
**CITY OF TEMPE
HEARING OFFICER**

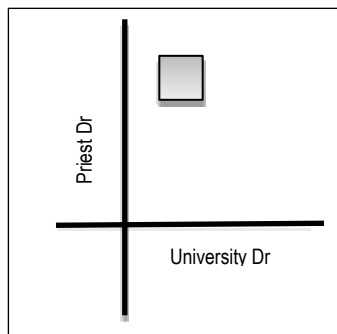
**Meeting Date: 05/07/2024
Agenda Item: 2**

ACTION: Request approval to abate public nuisance items at the RALSTON PROPERTY located at 1310 W. 5th Street. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$2611.00 for abatement request: Remove junk/debris, high grass and weeds and secure the unsafe structures

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 RALSTON 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 CE231341: Removal of junk/debris, high grass and weeds, and secured unsafe structures(s)



Property Owner
Applicant
Zoning District:
Code Compliance
Inspector:

Charles E. Ralston Trust
City of Tempe – Code Compliance
R-2: Multi Family Residential District
Melissa Ensing

ATTACHMENTS: Supporting Attachment

STAFF CONTACT: Jack Scofield, Code Administrator (480-350-8967)

Department Director: Jeffrey Tamulevich, Department Director
Legal review by: N/A
Prepared by: Shawn Daffara, CPTED Coordinator
Reviewed by: Jack Scofield, Code Administrator

COMMENTS:

Code Compliance is requesting approval to abate the RALSTON PROPERTY located at 1310 W. 5th St in the R-2, Multi-Family Residential District. This case was initiated 03/03/2023, 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	RALSTON PROPERTY ABATEMENT	EXISTING ZONING	R2 <input type="checkbox"/>
PROJECT ADDRESS	1310 W 5TH ST., TEMPE, AZ 85281	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	ABATEMENT OF CE231341 MAY 07, 2024	PARCEL No(s)	124-28-036B <input type="checkbox"/>

PROPERTY OWNER INFORMATION - REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)			
BUSINESS NAME		ADDRESS	1310 W. 5TH ST.
CONTACT NAME	Charles E Ralston Trust c/o Charles E. Ralston	CITY	Tempe
EMAIL		STATE	AZ
		ZIP	85281
		PHONE 1	
		PHONE 2	

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

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

APPLICANT INFORMATION - REQUIRED			
COMPANY / FIRM NAME	CITY OF TEMPE/CODE ENFORCEMENT	ADDRESS	21 E. 6TH STREET, SUITE 208
CONTACT NAME	MELISSA ENSING/CODE INSPECTOR	CITY	TEMPE
EMAIL	melissa_ensing@tempe.gov	STATE	AZ
		ZIP	85281
		PHONE 1	480-858-2085
		PHONE 2	

I hereby attest that this application is accurate and the submitted documents are complete. I acknowledge that if the application is deemed to be incomplete it will be returned to me without review, to be resubmitted with any missing information.

APPLICANT SIGNATURE	X	DATE	03/19/2024
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BUSINESS INFORMATION - REQUIRED FOR USE PERMITS & SIGN DPRS			
BUSINESS NAME		ADDRESS	
CONTACT NAME		CITY	
		STATE	
		ZIP	
TYPE OF BUSINESS		PHONE	
		EMAIL	

APPLICATION (Check all that apply)	QTY	SPECIFIC REQUEST (See Planning & Zoning Fee Schedule for types)	FOR CITY USE ONLY (Planning record tracking numbers)	
<input type="checkbox"/> A. PRELIMINARY SITE PLAN REVIEW			SPR	
<input type="checkbox"/> B. ADMINISTRATIVE APPLICATIONS			ADM	
<input type="checkbox"/> C. VARIANCES			VAR	
<input type="checkbox"/> D. USE PERMITS / USE PERMIT STANDARDS			ZUP	
<input type="checkbox"/> E. ZONING CODE AMENDMENTS			ZOA	ZON
<input type="checkbox"/> F. PLANNED AREA DEVELOPMENT OVERLAYS			PAD	REC
<input type="checkbox"/> G. SUBDIVISION / CONDOMINIUM PLATS			SBD	REC
<input type="checkbox"/> H. DEVELOPMENT PLAN REVIEW			DPR	
<input type="checkbox"/> I. APPEALS				
<input type="checkbox"/> J. GENERAL PLAN AMENDMENTS			GPA	
<input type="checkbox"/> K. ZONING VERIFICATION LETTERS			ZVL	
<input checked="" type="checkbox"/> L. ABATEMENTS			CE	CM
<input type="checkbox"/> M. SIGN TYPE K			GO	SE
TOTAL NUMBER OF APPLICATIONS	0			

