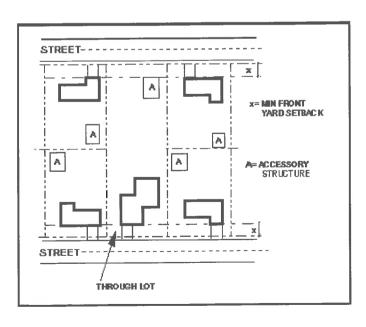
- 4. Area. *Lot coverage,* as defined in this Code, for *accessory buildings* shall be included in the overall maximum allowed in the district.
- D. Accessory Structure. Accessory structures (e.g., ramadas, small sheds) are structures that are a maximum of two hundred (200) square feet in area and equal to or less than eight (8) feet in height. A structure that exceeds this building area or height shall be considered an accessory building. Such structures are permitted in single-family residential districts or with a single-family use, subject to the following:

Figure 3-401 D1.
Accessory Structure



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 be located in the required rear, side, and street side yardsetbacks provided that required separation for
 applicable building codes is provided.
- 2. On a *through lot*, an accessory *structure* shall not be located closer to the rear *property line* than the distance required for the front *yard buildingsetback*; and

Figure 3-401 D2. Through Lot



3. Lot coverage, as defined in this Code, for accessory structures shall be included in the overall maximum allowed in the district.

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION:

. PLEASE MOVE ALL ACCESSORY BUILDINGS AND OR STRUCTURES TO PROPER LOCATION FOLLOWING THE STANDARDS OF THE SIDE AND BACK YARD SETBACKS. THIS MAY REQUIRE LOWERING THE HEIGHT/SIZE OF THE STRUCTURES AS WELL. THIS INCLUDES THE CARPORT SHADE/STRUCTURES IN THE BACK YARD OF THE PROPERTY. THE OTHER OPTION IS TO REMOVE THE STRUCTURES FROM THE BACK YARD.

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

Julie Scofield Code Inspector II E-Mail Direct: 480-350-8951 Code Compliance: 480-350-8372 julie_scofield@tempe.gov

Civil and Criminal Penalties

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

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).



11/17/22 FINAL CORRECTION NOTICE



COMMUNITY DEVELOPMENT DEPARTMENT CODE COMPLIANCE FINAL CORRECTION NOTICE

11/17/2022

JORDAN AARON 1930 E MINTON DR TEMPE, AZ 85282

Case #: CE226242

Site Address: 1930 E MINTON DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 11/17/2022 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.4	To permit outside of any single-family or multifamily dwelling or accessory building any camper, vehicle or parts thereof in the front or side area of the building visible from the street that is not on an improved area intended for parking
CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches

PLEASE TAKE T	HE FOLLOWING CORRECTIVE ACTION	ON OR AFTER
CC 21-3.b.1	PLEASE REMOVE AND OR PROPERLY DISCARD THE ITEMS IN THE FRONT, SIDES, AND BACK YARD OF THE PROPERTY. THIS INCLUDES THE FURNITURE, CHAIRS, TIRES, REFRIGERATOR, TRASH, ANY HOUSEHOLD ITEMS, AND ANY OTHER MISCELLANEOUS ITEMS.	12/1/2022
CC 21-3.b.4	PLEASE DO NOT PARK OR ALLOW ANYONE TO PARK IN THE LANDSCAPING AREA OF THE FRONT AND OR SIDE OF THE PROPERTY. ADDITIONAL PARKING MUST MEET REQUIREMENTS OF 21-3-B-4. THIS INCLUDES ANY VEHICLES OR TRAILERS PARKED IN FRONT YARD.	12/1/2022
CC 21-3.b.8	PLEASE REMOVE ALL GRASS AND OR WEEDS FROM THE FRONT AND OR SIDES OF THE PROPERTY IN THE GRAVEL LANDSCAPED AREAS. ALL GRAVEL LANDSCAPES MUST BE MAINTAINED FREE AND CLEAR OF ANY UNCONTROLLED GROWTH REGARDLESS OF HEIGHT. THIS INCLUDES THE EAST SIDE OF DRIVEWAY.	12/1/2022

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

Julie Scofield Code Inspector Direct: 480-350-8951

Code Compliance: 480-350-4311 Email: julie scofield@tempe.gov

IF THE VIOLATION(S) ARE NOT CORRECTED ON OR BY 12/1/2022, CITATIONS MAY BE ISSUED.

