
**CITY OF TEMPE
HEARING OFFICER**

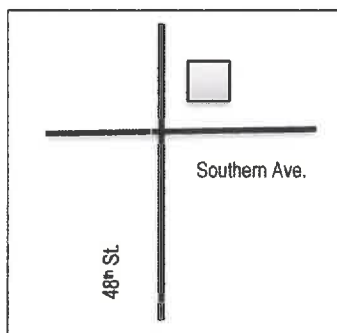
**Meeting Date: 9/03/2019
Agenda Item: 6**

ACTION: Request approval to abate public nuisance items at the Nguyen Property located at 3233 S. 48TH Street. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$420.00 for abatement request, remove trash, debris and other miscellaneous items, remove uncontrolled grass and weeds, trim overgrown shrubs, remove graffiti from property.

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 NGUYEN 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 CM190629: remove trash, debris and other miscellaneous items, remove uncontrolled grass and weeds, trim overgrown shrubs, remove graffiti from property.



Property Owner: TL Qik Stop Market Inc./Debbie L. Nguyen
Applicant: City of Tempe – Code Compliance
Zoning District: PCC-1, Planned Commercial Center Neighborhood
Code Compliance Inspector: Amy Wozniak, 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 Nguyen Property located at 3233 S. 48th Street, in the PCC-1, Planned Commercial Center Neighborhood. This case was initiated 06/06/2019, 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 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	NGUYEN PROPERTY ABATEMENT	EXISTING ZONING	PCC-1 <input type="checkbox"/>
PROJECT ADDRESS	3233 S. 48TH ST., TEMPE, AZ 85282	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	ABATEMENT OF CASE #CM190629 SEPTEMBER 3, 2019	PARCEL No(s)	123-28-130J <input type="checkbox"/>

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	CITY OF TEMPE / CODE ENFORCEMENT	ADDRESS	21 E. 6TH ST. STE 208
CONTACT NAME	AMY WOZNIAK / CODE INSPECTOR	CITY	TEMPE STATE AZ ZIP 85281
EMAIL	amy_wozniak@tempe.gov	PHONE 1	(480)350-5463 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	8/8/19
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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 type="checkbox"/> L. ABATEMENTS			CE	CM
<input type="checkbox"/> M. SIGN TYPE K			GO	SE
TOTAL NUMBER OF APPLICATIONS	0			

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

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA

DATE: AUGUST 08, 2019
TO: Jeff Tamulevich, Code Compliance Administrator
FROM: Amy Wozniak, Commercial Code Inspector
SUBJECT: CM190629, TL QIK STOP MARKET, INC. Property Abatement

LOCATION: 3233 S. 48TH STREET, TEMPE, AZ 85282

LEGAL: EATON FREEWAY INDUSTRIAL PARK MCR 171/31 PT LOT 127
COMM W/MOST SW COR SD LOT N 175.98F TO POB CONT N 101F E
170F S 101F W 170F TO POB

PARCEL: 123-28-130J

OWNER: TL QIK STOP MARKET, INC
C/O DEBBIE L. NGUYEN
525 N. VAL VISTA DR. UNIT 45
MESA, AZ 85213-7077

FINDINGS:

06/06/2019 Visited the site and noticed overgrown grass and weeds throughout the landscape areas of the property. I also noted trash and debris and graffiti sporadically throughout the property.

06/06/2019 First violation letters mailed to the property owner.

06/27/2019 Visited site and noticed violations not addressed. Second violation letters mailed to the property owner.

07/11/2019 Visited site and noticed violations not addressed. Final violation letters mailed to the property owner.

07/25/2019 Visited site and noticed violations not addressed. Landscaper, Bob Hamann, contacted and a bid for clean-up requested.

07/30/2019 Visited site and noticed violations not addressed. "Noticed of Intent to Abate Public Nuisance" posted on the property at 3233 S. 48th St., Tempe, and a copy of notices mailed to the property owner.

08/08/2019 Abatement packet submitted to supervisor.