FOR CITY USE ONLY			
DS TRACKING #		FILE APPLICATION WITH CE / CM / IP TRACKING #	DATE RECEIVED (STAMP)
PL TRACKING #			VALIDATION OF PAYMENT (STAMP)
SPR TRACKING # (if 2nd or 3rd submittal, please use Planning Resubmittal Form)			TOTAL APPLICATION FEES
			RECEIVED BY INTAKE STAFF (INITIALS)

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA



DATE: March 07, 2024
TO: Jack Scofield, Senior Code Inspector
FROM: Melissa Ensing, Code Inspector
SUBJECT: CE231341, Charles E. Ralston Trust c/o Charles Ralston Property Abatement

LOCATION: 1310 W 5th St. TEMPE, AZ 85281

PARCEL: 124280368

OWNER: CHARLES E. RALSTON TRUST C/O CHARLES E. RALSTON
1310 W. 5TH ST
TEMPE, AZ 85281

FINDINGS:

03/03/2023 I inspected property and observed deteriorated landscape. Grass and weeds growing in the dirt landscape in the front yard. There was a vehicle lawn parking in the front yard. I also observed trash, debris, wood, tires, tools, gas cans, a camper shell, and misc items in the front yard, driveway and courtyard. The fence was deteriorated along with the gate. Notice to comply mailed to owner.

04/05/2023 I inspected property and found no improvement other than the vehicle had been removed from the front yard landscape. I mailed final notice to comply to owner.

05/03/2023 Property caught fire. There is a chain link fence surrounding front of property with danger sign posted. I found another address for owner.

05/05/2023 I inspected property and observed some improvement with the landscape and the camper shell had been removed. There was graffiti on the fence at this time along with inoperable/unregistered vehicles in the driveway. I mailed an updated final notice to comply to the owner.

06/14/2023 I tried contacting owner Charles E. Ralston with two phone numbers and an email address I obtained from the City of Tempe Water Bill. The phone numbers are no longer in service.

06/26/2023 I inspected property and observed the fence had been painted covering the graffiti. The trash and debris was improved. The landscape was still deteriorated with grass and weeds in the dirt landscape. The front fence was still deteriorated. I spoke

with Cole Steinke. Cole stated he is the grandson of Charles Ralston. Cole stated Mr. Ralston had passed away and Cole would be receiving the deed to the property. I explained to Cole what violations needed to be corrected to bring the property into compliance. Cole stated he would clean up the property.

07/21/2023 Posted notice of intent to abate to property and mailed to property owner.

09/05/2023 Attended Hearing Officer for abatement. 180 day open Abatement was approved.

09/20/2023 Abated property

03/03/2024 180 day open abatement expired. Property in violation. I was not able to schedule abatement before expiration.

03/19/2024 Posted notice of intent to abate to property and mailed to property owner.

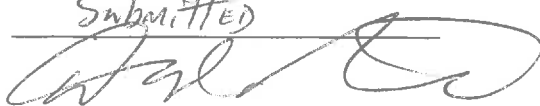
RECOMMENDATIONS:

I recommend an abatement of the nuisance violations at the property at 1310 W. 5th St. due to property owner's failure to bring property into compliance with Tempe City Code 21-3.B.1, 21-3.B.8, and 21-3.B.9. The Ralston Trust ownership has been given ample time to come into compliance and maintain the property. There has been no indication that the property owner will bring the property into compliance. The property represents a health hazard and an eyesore to the community.

Without the intervention of abatement, the property will continue to deteriorate. I therefore make a request to the City of Tempe Community Development Hearing Officer for authorization to abate this public nuisance in accordance with section 21-53 of the Tempe City Code and authorization of multiple abatements for a period not to exceed one hundred eighty (180) days from the previous abatement order.