CITE DEINICE

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.



11/1/22 FINAL CORRECTION NOTICE



COMMUNITY DEVELOPMENT DEPARTMENT CODE COMPLIANCE FINAL CORRECTION NOTICE

11/01/2022

JORDAN AARON 1930 E MINTON DR TEMPE, AZ 85282

Case #: CE226242

Site Address: 1930 E MINTON DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 11/01/2022 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.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.4	To permit outside of any single-family or multifamily dwelling or accessory building any camper, vehicle or parts thereof in the front or side area of the building visible from the street that is not on an improved area intended for parking
CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches

	HE FOLLOWING CORRECTIVE ACTION	ON OR AFTER
CC 21-3.b.1	PLEASE REMOVE AND OR PROPERLY DISCARD THE ITEMS IN THE FRONT, SIDES, AND BACK YARD OF THE PROPERTY. THIS INCLUDES THE FURNITURE, CHAIRS, TIRES, REFRIGERATOR, TRASH, ANY HOUSEHOLD ITEMS, AND ANY OTHER MISCELLANEOUS ITEMS.	11/15/2022
CC 21-3.b.4	PLEASE DO NOT PARK OR ALLOW ANYONE TO PARK IN THE LANDSCAPING AREA OF THE FRONT AND OR SIDE OF THE PROPERTY. ADDITIONAL PARKING MUST MEET REQUIREMENTS OF 21-3-B-4. THIS INCLUDES THE BLUE CAR IN FRONT YARD.	11/15/2022
CC 21-3.b.8	PLEASE REMOVE ALL GRASS AND OR WEEDS FROM THE FRONT AND OR SIDES OF THE PROPERTY IN THE GRAVEL LANDSCAPED AREAS. ALL GRAVEL LANDSCAPES MUST BE MAINTAINED FREE AND CLEAR OF ANY UNCONTROLLED GROWTH REGARDLESS OF HEIGHT. THIS INCLUDES THE EAST SIDE OF DRIVEWAY.	11/15/2022

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

Cody Oas Code Inspector

Direct: 480-858-2142

Code Compliance: 480-350-4311 Email: Cody_Oas@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.



10/18/22 CORRECTION NOTICE



COMMUNITY DEVELOPMENT DEPARTMENT CODE COMPLIANCE CORRECTION NOTICE

10/18/2022

JORDAN AARON 1930 E MINTON DR TEMPE, AZ 85282

Case #: CE226242

Site Address: 1930 E MINTON DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 10/18/2022 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.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.4	To permit outside of any single-family or multifamily dwelling or accessory building any camper, vehicle or parts thereof in the front or side area of the building visible from the street that is not on an improved area intended for parking
ZDC 4-602.B.7	Recreational vehicles and unmounted truck campers, exceeding twenty-one (21) feet in length and all boats and trailers shall not be parked in the required front yard building setback or required street yard setback
CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches

PLEASE TAKE T	HE FOLLOWING CORRECTIVE ACTION	SITE REINSP ON OR AFTER
CC 21-3.b.1	PLEASE REMOVE AND OR PROPERLY DISCARD THE ITEMS IN THE FRONT, SIDES, AND BACK YARD OF THE PROPERTY. THIS INCLUDES THE FURNITURE, CHAIRS, TIRES, REFRIGERATOR, TRASH, ANY HOUSEHOLD ITEMS, AND ANY OTHER MISCELLANEOUS ITEMS.	11/1/2022
CC 21-3.b.4	PLEASE DO NOT PARK OR ALLOW ANYONE TO PARK IN THE LANDSCAPING AREA OF THE FRONT AND OR SIDE OF THE PROPERTY. ADDITIONAL PARKING MUST MEET REQUIREMENTS OF 21-3-B-4. THIS INCLUDES THE BLUE CAR IN FRONT YARD.	11/1/2022
ZDC 4-602.B.7	PLEASE EMPTY AND OR REMOVE/MOVE TRAILER IN DRIVEWAY. IN ORDER TO KEEP IT IN THE FRONT OF THE PROPERTY IT MUST BE BEYOND THE SETBACK OF 20 FEET.	11/1/2022
CC 21-3.b.8	PLEASE REMOVE ALL GRASS AND OR WEEDS FROM THE FRONT AND OR SIDES OF THE PROPERTY IN THE GRAVEL LANDSCAPED AREAS. ALL GRAVEL LANDSCAPES MUST BE MAINTAINED FREE AND CLEAR OF ANY UNCONTROLLED GROWTH REGARDLESS OF HEIGHT. THIS INCLUDES THE EAST SIDE OF DRIVEWAY.	11/1/2022