RECOMMENDATIONS:

I recommend an abatement of the nuisance violations at the property at 3233 S. 48th St., due to property owner's failure to bring property into compliance with Tempe City Codes 21-3.b.1, Tempe City Code 21-3.b.8 and Tempe City Code 22-105(a). Ms. Nguyen has been given ample time to obtain compliance and maintain the property. Based on previous history, there has been no indication that the property owner will bring the property into compliance. This is the fifth request for an abatement regarding this property. It has been successfully abated on June 02, 2015, 05/18/2016, 04/18/2017, and 09/04/2018. The deterioration of this property represents a health hazard and is an eyesore to the community.

Without the intervention of this 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,

Amy Wozniak
Commercial Code Inspector II

ACTION TAKEN:

Subh. V
[Signature]
10 8 19

NAME

DATE:

123-28-130J Commercial Parcel

This is a commercial parcel located at [3233 S 48TH ST TEMPE 85282](#). and the current owner is TL QIK STOP MARKET INC. It is located in the Eaton Freeway Industrial Park subdivision and MCR 17131. Its current year full cash value is \$554,700.

Property Information

[3233 S 48TH ST TEMPE 85282](#)

MCR #	17131
Description:	EATON FREEWAY INDUSTRIAL PARK MCR 171/31 PT LOT 127 COMM W/MOST SW COR SD LOT N 175.98F TO POB CONT N 101F E 170F S 101F W 170F TO POB
Lat/Long	33.39359197 -111.97829656
Lot Size	17,163 sq ft.
Zoning	PCC-1
Lot #	127
High School District	TEMPE UNION #213
Elementary School District	TEMPE ELEMENTARY SCHOOL DISTRICT
Local Jurisdiction	TEMPE
S/T/R	29 1N 4E
Market Area/Neighborhood	02/004
Subdivision (96 Parcels)	EATON FREEWAY INDUSTRIAL PARK

Owner Information

[TL QIK STOP MARKET INC](#)

Mailing Address	3233 S 48TH ST, TEMPE, AZ 85282
Deed Number	080853534
Last Deed Date	10/02/2008
Sale Date	n/a
Sale Price	n/a

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

Tax Year	2020	2019	2018	2017	2016
Full Cash Value	\$554,700	\$546,200	\$393,900	\$373,900	\$343,700
Limited Property Value	\$382,731	\$364,506	\$347,149	\$330,618	\$314,874
Legal Class	1.12	1.12	1.12	1.12	1.12
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18%	18%	18%
Assessed LPV	\$68,892	\$65,611	\$62,487	\$59,511	\$56,677
Property Use Code	1111	1111	1111	1111	1111
PU Description	Retail	Retail	Retail	Retail	Retail
Tax Area Code	031600	031600	031600	031600	031600
Valuation Source	Notice	Notice	Notice	Notice	Notice

Additional Property Information

Additional commercial property data.

Description	Imp #	Occupancy	Rank	CCI	Age	Sq Ft.
Convenience Market	000101 419	2	C	9	1,428	
Service Station	000201 408	2	D	39	1	
Site Improvements	000301 163	2	D	39	1	



Assessor Paul D. Petersen
Maricopa County Assessor's Office

Feature Information

(1 of 1)

Clear ?

123-28-130J

Owner Information

Owner Name: TL QIK STOP MARKET INC
Property Address: 3233 S 48TH ST TEMPE 85282
Mailing Address: 3233 S 48TH ST TEMPE AZ 85282
Deed Number: 080853534
Sale Date:
Sale Price: \$

Property Information

Lat/Long: 33.393590, -111.977876
S/T/R: 29 1N 4E
Jurisdiction: TEMPE
Zoning: PCC-1
PUC: 1111
Lot Size (sq ft): 17,163
MCR #: 171-31
Subdivision: EATON FREEWAY INDUSTRIAL PARK
Lot #: 127
Floor: 1
Construction Year:
Living Space (sq ft):

Valuation Information

Tax Year:	2020	2019
FCV:	\$554,700	\$546,200
LPV:	\$382,731	\$364,506
Legal Class:	1.12	1.12



