

CITY OF TEMPE BOARD OF ADJUSTMENT

Meeting Date: 08/24/2016

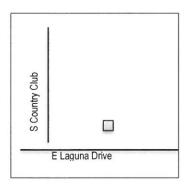
Agenda Item: 2

ACTION: Appeal of the July 5, 2016 Hearing Officer's decision to approve the request to abate public nuisance items at the BOETTCHER PROPERTY located at 2050 East Laguna Drive. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$3402.00 (Original Estimate of Charges)

RECOMMENDATION: Staff – Approve 180 Day Open Abatement

BACKGROUND INFORMATION: A request by the City of Tempe – Code Compliance Section to abate public nuisance items in violation of the Tempe City Code for the Boettcher Property (CE160196), located at 2050 East Laguna Drive, was heard by the Hearing Officer on July 5, 2016. At that time, the Hearing Officer approved the abatement request for an open period of 180 days. The file represents a history correspondence for compliance with the property owner. Code Compliance staff has recommended the approval of abatement of the following nuisance items for: deteriorated landscape, junk & debris.



Applicant Ci
Zoning District R'
Code Compliance Inspector Mi

City of Tempe – Code Compliance R1-6, Single-Family Residential Michael Glab

ATTACHMENTS: Supporting Attachments

STAFF CONTACT: Michael Glab, Code Compliance Inspector (480-350-5461)

Department Director: Dave Nakagawara Community Development Director

Legal review by: N/A

Reviewed by: Jeff Tamulevich, Code Enforcement Manager

COMMENTS:

Code Compliance requested approval to abate the Boettcher Property located at 2050 East Laguna Drive in the R1-6, Single-Family Residential District.

The property was re-inspected on August 15, 2016. As noted in the attached memorandum, although progress has been made in bringing this property up to code, there are still unresolved issues, including two (2) bicycles, several tarps, an air conditioning unit, metal scrap and other unknown metal items stored in the back yard landscape. Pictures taken on August 15, 2016 indicate the current state of the back yard landscape area.

The original estimate for necessary cleanup of this property by an outside vendor was \$3,402.00. Should the Board of Adjustment decide to proceed with the original abatement approval, this figure would be adjusted to reflect only the remaining work to be completed.

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 the abatement of this public nuisance in accordance with Section 21-53 of the Tempe City Code. Due to the history of recidivism of the property owner and attempts to have the site remediated by the property, staff is requesting a 180 day open abatement to prevent repeated property neglect and neighborhood decline.

HISTORY & FACTS:

The history and facts of this case are detailed in an attached memo from the Code Compliance Inspector.

McGuire, Diane

From:

Glab, Michael

Sent:

Tuesday, August 16, 2016 1:44 PM

To:

McGuire, Diane

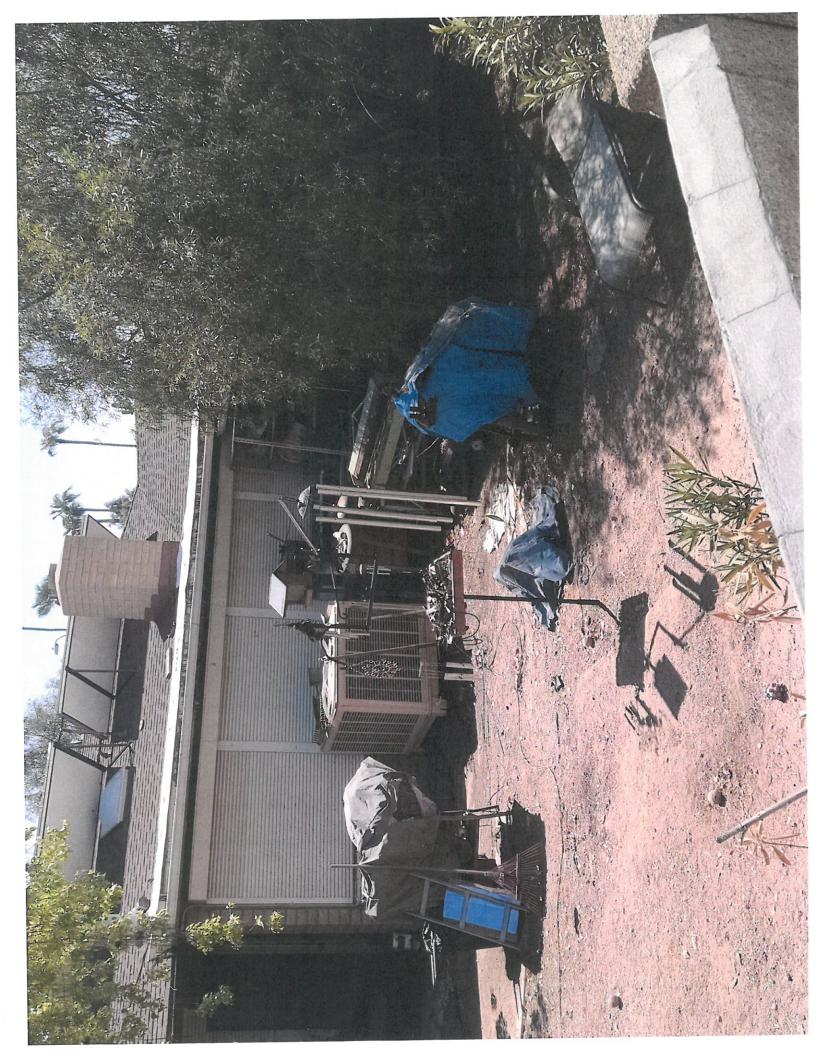
Subject:

