

**CITY OF TEMPE
HEARING OFFICER**

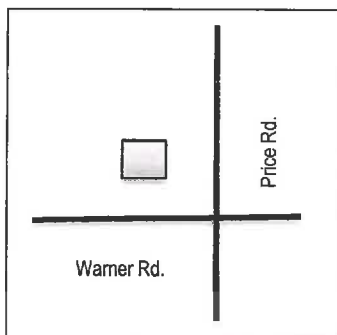
**Meeting Date: 6/18/2019
Agenda Item: 3**

ACTION: Request approval to abate public nuisance items at the Sivak Property located at 1969 E. Palomino Drive. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$1145.00 for abatement request, remove unregistered vehicles, cut over-height grass in front, side and back yards, restore pool water to clear state, and remove the bee hive on the front of the house.

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 SIVAK 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 CE192215: remove unregistered vehicles, cut over-height grass in front, side and back yards, restore pool water to clear state, and remove bee hive on the front of the house.



Property Owner	Robert J. Sivak
Applicant	City of Tempe – Code Compliance
Zoning District:	R1-7, Single Family Residential
Code Compliance Inspector:	Jack Scofield, Code Inspector

ATTACHMENTS: Supporting Attachment

STAFF CONTACT: Drew Yocom, Planning & Research Analyst (480-858-2190)

Department Director: Chad Weaver, Community Development Director
Legal review by: N/A
Prepared by: Barbara Simons, Code Inspector
Reviewed by: Drew Yocom, Planning & Research Analyst

COMMENTS:

Code Compliance is requesting approval to abate the Sivak Property located at 1969 E. Palomino Drive, in the R1-7, Single Family Residential district. This case was initiated 03/27/2019, 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

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	SIVAK PROPERTY ABATEMENT	EXISTING ZONING	R1-7 <input type="checkbox"/>
PROJECT ADDRESS	1969 E PALOMINO DR TEMPE, AZ 85284	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	ABATEMENT OF CE192215 JUNE 18, 2019	PARCEL No(s)	308-01-213 <input type="checkbox"/>

PROPERTY OWNER INFORMATION - REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW)			
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	CITY OF TEMPE/CODE ENFORCEMENT	ADDRESS	21 E 6TH ST STE 208
CONTACT NAME	JACK SCOFIELD/CODE INSPECTOR	CITY	TEMPE
EMAIL	jack_scofield@tempe.gov	PHONE 1	(480) 350-8967
		PHONE 2	
		STATE	AZ
		ZIP	85281

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	5/16/2019
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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. SUBDIVISIONS / CONDOMINIUMS			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	1		CE	CM
TOTAL NUMBER OF APPLICATIONS	1			

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

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA

DATE: May 16, 2019
TO: Jeff Tamulevich, Code Compliance Administrator
FROM: Jack Scofield, Code Inspector
SUBJECT: CE192215, Clardy Property Abatement

LOCATION: 1969 E PALOMINO DR TEMPE, AZ 85284

LEGAL: ESTATE LA COLINA UNIT 4 MCR 269-33

PARCEL: 308-01-213

OWNER: SIVAK ROBERT J
1969 E PALOMINO DR
TEMPE, AZ 85284-8026

FINDINGS:

3/26/2019 The Code Compliance Division received a complaint for a bee hive in the roof of the property.

3/27/2019 Inspected property and found a large amount of bees entering the roof around the Northeast 2nd floor window. Contacted property preservation company representing foreclosing bank and they stated they would have the hive treated. Notice to comply mailed posted to front door, mailed to bank, and emailed to property preservation company.

4/10/2019 Received email from property preservation company stating that they are obtaining bids to submit to bank for their approval. 2 week extension granted.

4/25/2019 No progress. Discovered additional violations. Deteriorated landscape in the front and rear yard, deteriorated pool with stagnant water, and a unregistered vehicle in the driveway. Final notice to comply mailed posted to front door, mailed to bank, and emailed to property preservation company.