[Zoom to](#)



100ft
-111.978234 33.394083 Degrees

CASE # **CM190629**



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 07/30/2019

**TL QIK STOP MARKET, INC
C/O DEBBIE L. NGUYEN
1328 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:

Legal: EATON FREEWAY INDUSTRIAL PARK MCR 171/31 PT LOT 127 COMM W/MOST SW COR SD LOT N 175.98F TO POB CONT N 101F E 170F S 101F W 170F TO POB

Location: 3233 S. 48TH ST., TEMPE, AZ 85282

Parcel: 123-28-130J

This office will submit this complaint to the Community Development Abatement Hearing Officer to be placed on the Hearing Officer agenda of **09/03/2019**. 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 TRASH, DEBRIS, AND OTHER MISCELLANEOUS ITEMS FROM THROUGHOUT THE EXTERIOR OF THE PROPERTY.**
- 2. MAINTAIN LANDSCAPED AREAS OF THE PROPERTY BY REMOVING UNCONTROLLED, UNCULTIVATED GRASS AND WEEDS AND TRIM OVERGROWN SHRUBS THROUGHOUT THE PROPERTY.**
- 3. REMOVE GRAFFITI WRITTEN IN MULTIPLE SPRAY PAINT COLORS THROUGHOUT THE PROPERTY.**

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 **\$420.00**. 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) 350-4311.

Code Inspector: Amy Wozniak

Phone Number: (480)350-5463

E-mail: amy_wozniak@tempe.gov

CASE # CM190629



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 07/30/2019

**TL QIK STOP MARKET, INC
C/O DEBBIE L. NGUYEN
525 N. VAL VISTA DR. UNIT 45
MESA, AZ 85213-7066**

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

Legal: EATON FREEWAY INDUSTRIAL PARK MCR 171/31 PT LOT 127 COMM W/MOST SW COR SD LOT N 175.98F TO POB CONT N 101F E 170F S 101F W 170F TO POB

Location: 3233 S. 48TH ST., TEMPE, AZ 85282

Parcel: 123-28-130J

This office will submit this complaint to the Community Development Abatement Hearing Officer to be placed on the Hearing Officer agenda of **09/03/2019**. 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) 350-4311.

Code Inspector: Amy Wozniak

Phone Number: (480)350-5463

E-mail: amy_wozniak@tempe.gov



COMMUNITY DEVELOPMENT DEPARTMENT CODE COMPLIANCE

FINAL CORRECTION NOTICE

07-11-2019

TL QIK STOP MARKET, INC
ATTN: DEBBIE L. NGUYEN
1328 E. MINTON DR.
TEMPE, AZ 85282

Case#: CM190629
Site Address: 3233 S. 48th ST., TEMPE, AZ
Parcel # 123-28-130J

SITE REINSPECTION ON OR AFTER: 07/25/2019

This is a notice to inform you that this site was inspected on 06/05/2019, 06/27/2019 and 07/11/2019 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

SECTION VIOLATION

- | | |
|----------------------|---|
| ZDC 4-102.E.1 | The owner or owner's association, or the lessee of the site, as applicable, shall maintain the <i>development</i> and property in conformance with the last plans approved by the City of Tempe. Any deterioration shall be considered a violation of this Code and any applicable ordinances. |
| TCC 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; including, but not limited to, areas that contain items such as cans, bottles, wood, metal, plastic, rags, boxes, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items; lumber, scrap iron, tin and other metal not neatly piled, or anything whatsoever that is or may become a hazard to public health and safety, or that may harbor insect, rodent or vermin infestation. This subsection shall not be deemed to include items kept in covered bins or metal receptacles approved by the county health officer or this code or any other ordinance of the city. |
| TCC 21-3.b.8 | It is a violation for any landscape, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; cultivated 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 fronds the base of the lowest living front more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground. |
| TCC 22-105(a) | Graffiti prohibited. All sidewalks, walls, buildings, fences, signs, and other structures or 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

- ZDC 4-102.E.1** Maintain site in conformance with plans approved by the City of Tempe by removing all uncontrolled growth (grass and weeds), trash and debris and graffiti from throughout the property and the vacant building(s).
- TCC 21-3.b.1** Remove all trash and debris from throughout the property.
- TCC 21-3.b.8** Remove all uncontrolled growth (grass and weeds) from throughout the property.
- TCC 22-105(a)** Remove graffiti written in white spray paint on the east interior wall of the trash enclosure and yellow spray paint on the west, exterior side of the vacant building.