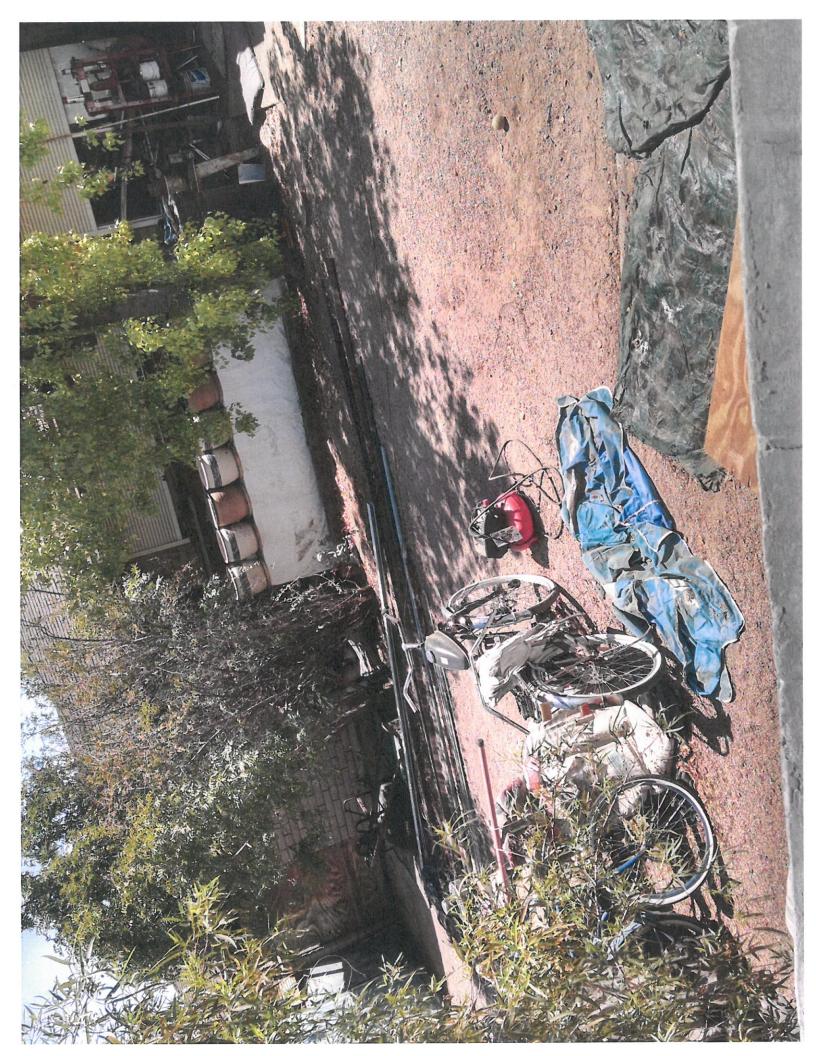
2050 E Laguna Dr., CE160196 Alex Boettcher property abatement

The property at 2050 E Laguna Dr., belonging to Alex Boettcher (CE160196), was inspected on 08/15/16. Much of the prior junk, debris and/or stored items, has been removed from the backyard landscape. Items that appeared most noticeable on 08/15, included: Two bicycles, several tarps, an air conditioning unit, metal scrap and other unknown metal items stored in the backyard landscape. While much improved over past inspections, what appears to remain in the backyard landscape is still in need of being addressed by the home owner. I will be requesting approval for property abatement via the BOA meeting on 08/24.

Thank you,

Michael Glab Code Inspector City of Tempe Code Compliance 480 350 5461





Project Submittal Application

101

City of Tempe
Community Development Department
31 E. 5th Street, Garden Level, Tempe, AZ 85281
Building Safety - Phone: (480) 350-8341 Fax: (480) 350-8677
Planning - Phone: (480) 350-8331 Fax: (480) 350-8872
www.tempe.gov