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

Cody Oas Code Inspector

Direct: 480-858-2142

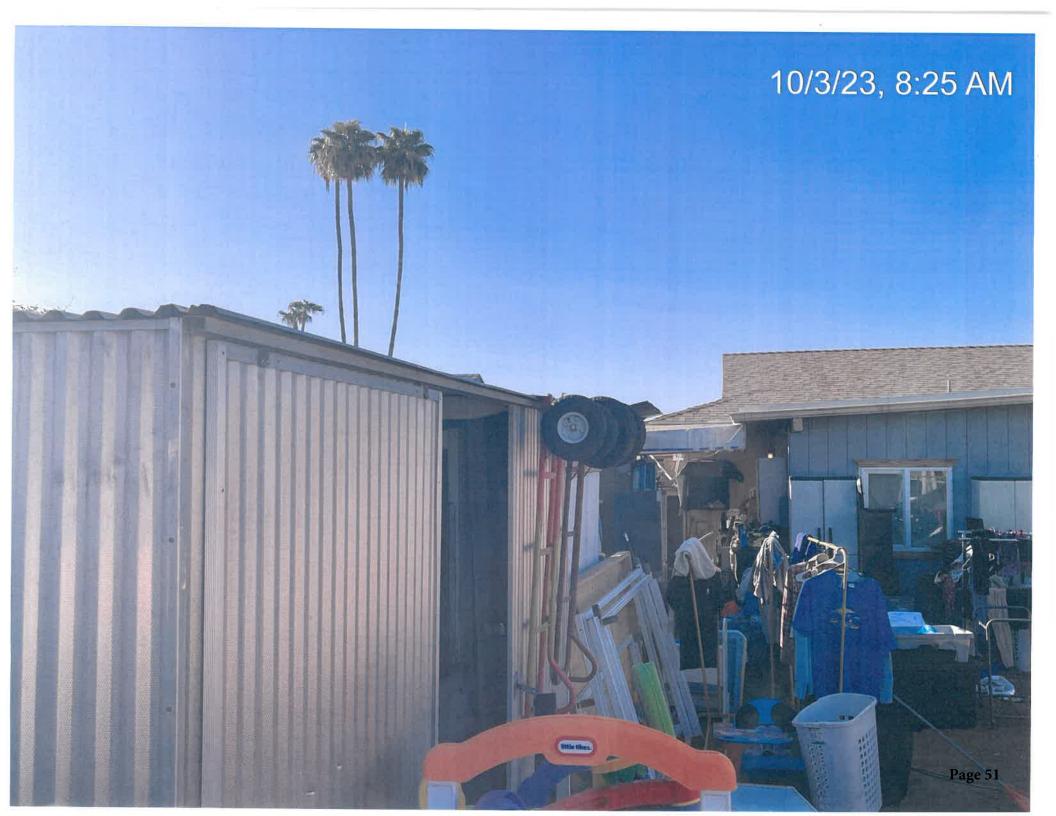
Code Compliance: 480-350-4311 Email: Cody_Oas@tempe.gov

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.