See enclosed photographs of violations.

FINAL CORRECTION NOTICE – FAILURE TO COMPLY MAY RESULT IN AN ABATEMENT PROCESS BEING CONDUCTED AND A LIEN PLACED AGAINST THE PROPERTY.

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

Amy Wozniak
Code Inspector II

Direct: 480-350-5463
Code Compliance: (480)350-4311
Email: amy_wozniak@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.

Sec. 21-43.D Notice to comply

Additional notice; notice not required. Nothing herein shall preclude the city from giving additional verbal or written notice at its discretion, but it is not obligated to notify the same person as to a second (or additional) violation which has been the subject of a notice to comply within the previous twelve (12) month period. If the city does elect to give any additional notice in any instance, it shall not thereby become obligated to give such additional notice thereafter in the same or other situations. Nothing in this section shall require the issuance of a second notice to comply within twelve (12) months prior to commencement of civil or criminal violation proceedings.



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE

FINAL CORRECTION NOTICE

07-11-2019

TL QIK STOP MARKET, INC
ATTN: DEBBIE L. NGUYEN
525 N. VAL VISTA DR. #45
MESA, AZ 85213

Case#: CM190629
Site Address: 3233 S. 48th ST., TEMPE, AZ
Parcel # 123-28-130J

SITE REINSPECTION ON OR AFTER: 07/25/2019

This is a notice to inform you that this site was inspected on 06/05/2019, 06/27/2019 and 07/11/2019 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

SECTION **VIOLATION**

- | | |
|----------------------|---|
| ZDC 4-102.E.1 | The owner or owner's association, or the lessee of the site, as applicable, shall maintain the <i>development</i> and property in conformance with the last plans approved by the City of Tempe. Any deterioration shall be considered a violation of this Code and any applicable ordinances. |
| TCC 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; including, but not limited to, areas that contain items such as cans, bottles, wood, metal, plastic, rags, boxes, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items; lumber, scrap iron, tin and other metal not neatly piled, or anything whatsoever that is or may become a hazard to public health and safety, or that may harbor insect, rodent or vermin infestation. This subsection shall not be deemed to include items kept in covered bins or metal receptacles approved by the county health officer or this code or any other ordinance of the city. |
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Code Inspector II

Direct: 480-350-5463
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Email: amy_wozniak@tempe.gov

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COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE

SECOND CORRECTION NOTICE

06-27-2019

TL QIK STOP MARKET, INC
ATTN: DEBBIE L. NGUYEN
1328 E. MINTON DR.
TEMPE, AZ 85282

Case#: CM190629
Site Address: 3233 S. 48th ST., TEMPE, AZ
Parcel # 123-28-130J

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<u>SECTION</u>	<u>VIOLATION</u>
ZDC 4-102.E.1	The owner or owner's association, or the lessee of the site, as applicable, shall maintain the <i>development</i> and property in conformance with the last plans approved by the City of Tempe. Any deterioration shall be considered a violation of this Code and any applicable ordinances.
TCC 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; including, but not limited to, areas that contain items such as cans, bottles, wood, metal, plastic, rags, boxes, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items; lumber, scrap iron, tin and other metal not neatly piled, or anything whatsoever that is or may become a hazard to public health and safety, or that may harbor insect, rodent or vermin infestation. This subsection shall not be deemed to include items kept in covered bins or metal receptacles approved by the county health officer or this code or any other ordinance of the city.
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TCC 22-105(a)	Graffiti prohibited. All sidewalks, walls, buildings, fences, signs, and other structures or 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

- ZDC 4-102.E.1** Maintain site in conformance with plans approved by the City of Tempe by removing all uncontrolled growth (grass and weeds), trash and debris and graffiti from throughout the property and the vacant building(s).
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See enclosed photographs of violations.