		www.tempe.gov				
Project Name:		t Information - Requi	ired			
CE160	196				0.5	
Project Address:	AGUNA DR		1	Suite No.:		
Proposed Use of Building/Suite:	AGUNA PR					
RESIDENTIA	L	1000 A		Existing Zonin	ıg:	
Legal Description: Attached				Parcel No.:	3336028	8
Description of Work/Request: A P P P	EAL ABATEME	ENT			000000	
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	Val	luation (for building p	plan review only	v):		
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Company or Firm Name:	4		Telephone 1	: An 1 1 1	1 - 1 - 1	
Applicant's Name:	7		(480)	24191	78 Ext:	
ALEX BOET	TCHER		Telephone 2:	•	Ext:	
Applicant's Street Address :			Fax:		EXI	
2050 E LAG			()			
City: TEMPE	State:	Zip: 85282	Email Addres	ss(es):		
Applicant Signature: Alex	Antilo	101-0-	Date:	7-6-2	111	-
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□ Sign Permit	□ Basic	Tracking Nos.:			neering	9
□ Use Permit	□ Add/Alt	DS 160:	582		Comg	
□ Variance	D TI	BP	1.1	□ Spec Book(s)	□ Soils Rep	port
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□ Zoning Amend	□ MF	EN	11	_ □ Truss Calcs	□ Materials	Protes Shippy
□ Zoning Verification Letter	□ NRes	PL 16029	#	☐ Hydraulic Cald	cs 💍 🗆 Color Boa	ard
□ Subdivision/Condo	□ Res Remodel/Add	x		□ Parking Analys		Form
□ PAD Overlay	□ Pool			□ Lighting Cut S	ENTERNAL SERVICE SPACESTON OF MALE.	
□ Legal Posting Signs	☐ Demo	PC		Total Valuation:		
□ Administrative Decision	☐ Grading Only ☐ Phased Constr	PPC			AND A PLUME STORE OF	
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CCR Review	□ Structural Frame	FR_				27.13
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□ Rack Storage □ Hazmat	Utiles	Received By:		JUL-	6 2016	

I AM APPEALING THIS ABATEMENT ON THE GROUNDS OF TIME AND TEMPERATURE AS WELL AS MY AGE & MEDICAL CONDITIONS. I AM IN FULL AGREEMENT WITH THE NEED TO CLEAN UP THE BACK YARD LANDSCAPE AND I WILL BE AS THRILLED AS THE CITY OF TEMPE WHEN IT IS DONE. I AM 71 PLABETIC, IN STAGE 3 OF KIDNEY FAILURE, AND HAVE HAP BOTH ROTATOR CUFFS REPAIRED. THE RIGHT ONE NEEDS IT AGAIN I AM WORKING ON IT DAILY AND IN SOME CASES DOING THINGS I SHOULDN'T BE DOING ALONE OR IN THE PARK. I REALY HOPED TO SHOW MY PICTURES AT THE HARINA ON JULY 5 TH TO SHOW HOW MUCH PROGRESS HAD BEEN MADE, WHEN WORKING BY ONESELF YOU HAVE TO START WITH THE THINGS YOU CAN DO, NOT NECESSARILY THE HIGHEST VISIBILITY ALEX BOETTCHER

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



Community Development Planning (480) 350-4311

July 7, 2016

Alex Boettcher 2050 East Laguna Drive Tempe, Arizona 85282

RE:

BOETTCHER PROPERTY ABATEMENT

2050 East Laguna Drive

CE160196

You are hereby advised that at the hearing held July 5, 2016, the Hearing Officer of the City of Tempe approved the request by the City of Tempe – Code Compliance Section to abate public nuisance items in violation of the Tempe City Code for the **BOETTCHER PROPERTY (CE160196)** located at 2050 East Laguna Drive, in the R1-6, Single Family Residential District.

At that time, the Hearing Officer approved abatement proceedings as outlined in the abatement documentation, and the Code Compliance Section is authorized to process abatement proceedings for an open period of one hundred eighty days (180 days) as necessary.

Your appeal of the Hearing Officer's decision has been received and is scheduled to be heard by the Board of Adjustment on <u>Wednesday, August 24, 2016 at 6:00 PM</u>. Your attendance at that public hearing is required.

Sincerely,

Michael Glab Code Compliance Inspector 480-350-5461

cc: Jeff Tamulevich

File

- 1. Ms. Springborn noted the following:
 - June 21, 2016 Hearing Officer Minutes

Ms. Springborn stated that approval of the June 21, 2016 Hearing Officer Minutes would be continued to the July 19th Hearing Officer public hearing.

Agenda Item No. 6

Review of compliance with the Conditions of Approval for the use permit to allow a resale retail store for **DIVINE INSTITUTE OF MODELING AND ETIQUETTE (D.I.M.E.) (PL150280)** located at 1440 North Scottsdale Road. The applicant is Tani Johnson.

CASE CONTINUED

Request approval to abate public nuisance items at the HONSIK PROPERTY (CE162550) located at 847
West Rice Drive. The applicant is the City of Tempe.

Brandy Zedlar, Code Inspector, gave an overview of this case. She noted that there are weeds and grass growing in the gravel landscape and asked for an open abatement period of 180 days.

The property owner was not present to represent this case.

DECISION:

Ms. Springborn approved the request for an open abatement period of 180 days for the Honsik Property (CE162550).

 Request approval to abate public nuisance items at the BOETTCHER PROPERTY (CE160196) located at 2050 East Laguna Drive. The applicant is the City of Tempe.

Michael Glab, Code Inspector, gave an overview of this case. He noted that a compliant had been received on this property for inoperable/unregistered vehicle(s) and junk and debris. Since that time, the driveway has been cleared of inoperable/unregistered vehicles, however there is still junk and debris/deteriorated landscape remaining. An open abatement period of 180 days has been requested.