5/16/2019 Posted notice of intent to abate to property, mailed to bank, and emailed to property preservation company.

RECOMMENDATIONS:

I recommend an abatement of the nuisance violations at the property at 1969 E Palomino Dr due to bank's failure to bring property into compliance with Tempe City Code 21-3.B.3, 21-3.B.8, 21-3.B.16, and 21-3.B.20. Mr. Sivak is deceased and the bank has been given ample time to come into compliance and maintain the property. There has been no indication that the property owner next of kin and bank 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,

Jack Scofield
Code Inspector II

ACTION TAKEN: SUBMIT
NAME [Signature]
DATE: 5 16 19

HAMANN ENTERPRISES, LLC

2925 N 19TH AVE UNIT 97

PHOENIX, AZ 85015

(602) 575-4455

hamannenterprises@yahoo.com

THE FOLLOWING DOCUMENT IS FOR:

NAME: JACK SCOFIELD

FIRM: CITY OF TEMPE

DATE: 5/15/19

PROPOSAL

WE PROPOSE TO DO THE FOLLOWING WORK FOR THE CITY OF TEMPE
UNDER CONTRACT # T18-011-03

ADDRESS: 1969 E PALAMINO DR

1 LANDSCAPE FRONT AND BACK YARDS	\$560.00
2 ESTAMATED DUMP FEES	\$50.00
3 TOWING OF DISABLED VEHICLE	\$135.00
4 BEE HIVE REMOVAL	\$400.00
5	\$0.00
6	\$0.00
TOTAL COST OF JOB	<hr/> \$1,145.00

THANK YOU FOR YOUR BUSINESS

BOB HAMANN



CASE # CE192215

NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 5/16/19

**SIVAK ROBERT J
1969 E PALOMINO DR
TEMPE, AZ 85284-8026**

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

Legal: ESTATE LA COLINA UNIT 4 MCR 269-33
Location: 1969 E PALOMINO DR TEMPE, AZ 85284
Parcel: 308-01-213

This office will submit this complaint to the Community Development Abatement Hearing Officer to be placed on the Hearing Officer agenda of **06/18/2019**. 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:

- 1. REMOVE UNREGISTERED VEHICLE IN THE DRIVEWAY OR REGISTER VEHICLE WITH AZ MVD.**
- 2. CUT OVER HEIGHT GRASS AND WEEDS IN THE FRONT, SIDE, AND REAR YARDS.**
- 3. RESTORE POOL WATER TO A CLEAN AND CLEAR STATE. ALL ALGAE, DIRT, AND DEBRIS MUST BE REMOVED FROM POOL.**
- 4. REMOVE BEE HIVE AND BEE INFESTATION FROM THE AROUND THE 2 FLOOR WINDOW ON THE NORTHEAST CORNER ON THE FRONT OF THE RESIDENCE.**

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 **\$1145.00**. 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) 350-8967.

Code Inspector: Jack Scofield

Phone Number: (480)350-8967

E-mail: jack_scofield@tempe.gov

CASE # CE192215



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 5/16/19

**New Residential Mortgage Loan Trust 2018-3
C/O NewRez LLC, f/k/a New Penn Financial, LLC
d/b/a Shellpoint Mortgage Servicing
55 Beattie Place, Suite 500
Greenville, SC 29601**

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

Legal: ESTATE LA COLINA UNIT 4 MCR 269-33
Location: 1969 E PALOMINO DR TEMPE, AZ 85284
Parcel: 308-01-213

This office will submit this complaint to the Community Development Abatement Hearing Officer to be placed on the Hearing Officer agenda of **06/18/2019**. 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:

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If you have questions regarding this matter, please contact our office at (480) 350-8967.