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

Amy Wozniak
Code Inspector II

Direct: 480-350-5463
Code Compliance: (480)350-4311
Email: amy_wozniak@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

SECOND CORRECTION NOTICE

06-27-2019

TL QIK STOP MARKET, INC
ATTN: DEBBIE L. NGUYEN
525 N. VAL VISTA DR. #45
MESA, AZ 85213

Case#: CM190629
Site Address: 3233 S. 48th ST., TEMPE, AZ
Parcel # 123-28-130J

SITE REINSPECTION ON OR AFTER: 07/11/2019

This is a notice to inform you that this site was inspected on 06/05/2019 and 06/27/2019 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

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COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE

CORRECTION NOTICE

06-06-2019

TL QIK STOP MARKET, INC
ATTN: DEBBIE L. NGUYEN
525 N. VAL VISTA DR. #45
MESA, AZ 85213

Case#: CM190629
Site Address: 3233 S. 48th ST., TEMPE, AZ
Parcel # 123-28-130J

SITE REINSPECTION ON OR AFTER: 06/27/2019

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COMMUNITY DEVELOPMENT DEPARTMENT CODE COMPLIANCE

CORRECTION NOTICE

06-06-2019

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ATTN: DEBBIE L. NGUYEN
1328 E. MINTON DR.
TEMPE, AZ 85282

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Parcel # 123-28-130J

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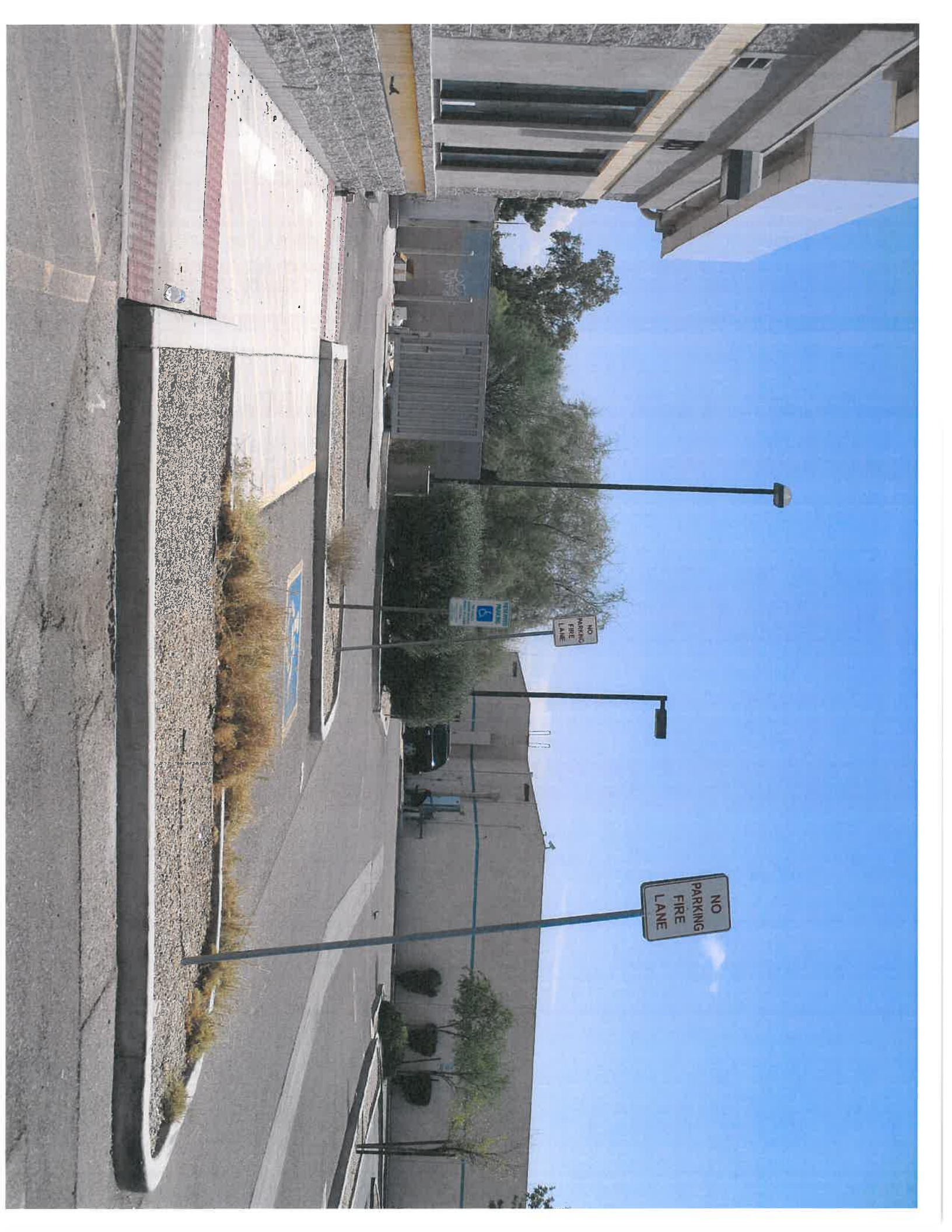
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Tempe