Mr. Alex Boettcher, the property owner, was present to represent this case. He explained that he received his first notification of non-compliance on January 29th, which was almost February of 2016 and that he had been working on bringing the property into compliance. Although progress has been made, he stated that he is only one person and that this is much to be done. Mr. Boettcher stated that he is a good person and tries to be a good neighbor and help everybody. Some of the items that he has stored on his property are no longer available for purchase from suppliers/dealers such as a gas tank.

Mr. Boettcher questioned how much time he had to bring the property into compliance and asked if the 180 day period was an open period for him to work on the property.

Steve Abrahamson, Principal Planner, explained that the open 180 day abatement period is a period of time during which, should the property continue to be in non-compliance, abatement proceeds can be activated without another hearing process. Mr. Abrahamson also explained to Mr. Boettcher that there is a two week period (until July 19, 2016) during which he can bring the property into compliance; after July 19th the abatement can be activated for processing by code compliance.

Mr. Boettcher stated that he did want to bring the property into compliance and had been working with Mike Glab, the assigned code inspector.

Mr. Boettcher said 'only 14 days' and indicated that he did not feel he would be able to complete the cleanup in that period of time. He again noted that he had accomplished a great deal of progress and how the property currently looks as compared to what it looked like before was a clear indication of his desire to bring it into compliance.

Ms. Springborn stated that from the time of notification (February 2016) to now (July 2016) was a period of 6 months and that, based on the information available and staff recommendations, she would approve the abatement for an open period of 180 days.

Mr. Abrahamson explained the appeal process to Mr. Boettcher and noted that he can submit an appeal of the Hearing Officer's decision to the Board of Adjustment as long as that appeal is submitted prior to the July 19th deadline date. If an appeal is submitted, it would then be placed on a Board of Adjustment agenda. Mr. Abrahamson stated that Mr. Boettcher could contact him directly for assistance in filing the appeal and that he would waive the appeal fee for Mr. Boettcher.

DECISION:

Ms. Springborn approved the request for an open abatement period of 180 days for the Boettcher Property (CE160196).

 Request approval to abate public nuisance items at the CLEVELAND PROPERTY (CE161289) located at 1808 East Concorda Drive. The applicant is the City of Tempe.

Michael Glab, Code Inspector, gave an overview of this case. He noted that there had been a prior abatement at this property and that the current violation was for an inoperable/unregistered vehicle. An open abatement period of 180 days is requested.

The property owner was not present to represent this case.

DECISION:

Ms. Springborn approved the request for an open abatement period of 180 days for the Cleveland Property (CE161289).

Request approval to abate public nuisance items at the GOMM PROPERTY (CE163484) located at 1964
East Laguna Drive. The applicant is the City of Tempe.

Michael Glab, Code Inspector, gave an overview of this case. He noted that there had been a prior abatement at this property. This abatement request is for an open period of 180 days and currently pertains to over height grass and weeds, deteriorated landscape and a green pool.

The property owner was not present to represent this case.

DECISION

Ms. Springborn approved the request for an open abatement period of 180 days for the Gomm Property (CE163484).



CITY OF TEMPE HEARING OFFICER

Meeting Date: 07/05/2016

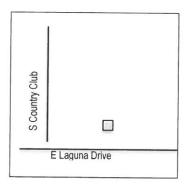
Agenda Item: 3

ACTION: Request approval to abate public nuisance items at the BOETTCHER PROPERTY located at 2050 East Laguna Drive. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$3402.00

RECOMMENDATION: Staff – Approve 180 Day Open Abatement

<u>BACKGROUND INFORMATION</u>: Request by the City of Tempe – Code Compliance Section to abate public nuisance items in violation of the Tempe City Code for the Boettcher Property (CE160196) located at 2050 East Laguna Drive. The file represents a history correspondence for compliance with the property owner. Staff requests the approval of abatement of the following nuisance items for: deteriorated landscape, junk & debris.



Applicant
Zoning District
Code Compliance Inspector

City of Tempe – Code Compliance R1-6, Single-Family Residential Michael Glab

ATTACHMENTS: Supporting Attachments

STAFF CONTACT: Michael Glab, Code Compliance Inspector (480-350-5461)

Department Director: Dave Nakagawara Community Development Director

Legal review by: N/A

Reviewed by: Jeff Tamulevich, Code Enforcement Manager

COMMENTS:

Code Compliance is requesting approval to abate the Boettcher Property located at 2050 East Laguna Drive in the R1-6, Single-Family Residential District.

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 the abatement of this public nuisance in accordance with Section 21-53 of the Tempe City Code. Due to the history of recidivism of the property owner and attempts to have the site remediated by the property, staff is requesting a 180 day open abatement to prevent repeated property neglect and neighborhood decline.

HISTORY & FACTS:

The history and facts of this case are detailed in an attached memo from the Code Compliance Inspector.