Respectfully submitted,

Melissa Ensing
Code Inspector

ACTION TAKEN: Submitted
NAME: 
DATE: 3/22/2024



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 03/19/2024
CASE #: CE231341

**RALSTON CHARLES E TR C/O CHARLES E RALSTON
3220 E DENIM TRL
SAN TAN VLY, AZ 85143**

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

LOCATION: 1310 W 5TH ST TEMPE, AZ 85281
PARCEL: 12428036B

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers **05/07/2024**. 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
- CC 21-3.b.9** Dangerous, deteriorated, abandoned, partially destroyed or unfinished structure; vacated or abandoned building not securely closed with appropriate materials

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, TOOLS, TIRES, CAMPER SHELL, FURNITURE, CARPET AND OTHER MISC ITEMS FROM THE FRONT AND REAR YARDS, DRIVEWAY AND COURT YARD.**
- CC 21-3.b.8 TRIM OVER HEIGHT GRASS AND WEEDS IN THE FRONT YARD AND COURT YARD.**
- CC 21-3.b.9 SECURE STRUCTURE WITH APPROPRIATE MATERIALS.**

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 **\$2611.00**. 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



March 5, 2024

City of Tempe
Attn: Melissa Ensing
Code Compliance Inspector

RE: Clean-Up at 1310 W. 5th St.

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 1310 W. 5th St, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

Scope of Work

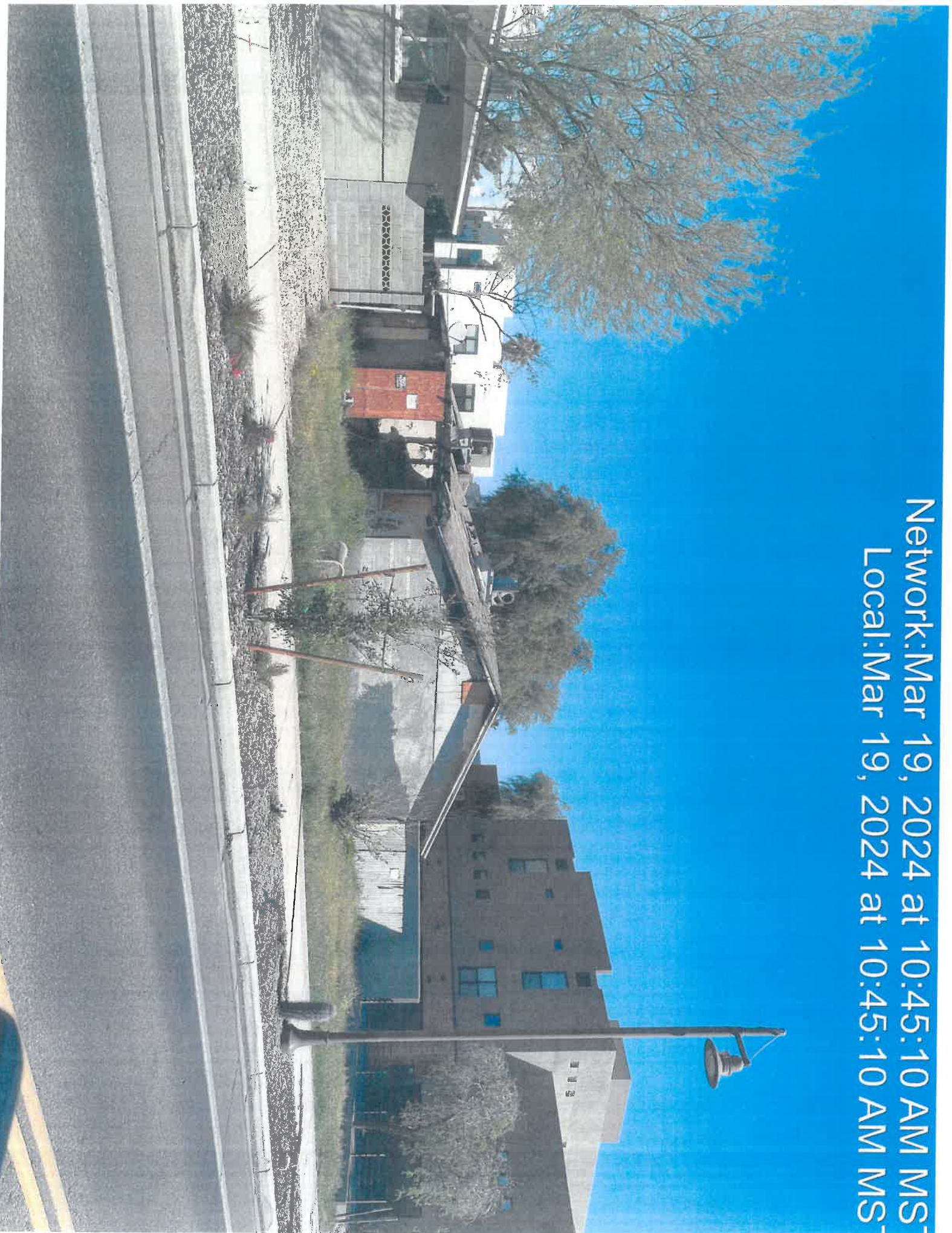
- Remove grass and weeds from the front yard/courtyard
- Remove trash and debris from front yard, driveway, and court yards
- Secure any opening to residence
- Haul off debris
- Police presence on-site for duration of the visit