Code Inspector: Jack Scofield

Phone Number: (480)350-8967

E-mail: jack_scofield@tempe.gov



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

3/27/19

SIVAK ROBERT J
1969 E PALOMINO DR
TEMPE, AZ 85284-8026

Case#: CE192215
Site Address: 1969 E PALOMINO DR TEMPE, AZ 85283 4

SITE REINSPECTION ON OR AFTER: 04/10/2019

This is a notice to inform you that this site was inspected on 3/27/19 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:

Violation of City of Tempe Code 21-3-B-20

To leave or permit to remain on any property, areas infested with insects or rodents including, but not limited to: bees, wasps, hornets, yellow jackets, mice, rats, or roaches, in an amount that may become a hazard to public health or safety.

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION:

- 1. REMOVE BEE HIVE AND BEE INFESTATION FROM THE AROUND THE 2 FLOOR WINDOW ON THE NORTHEAST CORNER ON THE FRONT OF THE RESIDENCE.**

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

Jack Scofield
Code Inspector II
E-Mail

Direct: 480-350-8967
Code Compliance: 480-350-8372
jack_scofield@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 \$75.00 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**

3/27/19

New Residential Mortgage Loan Trust 2018-3
C/O NewRez LLC, f/k/a New Penn Financial, LLC
d/b/a Shellpoint Mortgage Servicing
55 Beattie Place, Suite 500
Greenville, SC 29601

Case#: CE192215
Site Address: 1969 E PALOMINO DR TEMPE, AZ 85283 4

SITE REINSPECTION ON OR AFTER: 04/10/2019

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

4/25/19

SIVAK ROBERT J
1969 E PALOMINO DR
TEMPE, AZ 85284-8026

Case#: CE192215
Site Address: 1969 E PALOMINO DR TEMPE, AZ 85284

SITE REINSPECTION ON OR AFTER: 05/09/2019

This is a notice to inform you that this site was inspected on 4/25/19 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:

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:

- a. Substantially complete inoperable or unregistered vehicles with inflated tires under the roof area of any building;
- b. A vehicle undergoing repair, titled to the owner or resident of the property, provided that the repair 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;
- c. Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in a 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;
- d. Lawful commercial activities involving vehicles as allowed by the Zoning and Development Code;
or
- e. Operable, off-road vehicles, under the roof area of any building, or in a 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.

Violation of City of Tempe Code 21-3-B-8

Any landscaping, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; uncultivated plants, weeds, tall grass, uncultivated shrubs or growth (whether growing or otherwise) higher than twelve (12) inches; or any dead trees, bushes, shrubs or portions thereof, including stumps; or any palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground.

Violation of City of Tempe Code 21-3-B-16

Any swimming pool areas that are not enclosed by a fence of at least five (5) feet in height and equipped with self-closing, self-latching gate(s), or padlocked at all times. Any openings in the fencing shall be of a size to prohibit a spherical object four (4) inches in diameter from passing through or under the fence or gate; or any swimming pool, architectural pool or spa that creates a health hazard, harbors insect infestation or presents a deteriorated appearance.

Violation of City of Tempe Code 21-3-B-20

To leave or permit to remain on any property, areas infested with insects or rodents including, but not limited to: bees, wasps, hornets, yellow jackets, mice, rats, or roaches, in an amount that may become a hazard to public health or safety.

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION:

1. REMOVE UNREGISTERED VEHICLE IN THE DRIVEWAY OR REGISTER VEHICLE WITH AZ MVD.
2. CUT OVER HEIGHT GRASS AND WEEDS IN THE FRONT, SIDE, AND REAR YARDS.
3. RESTORE POOL WATER TO A CLEAN AND CLEAR STATE. ALL ALGAE, DIRT, AND DEBRIS MUST BE REMOVED FROM POOL.
4. REMOVE BEE HIVE AND BEE INFESTATION FROM THE AROUND THE 2 FLOOR WINDOW ON THE NORTHEAST CORNER ON THE FRONT OF THE RESIDENCE.