Project Submittal Application

City of Tempe Community Development Department 31 E. 5th Street, Garden Level, Tempe, AZ 85281 Building Safety - Phone:480-350-8341 Fax:480-350-8677 Planning - Phone: 480-350-8331 Fax: 480-350-8872 www.tempe.gov



				ormation - Requir	ed				
Project Name: ALEX BOETTC		PERTY A	BATEMEN	Т					
Project Address: 2050 E LAGU	NA DR					Suite No.:			
Proposed Use of Building/Suite:				Existing Zoning: R					
Legal Description:	BRADLEY	/ ESTATES	S 1			Parcel No.: 133-36-02	8 🗆		
Description of Work/Request: AB									
-	JULY 05,	2016							
			Valua	tion (for building p	lan review only):				
				nformation - Requ					
Company or Firm Name: CITY C	F TEMPE	/ CODE C	OMPLIAN	CE	Telephone 1:		Ext:		
Applicant's Name: MICHAEL C			CTOR		Telephone 2: (480) 35	60	Ext:_5461		
Applicant's Street Address : 21 E	6TH ST S	SUITE 208			Fax: ()				
City: TEMPE			State: AZ	^{Zip:} 85281	Email Address(es):			
Applicant Signature: Musk	and X	NDE	_		Date: 05/26/1	6			
11000	1)		For	City Use Only					
Planning	Fees	Building		Engineering		Submitted Materials:			
□ SPR	7500	□ New Bui		□ Engineering		Building	Fire		
☐ Dev Plan Review		□ Comp		Revision		Planning	Signs		
□ Sign Permit		Basic		Tracking Nos.:		Engineering			
☐ Use Permit		☐ Add/Alt		DS		☐ Spec Book(s) ☐ Soils Report			
□ Variance		□ TI		BP					
☐ General Plan Amend		☐ AFES (C)/H)			☐ Structural Calcs	□ Report		
☐ Zoning Amend		□ MF		EN		☐ Truss Calcs	☐ Materials		
☐ Zoning Verification Letter		□ NRes		PL		☐ Hydraulic Calcs	□ Color Board		
☐ Subdivision/Condo		☐ Res Rer	nodel/Add	x		□ Parking Analysis	☐ Haz Mat Form		
□ PAD Overlay		□ Pool				☐ Lighting Cut Sheets	□ Other:		
☐ Legal Posting Signs		□ Demo		PC		Total Valuation:			
☐ Administrative Decision		☐ Grading		PPC					
Abatement		□ Phased		CA		Total Submittal Fees:			
☐ Shared Parking		□ Phased w/UG M							
□ CCR Review		□ Structur		FR	-				
□ Continuance		□ MEP Or	New College Co	RA					
□ Appeal		□ Mobile I		SGN					
□ Other		□ Factory		PF		Validation:			
		☐ Deferre	d submittal	FF					
Fire	☐ Revision	1	MCA Code:						
☐ Tanks	- 10	□ New Sta	andard						
☐ Spray Paint Booth		□ Permits		File With:					
□ Special Extinguishing	-	on Stan	dard #			Date Stamp:			
☐ Fire Alarm		□ Suiting							
☐ Kitchen Hood System				Received By:					
□ Rack Storage		-							
□ Hazmat									
□ Other									

DATE: 05/26/2016

SUBJECT: ALEX BOETTCHER Property Abatement

LOCATION: 2050 E LAGUNA DR, TEMPE AZ 85282

LEGAL: Book 114, Map 19, Parcel 024, as recorded with the Maricopa County

Assessor

OWNER: ALEX BOETTCHER

2050 E LAGUNA DR TEMPE, AZ 85282

FINDINGS:

01/12/16 Complaint of inoperable/unregistered vehicles and junk/debris front of property.

01/13/16 observed multiple unregistered/inoperable vehicles in driveway and junk/debris in driveway. Notice mailed.

01/25/16 Complaint of junk/debris in backyard landscape received by my office.

01/26/16 Observed junk/debris stored in backyard landscape. Second notice sent.

02/11/16 Observed progress made at property. One vehicle removed from driveway. Little to no change regarding junk/debris.

02/26/16 Notice posted to structure. One additional vehicle removed from driveway. 03/17/16 Driveway cleared of inoperable/unregistered vehicles. Junk/debris remains. Citation issued to property owner.

04/13/16 Front of property cleared of junk/debris/stored items. Backyard junk/debris only remaining violation at this time.

05/13/16 Observed progress in backyard landscape, but not complete. Abatement packet will be completed.

05/26/16 Little to no change in backyard landscape. Abatement packet submitted to Diane McGuire for addition to 07/05/16 hearing agenda.

RECOMMENDATIONS:

The owner of this property, ALEX BOETTCHER, has made some attempt to bring the property into compliance, but has failed to complete the work. ALEX BOETTCHER has had no abatements conducted on his property, but has been unable to maintain the property. Due to the continual lack of maintenance a 180 day open abatement is being sought for this property. I therefore request the City of Tempe Community Development Abatement Hearing Officer for authorization to abate this public nuisance in accordance with Section 21-53 of the Tempe City Code.

Respectfully submitted,

MICHAEL GLAB Code Inspector City of Tempe

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26 16

NAME

DATE:



City of Tempe P. O. Box 5002 Tempe, AZ 85280 www.tempe.gov (480) 350-8372 (480) 858-2231 (fax)

Code Compliance Division

NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 05/26/2016

TO: ALEX BOETTCHER

2050 E LAGUNA 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:

LEGAL: Book 114, Map 19, Parcel 024, as recorded with the Maricopa County Assessor.