Total: \$2,611.00

Respectfully,

Freddie Panzella

Network:Mar 19, 2024 at 10:45:10 AM MS-
Local:Mar 19, 2024 at 10:45:10 AM MS-



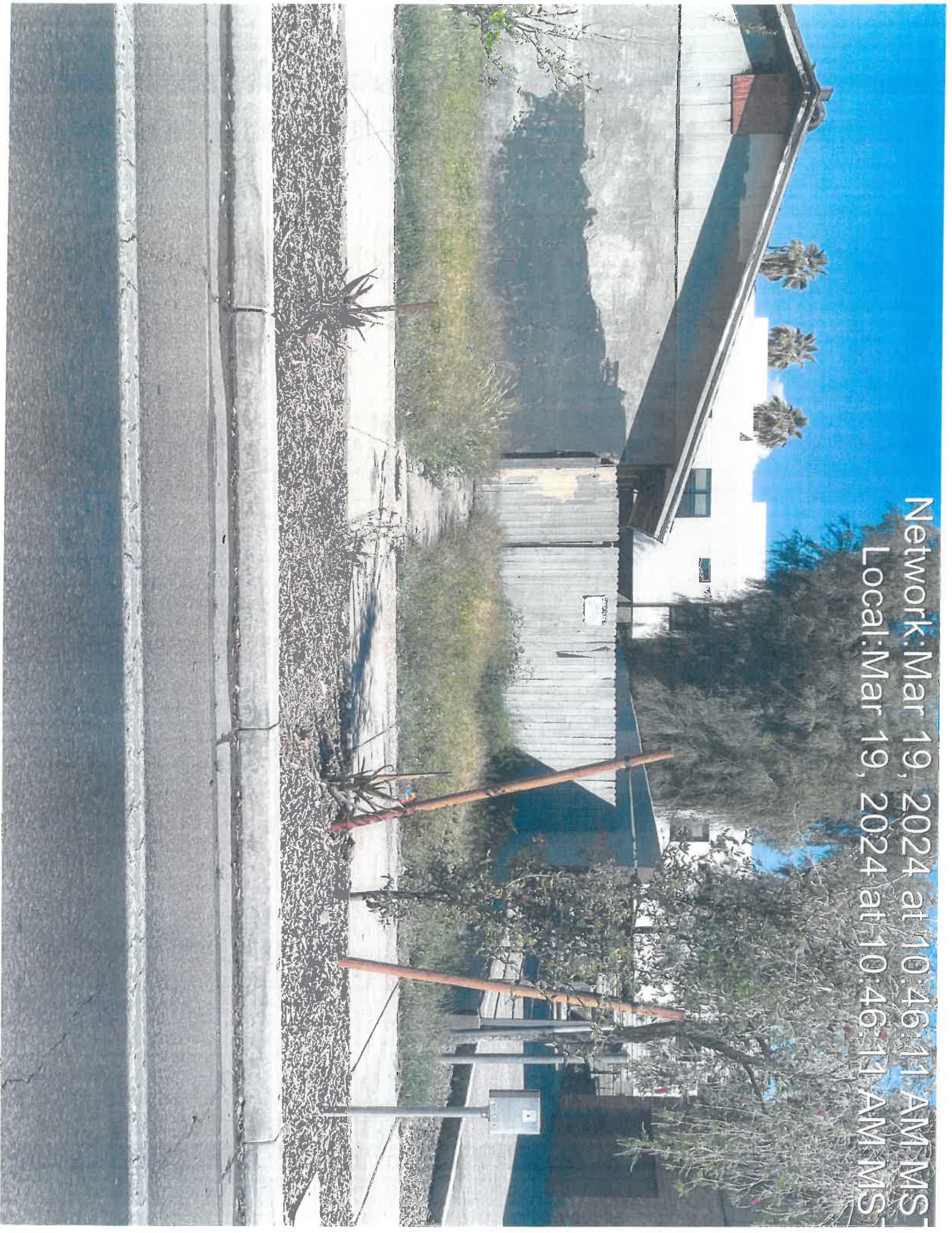
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Local: Mar 19, 2024 at 10:45:14 AM MS