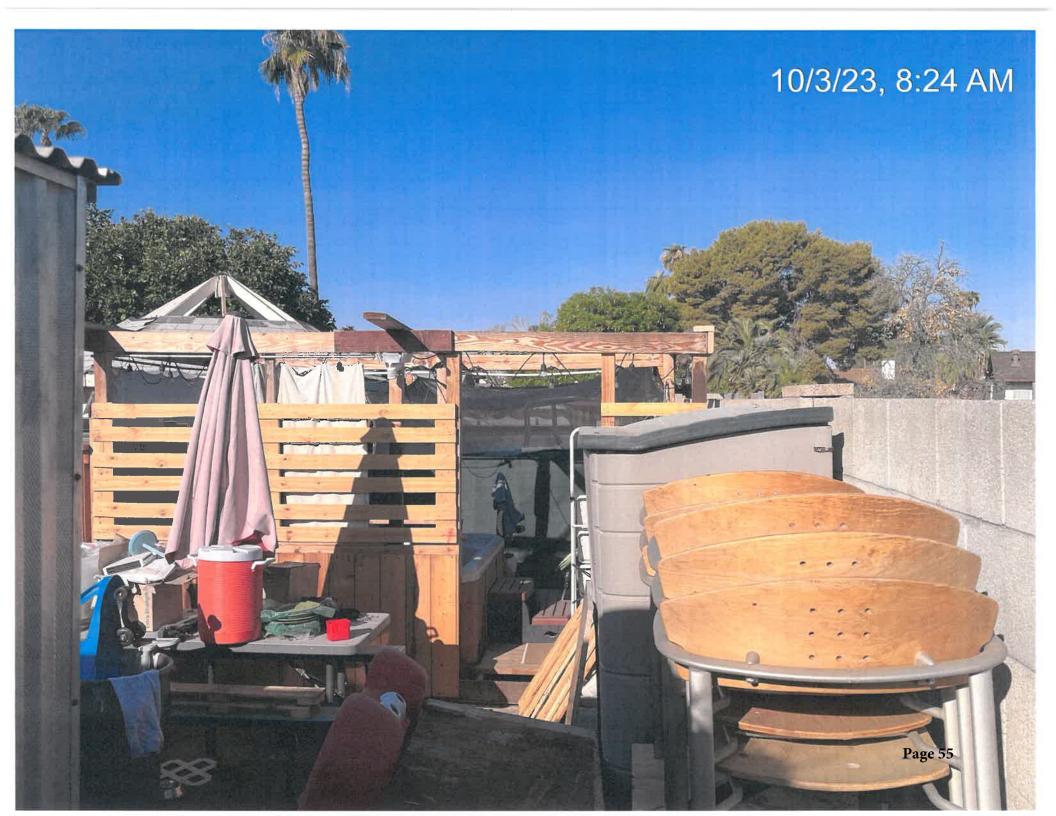
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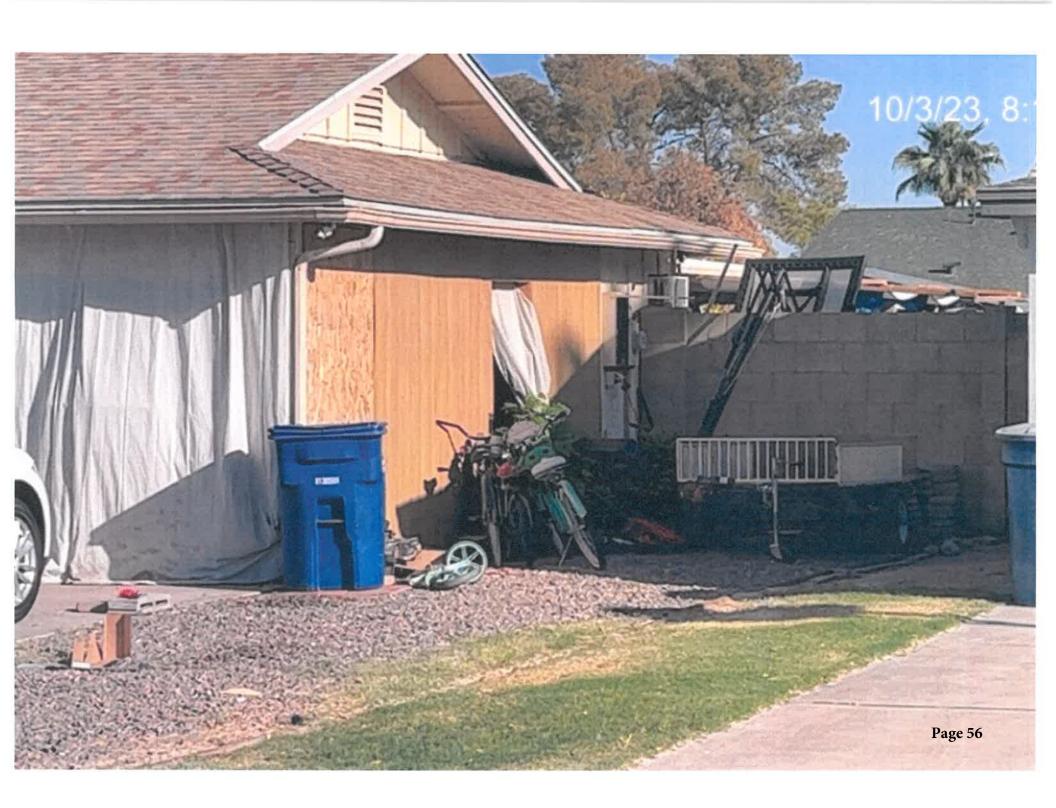