CORRECTIVE ACTION MUST BE COMPLETED OR A \$1200.00 CITATION WILL BE ISSUED AND/OR ABATEMENT PROCEEDINGS WILL BE INITIATED.

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

**Jack Scofield
Code Inspector II
E-Mail**

**Direct: 480-350-8967
Code Compliance: 480-350-8372
jack_scofield@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 \$75.00 pursuant to City Code Section 21-51, subsection (b).

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

4/25/19

New Residential Mortgage Loan Trust 2018-3
C/O NewRez LLC, f/k/a New Penn Financial, LLC
d/b/a Shellpoint Mortgage Servicing
55 Beattie Place, Suite 500
Greenville, SC 29601

Case#: CE192215
Site Address: 1969 E PALOMINO DR TEMPE, AZ 85284

SITE REINSPECTION ON OR AFTER: 05/09/2019

This is a notice to inform you that this site was inspected on 4/25/19 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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Any landscaping, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; uncultivated plants, weeds, tall grass, uncultivated shrubs or growth (whether growing or otherwise) higher than twelve (12) inches; or any dead trees, bushes, shrubs or portions thereof, including stumps; or any palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground.

Violation of City of Tempe Code 21-3-B-16

Any swimming pool areas that are not enclosed by a fence of at least five (5) feet in height and equipped with self-closing, self-latching gate(s), or padlocked at all times. Any openings in the fencing shall be of a size to prohibit a spherical object four (4) inches in diameter from passing through or under the fence or gate; or any swimming pool, architectural pool or spa that creates a health hazard, harbors insect infestation or presents a deteriorated appearance.

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PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION:

1. REMOVE UNREGISTERED VEHICLE IN THE DRIVEWAY OR REGISTER VEHICLE WITH AZ MVD.
2. CUT OVER HEIGHT GRASS AND WEEDS IN THE FRONT, SIDE, AND REAR YARDS.
3. RESTORE POOL WATER TO A CLEAN AND CLEAR STATE. ALL ALGAE, DIRT, AND DEBRIS MUST BE REMOVED FROM POOL.
4. REMOVE BEE HIVE AND BEE INFESTATION FROM THE AROUND THE 2 FLOOR WINDOW ON THE NORTHEAST CORNER ON THE FRONT OF THE RESIDENCE.

CORRECTIVE ACTION MUST BE COMPLETED OR A \$1200.00 CITATION WILL BE ISSUED AND/OR ABATEMENT PROCEEDINGS WILL BE INITIATED.

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

Jack Scofield
Code Inspector II
E-Mail

Direct: 480-350-8967
Code Compliance: 480-350-8372
jack_scofield@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 \$75.00 pursuant to City Code Section 21-51, subsection (b).

Civil and Criminal Penalties

<p>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.</p>



05/16/2019



05/16/2019

05/16/2019



05/16/2019



05/16/2019



Query Response (Order 47734230)

Plate Number CBJ0808

VIN

Name

ARIZONA MOTOR VEHICLE RECORD AS OF 05/16/2019

PLATE CBJ0808 - 001	TAB CBJ0808	CAT A	VIN YV1FA8750K1198478
MAKE VOLV	YEAR 1989	VST SW	FLP 025605
GVW 000000	FUEL G	MFR JUL 1989	EXP JUN 15, 2018
		PRD	FNED 00000000

TITLE	ST	DATE	FILM	OTC	OD	CODE
05K0017153011	AZ	06022017	S15305K005	OTC	0431447	A

LEGAL STATUS

OWNER1 ROBERT, JOHN, SIVAK
OWNER2

M/ADR 1969 E PALOMINO DR	CITY TEMPE	ST AZ 852848026	CO 07
L/ADR	CITY	ST	CO 00

COMMENTS

LIEN1	DATE	LEGAL STATUS
ADR		
LIEN2	DATE	LEGAL STATUS
ADR		
LIEN3	DATE	
ADR		
STATUS CODE 25 70		