Network:Mar 19, 2024 at 10:45:17 AM MST
Local:Mar 19, 2024 at 10:45:17 AM MST



Network: Mar 19, 2024 at 10:46:11 AM MS-
Local: Mar 19, 2024 at 10:46:11 AM MS-



Network:Mar 19, 2024 at 10:51:45 AM MS-
Local:Mar 19, 2024 at 10:51:45 AM MS-



Network: Mar 19, 2024 at 10:51:57 AM MST
Local: Mar 19, 2024 at 10:51:57 AM MST



Network:Mar 19, 2024 at 10:52:15 AM MST
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Network:Mar 19, 2024 at 10:53:13 AM MS
Local:Mar 19, 2024 at 10:53:13 AM MS





COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

03/06/2023

RALSTON CHARLES E TR
3220 E DENIM TRL
SAN TAN VLY, AZ 85143

Case #: CE231341
Site Address: 1310 W 5TH ST, UNITS 1 AND 2, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 03/03/2023 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.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance
CC 21-3.b.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.15	A wall or fence deteriorated in appearance or which constitutes a hazard
CC 21-4.a.2.e	Broken Window
CC 21-4.a.2.a	Any wood surfaces unprotected from the elements by paint or other protective treatment, except those naturally resistant to decay

**SITE REINSP
ON OR
AFTER**

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION

CC 21-3.b.1	REMOVE TRASH, DEBRIS, TOOLS, TIRES, CAMPER SHELL, FURNITURE, CARPET AND OTHER MISC ITEMS FROM THE FRONT AND REAR YARDS, DRIVEWAY AND COURTYARD.	4/5/2023
CC 21-3.b.8	TRIM OVER HEIGHT GRASS AND WEEDS IN THE FRONT YARD.	4/5/2023
CC 21-3.b.4	REMOVE VEHICLE INCLUDING KIA SORENTO FROM FRONT YARD LANDSCAPE.	4/5/2023
CC 21-3.b.15	REPAIR OR REPLACE DETERIORATED SECTIONS OF FRONT AND REAR YARD FENCE AND GATE. REPLACEMENT MATERIALS MUST BE CONSISTENT AND OF LIKE MATERIALS	4/5/2023
CC 21-4.a.2.e	REPAIR OR REPLACE BROKEN WINDOW.	4/5/2023
CC 21-4.a.2.a	PAINT AREAS OF THE RESIDENCE THAT HAS MISSING AND FADED PAINT. PAINT MUST BE COMPATIBLE WITH EXISTING PAINT.	4/5/2023

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

03/06/2023

RALSTON CHARLES E TR OR CURRENT RESIDENT
1310 W 5TH ST
TEMPE, AZ 85281

Case #: CE231341
Site Address: 1310 W 5TH ST, UNITS 1 AND 2 , TEMPE, AZ 85281

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CC 21-3.b.15	A wall or fence deteriorated in appearance or which constitutes a hazard
CC 21-4.a.2.e	Broken Window
CC 21-4.a.2.a	Any wood surfaces unprotected from the elements by paint or other protective treatment, except those naturally resistant to decay

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CC 21-4.a.2.a	PAINTE AREAS OF THE RESIDENCE THAT HAS MISSING AND FADED PAINT. PAINT MUST BE COMPATIBLE WITH EXISTING PAINT.	4/5/2023

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

04/05/2023

RALSTON CHARLES E TR
3220 E DENIM TRL
SAN TAN VLY, AZ 85143

Case #: CE231341
Site Address: 1310 W 5TH ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 04/05/2023 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.