NOTICE OF INTENT TO ABUSE PUBLIC RESOURCES

NOTICE OF INTENT TO ABUSE PUBLIC RESOURCES

Tempe

THIS NOTICE IS REQUIRED BY THE ARIZONA ANTITRUST ACT, SECTION 4-201, AND THE ARIZONA CONSUMER PROTECTION ACT, SECTION 4-210, OF THE ARIZONA STATUTES. IT IS ISSUED TO YOU BY THE CITY OF TEMPE, ARIZONA, AS A RESULT OF YOUR APPLICATION FOR A PERMIT TO CONDUCT BUSINESS IN THE CITY OF TEMPE, ARIZONA.

THE CITY OF TEMPE HAS REVIEWED YOUR APPLICATION AND HAS DETERMINED THAT YOUR PROPOSED BUSINESS OPERATIONS MAY BE IN VIOLATION OF THE ARIZONA ANTITRUST ACT AND THE ARIZONA CONSUMER PROTECTION ACT. THE CITY OF TEMPE IS NOTICING YOU OF THIS VIOLATION AND IS REQUESTING THAT YOU TAKE IMMEDIATE ACTION TO CORRECT THE VIOLATION.

IF YOU DO NOT TAKE IMMEDIATE ACTION TO CORRECT THE VIOLATION, THE CITY OF TEMPE MAY TAKE LEGAL ACTION TO ENFORCE THE ARIZONA ANTITRUST ACT AND THE ARIZONA CONSUMER PROTECTION ACT.

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, PLEASE CONTACT THE CITY OF TEMPE AT (480) 944-3300.

DATE: 03/15/2011

FILED: 03/15/2011

BY: [Signature]