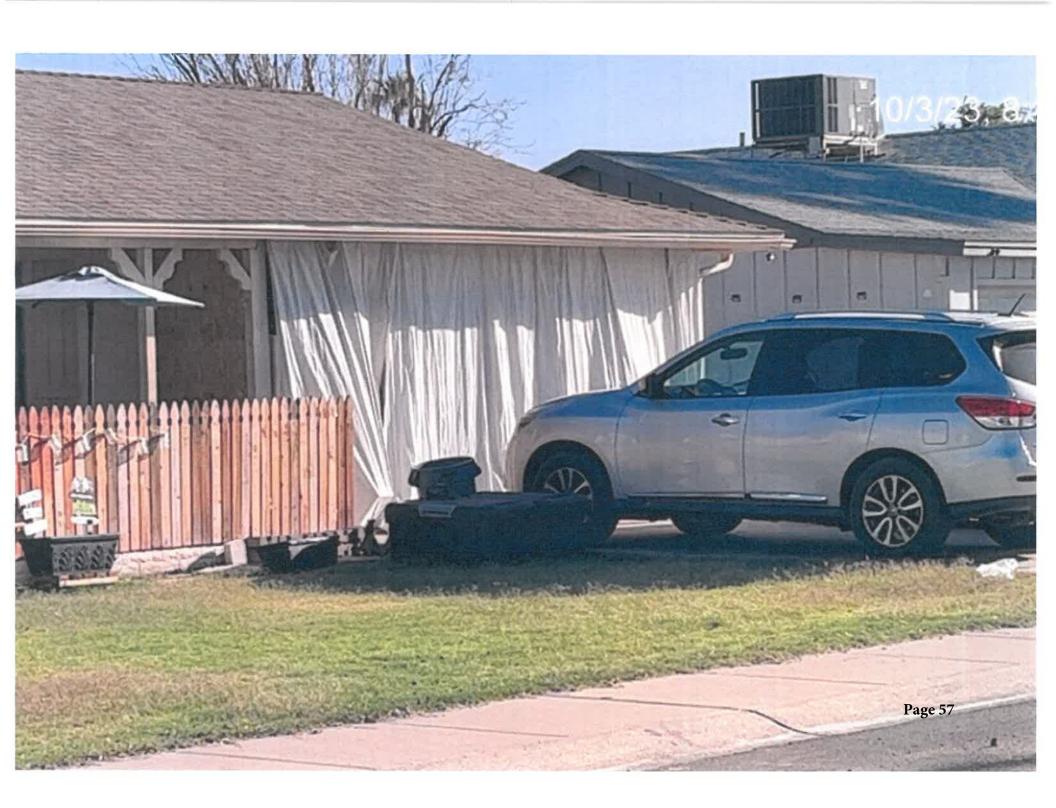






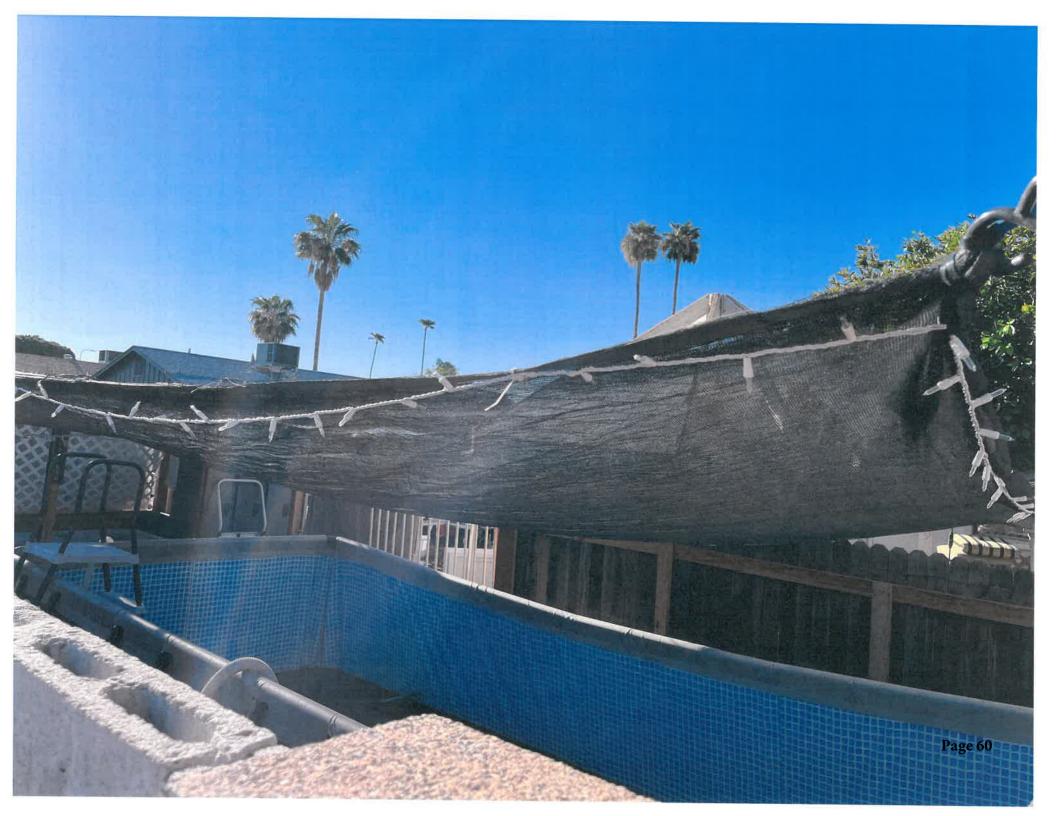




















ARIZONA TRAFFIC TICKETS AND COMPLAINTS

City of Tempe Maricopa County State of Arizona



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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.



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City of Tempe Maricopa County State of Arizona

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COMPLAINT



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City of Tempe Maricopa County State of Arizona



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ordinance violation and you fail to appear as directed in this complaint, a lefault judgement will be entered, and

a monetary penalty will be imposed.

COMPLAINT



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City of Tempe Maricopa County, State of Arizona



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Civil:	W	ithout admir	tting	responsibil	ity, I a	cknowledg	e receip	t of this	s compla	int.	descrip	that upon	reasor y to lav	nable gi w and l	rounds have	l believe serve r l a	the de	fendent	committ	od the eat
X _	Maile	d/ce	RI								delend	2.11	16	ml					20.	22
Comr	nents:	/					-	2			Comp	airlant 14/	2	1)	16	6		<	PSN	
<mark>Juver</mark> Failur	nile Notifica e to appear	or comply a	as or	dered will	21	nd c	1/10	24	on					e.						
result licens	in a susp e/driving o	ension of	your	driver's		7	411	10	المسا	7										
or rea	ch your 18t	h birthday.	lnii	tials		_ /	> 70	XU	1,0		Date Is	ssued if not	violatio	n 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



¹⁷⁰Page 68