LOCATION: 2050 E LAGUNA DR

TEMPE, AZ 85282

This office will submit this complaint to the Development Services Abatement Hearing Officer to be placed on the Hearing Officer agenda of 07/05/2016. 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 Please remove the junk/debris, auto parts and/or stored items from the backyard landscape.

As owner of the property, you have thirty (30) days after receipt of this letter to abate or correct the violation. If the violations have not been corrected within thirty days, our office will proceed with the abatement process. 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 \$3,402.00. In addition to the actual cost of abatement, an administrative charge of fifteen (15) percent 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 for 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) 350-8372.

Code Enforcement Officer: MICHAEL GLAB Phone Number 480-350-5461



COMMUNITY DEVELOPMENT DEPARTMENT CODE COMPLIANCE CORRECTION NOTICE

01/13/2016

BOETTCHER ALEX 2050 E LAGUNA DR TEMPE , AZ 85282-5915

Case #: CE160196

Site Address: 2050 E LAGUNA DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 01/13/2016 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	
CC 21-3.b.3	An unregistered vehicle outside of or under a roof area not enclosed	

PLEASE TAKE	THE FOLLOWING CORRECTIVE ACTION	SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove the junk/debris, scrap metals, stored materials, from the front yard landscape, the driveway, and the beds of the pickups.	1/27/2016
CC 21-3.b.3	Please register AZ plates NKY097, 090MDH, BFZ0853 and 919ZYB, or remove the vehicles from the property. Vehicles need to be both operable and registered, in order to be kept in the driveway of the property.	1/27/2016

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

Michael Glab Code Inspector Direct: 480-350-5461

Code Compliance: 480-350-8372 Email:Michael Glab@tempe.gov

Civil and Criminal Penalties

City Code Section 21-3, subsections (b) 1-8, 15 and 17-19; Section 21-4; Sections 21-13; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$150 per violation, 2nd occurrence \$250 per violation, 3rd occurrence \$350 per violation | Sections 21-31, 21-32, 21-33, 21-35, 21-36: 1st occurrence \$250 per violation, 2nd occurrence \$450 per violation, 3rd occurrence \$650 per violation | Section 21-3, subsections (b) 9-14, 16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (I): 1st occurrence \$350 per violation, 2nd occurrence \$650 per violation, 3rd occurrence \$950 per violation. | Section 21-25: \$1000 per violation plus an additional \$100 for each month after the date of the original violation until compliance occurs. | Section 21-4 (B) Habitual Offender: 1st occurrence \$500 in addition to other fines, 2nd occurrence \$1000 in addition to other fines, 3rd occurrence \$1500 in addition to other fines. | Zoning and Development Code: 1st occurrence \$120 per violation, 2nd occurrence \$370 per violation, 3rd occurrence \$770 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 POST TO RESIDENCE

02/12/2016

BOETTCHER ALEX 2050 E LAGUNA DR TEMPE, AZ 85282-5915

Case #: CE160196

Site Address: 2050 E LAGUNA DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 02/11/2016 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
CC 21-3.b.3	An unregistered vehicle outside of or under a roof area not enclosed

PLEASE TAKE	THE FOLLOWING CORRECTIVE ACTION	SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove the junk/debris, scrap metals, stored materials, from the front yard landscape, the driveway, and the beds of the pickups.	02/23/2016
CC 21-3.b.3	Please register AZ plates NKY097, 090MDH, BFZ0853 and 919ZYB, or remove the vehicles from the property. Vehicles also need to be operable. Please replace the missing wheel on the pickup.	02/23/2016
	IF NOT IN COMPLIANCE BY 02/23/2016, A \$400.00 CITATION MAY BE ISSUED, WITH THE PROPERTY ABATEMENT PROCESS TO SOON BE INITIATED (THE STORED ITEMS/JUNK/DEBRIS WILL BE HAULED AWAY, THE VEHICLES TOWED, AND A LIEN PLACED UPON THE RESIDENCE).	

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

Michael Glab Code Inspector Direct: 480-350-5461

Code Compliance: 480-350-8372 Email:Michael_Glab@tempe.gov

Civil and Criminal Penalties

City Code: Section 21-3, subsections (b) 1-8, and 17-19; Sections 21-4; 21-13; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$170 (commercial), \$200 (residential) per violation, 2nd occurrence \$420 (commercial), \$300 (residential) per violation, 3rd occurrence \$820 (commercial) \$400 (residential) 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 \$300 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. |Section 21-25: \$1,000 per violation plus an additional \$100 for each month after the date of the original violation until compliance occurs. |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. |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

01/27/2016

BOETTCHER ALEX 2050 E LAGUNA DR TEMPE , AZ 85282-5915

Case #: CE160196

Site Address: 2050 E LAGUNA DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 01/26/2016 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
CC 21-3.b.3	An unregistered vehicle outside of or under a roof area not enclosed

PLEASE TAKE	THE FOLLOWING CORRECTIVE ACTION	SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove the junk/debris, scrap metals, stored materials, from the front yard landscape, the driveway, the beds of the pickups and the backyard landscape.	2/10/2016
CC 21-3.b.3	Please register AZ plates NKY097, 090MDH, BFZ0853 and 919ZYB, or remove the vehicles from the property.	
	IF NOT IN COMPLIANCE BY 02/10/2016, A \$400.00 CITATION MAY BE ISSUED, WITH PROPERTY ABATEMENT TO FOLLOW.	