2400 Broadway, Suite 1000
Tempe, Arizona 85283-3000
Phone: (480) 944-3300
Fax: (480) 944-3301
Email: city@tempe.gov

Tempe

NOTICE OF INTENT TO ABUSE PUBLIC RESOURCES

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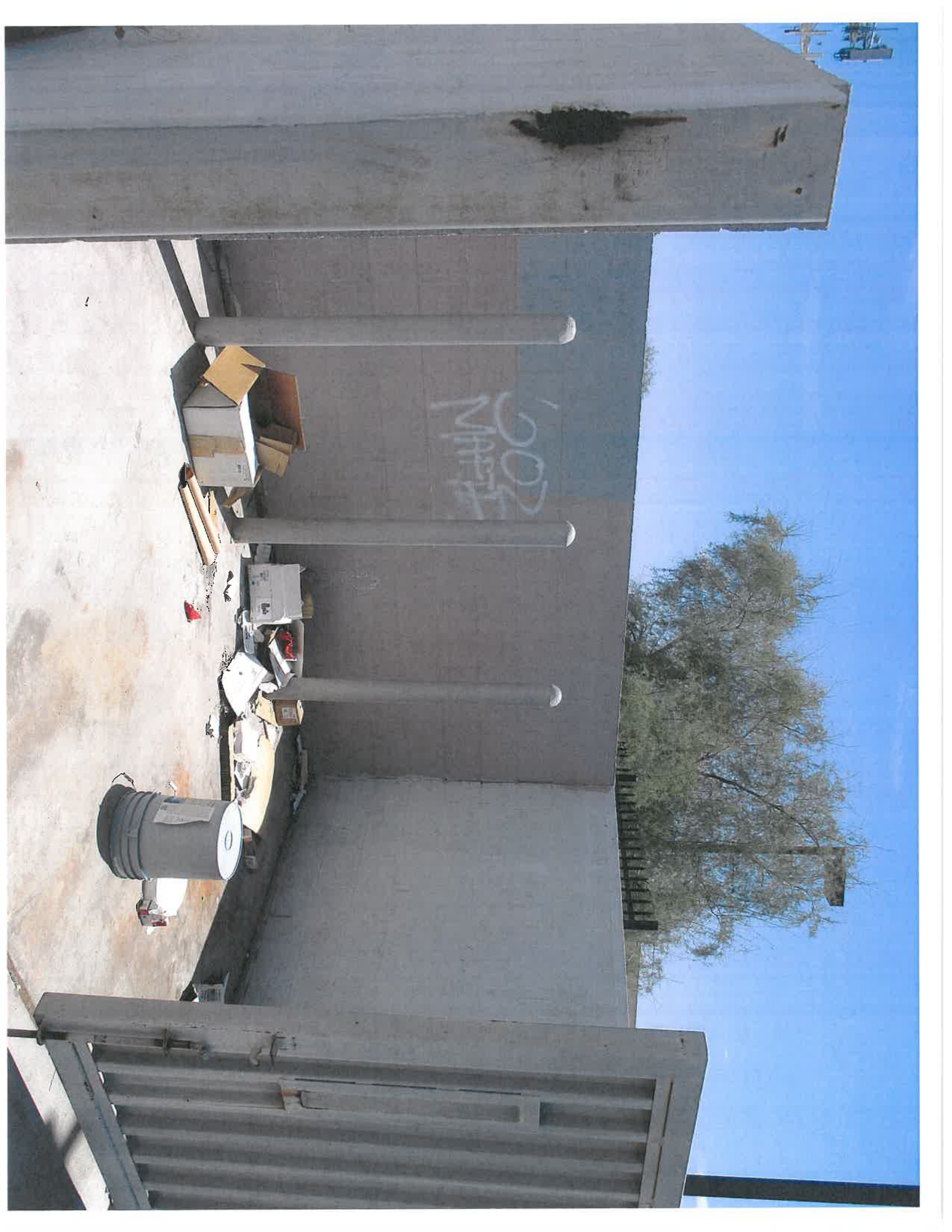
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DATE: 03/15/2011

FILED: 03/15/2011

BY: [Signature]

2400 Broadway, Suite 1000
Tempe, Arizona 85283-3000
Phone: (480) 944-3300
Fax: (480) 944-3301
Email: city@tempe.gov





McDon





HAMANN ENTERPRISES, LLC

4001 W CAMELBACK RD C30

PHOENIX, AZ 85019

(602) 575-4455

hamannenterprises@yahoo.com

THE FOLLOWING DOCUMENT IS FOR:

NAME: Amy Wozniak

FIRM: City of Tempe

DATE: 7/29/19

PROPOSAL

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

ADDRESS: 3233 s 48th Ave

1 Landscape and trash removal, graffiti paint trim bushes and palm trees	\$400.00
2 ESTAMATED DUMP FEES	\$20.00
3	\$0.00
4	\$0.00
5	\$0.00
6	\$0.00
TOTAL COST OF JOB	<hr/> \$420.00

THANK YOU FOR YOUR BUSINESS

BOB HAMANN