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SITE REINSPECTION ON OR AFTER

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION

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CC 21-4.a.2.a	PAINT AREAS OF THE RESIDENCE THAT HAS MISSING AND FADED PAINT. PAINT MUST BE COMPATIBLE WITH EXISTING PAINT.	5/5/2023

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_Fnsing@tempe.gov

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COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
FINAL CORRECTION NOTICE

04/05/2023

RALSTON CHARLES E TR OR CURRENT RESIDENT
 1310 W 5TH ST
 TEMPE, AZ 85281

Case #: CE231341
 Site Address: 1310 W 5TH ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 04/05/2023 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.

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CC 21-4.a.2.e	Broken Window
CC 21-4.a.2.a	Any wood surfaces unprotected from the elements by paint or other protective treatment, except those naturally resistant to decay

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	REMOVE TRASH, DEBRIS, TOOLS, TIRES, CAMPER SHELL, FURNITURE, CARPET AND OTHER MISC ITEMS FROM THE FRONT AND REAR YARDS, DRIVEWAY AND COURT YARD.	5/5/2023
CC 21-3.b.8	TRIM OVER HEIGHT GRASS AND WEEDS IN THE FRONT YARD.	5/5/2023
CC 21-3.b.15	REPAIR OR REPLACE DETERIORATED SECTIONS OF FRONT AND REAR YARD FENCE AND GATE. REPLACEMENT MATERIALS MUST BE CONSISTENT AND OF LIKE MATERIALS	5/5/2023
CC 21-4.a.2.e	REPAIR OR REPLACE BROKEN WINDOW.	5/5/2023
CC 21-4.a.2.a	PAINTE AREAS OF THE RESIDENCE THAT HAS MISSING AND FADED PAINT. PAINT MUST BE COMPATIBLE WITH EXISTING PAINT.	5/5/2023

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 UPDATED

05/26/2023

CHARLES E RALSTON
1221 S ROOSEVELT ST
TEMPE, AZ 85281

Case #: CE231341
Site Address: 1310 W 5TH ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 05/26/2023 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.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance
CC 21-3.b.15	A wall or fence deteriorated in appearance or which constitutes a hazard
CC 21-4.a.2.e	Broken Window
CC 21-3.b.3	An inoperable vehicle or parts thereof outside of or under a roof area not enclosed
Sec.22-105.	All sidewalks, walls, buildings, fences, signs, and other structures of surfaces shall be kept free from graffiti when the graffiti is visible from the street or other public or private property

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	REMOVE TRASH, DEBRIS, TOOLS, TIRES, CAMPER SHELL, FURNITURE, CARPET AND OTHER MISC ITEMS FROM THE FRONT AND REAR YARDS, DRIVEWAY AND COURT YARD.	06/26/2023
CC 21-3.b.8	TRIM OVER HEIGHT GRASS AND WEEDS IN THE FRONT YARD.	06/26/2023
CC 21-3.b.15	REPAIR OR REPLACE DETERIORATED SECTIONS OF FRONT AND REAR YARD FENCE AND GATE. REPLACEMENT MATERIALS MUST BE CONSISTENT AND OF LIKE MATERIALS	06/26/2023
CC 21-4.a.2.e	REPAIR OR REPLACE BROKEN WINDOW.	06/26/2023
CC 21-3.b.3	REMOVE INOPERABLE VEHICLES FROM DRIVEWAY OR MAKE OPERABLE.	06/26/2023
Sec.22-105.	REMOVE GRAFFITI FROM THE REAR FENCE. PAINT NEEDS TO BE COMPATABLE WITH EXISTING FENCE COLOR.	06/26/2023

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: 480-855-2085
Code Compliance: 480-350-4311
Email:Melissa_Ensing@tempe.gov

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COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
FINAL CORRECTION NOTICE UPDATED

05/26/2023

RALSTON CHARLES E TR OR CURRENT RESIDENT
 1310 W 5TH ST
 TEMPE, AZ 85281

Case #: CE231341
 Site Address: 1310 W 5TH ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 05/26/2023 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.

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

Melissa Ensing
Code Inspector

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

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COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
FINAL CORRECTION NOTICE UPDATED

05/26/2023

RALSTON CHARLES E TR
3220 E DENIM TRL
SAN TAN VLY, AZ 85143

Case #: CE231341
Site Address: 1310 W 5TH ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 05/26/2023 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.

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