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

Michael Glab Code Inspector

Direct: 480-350-5461

Code Compliance: 480-350-8372 Email:Michael_Glab@tempe.gov

Civil and Criminal Penalties

City Code: Section 21-3, subsections (b) 1-8, and 17-19; Sections 21-4; 21-13; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$170 (commercial), \$200 (residential) per violation, 2nd occurrence \$420 (commercial), \$300 (residential) per violation, 3rd occurrence \$820 (commercial) \$400 (residential) 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 \$300 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-25: \$1,000 per violation plus an additional \$100 for each month after the date of the original violation until compliance occurs. | 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. | 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

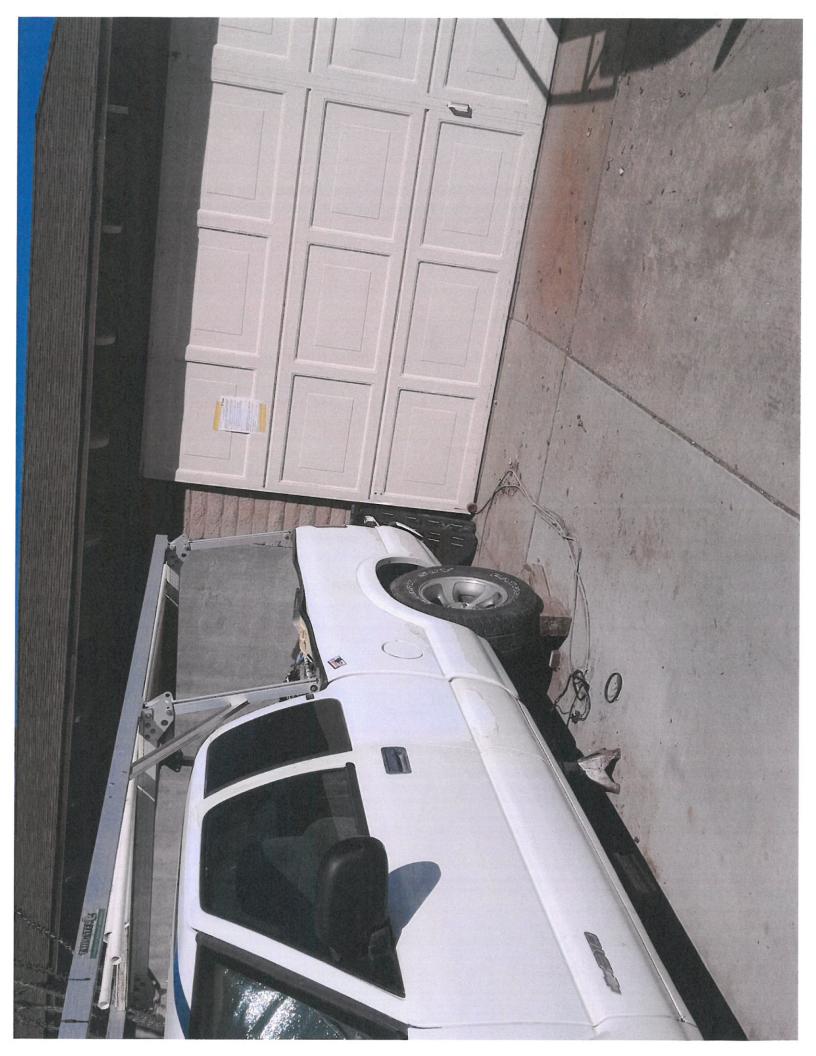


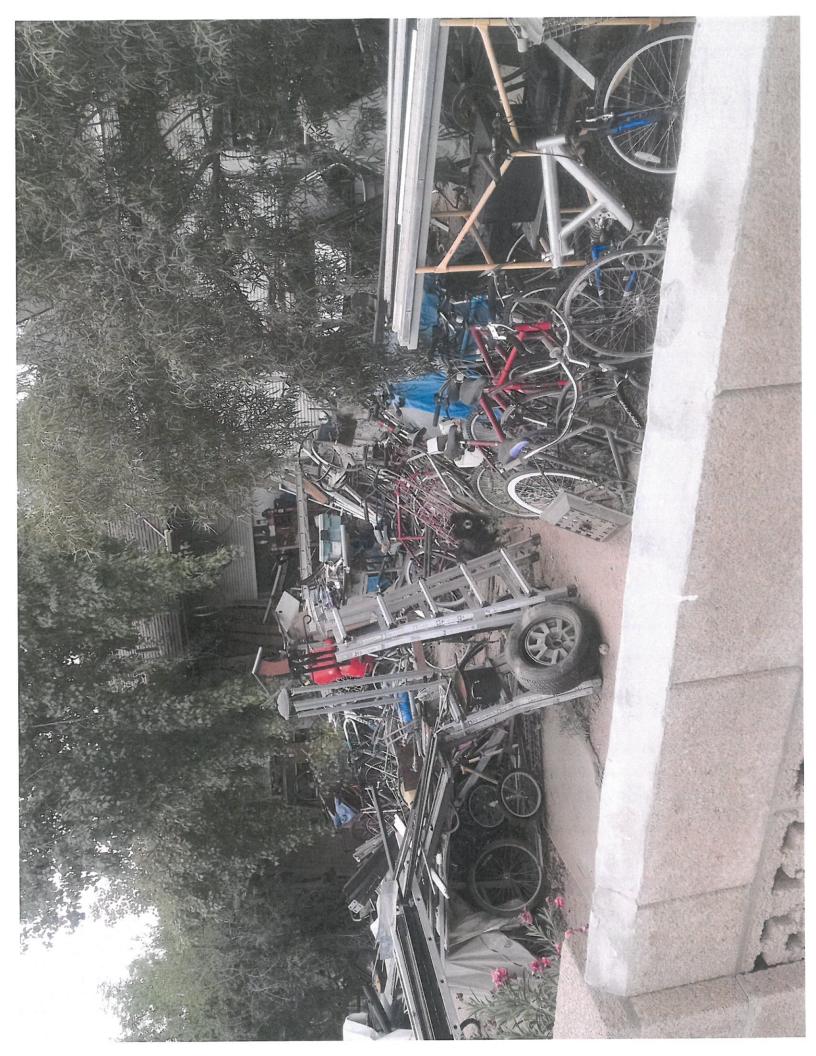


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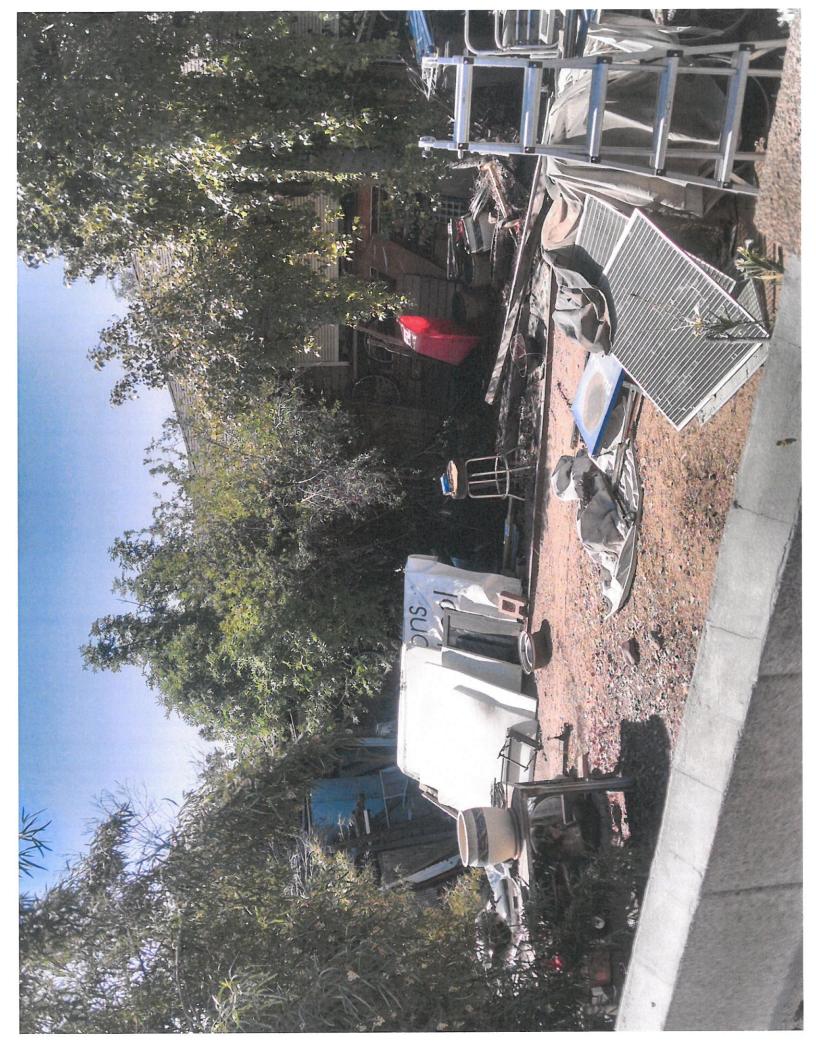
COMPLAINT













HAMANN ENTERPRISES, LLC

3831 W AVALON DR. PHOENIX, AZ 85019 (602) 575-4455

hamannenterprises@yahoo.com

THE FOLLOWING DOCUMENT IS FOR:

NAME: MICHEAL GLAB

FIRM: CITY OF TEMPE

DATE: 3/20/16

PROPOSAL

WE PROPOSE TO DO THE FOLLOWING WORK FOR THE CITY OF TEMPE UNDER CONTRACT # T13-004-03

ADDRESS: 2050 E LAGUNA DR

1 CLEAN FRONT AND BACK YARDS	\$1,600.00
2 ESTAMTED DUMP FEES	\$500.00
3 3 ROLL OFF DUMPSTERS	\$750.00
4 SECURITY PROVIDED BY TEMPE POLICE	\$552.00
5	\$0.00
6	\$0.00
TOTAL COST OF JOB	\$3,402.00

THANK YOU FOR YOUR BUSINESS

BOB HAMANN