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**CITY OF TEMPE  
HEARING OFFICER**

**Meeting Date: 11/17/2020**

**Agenda Item: 5**

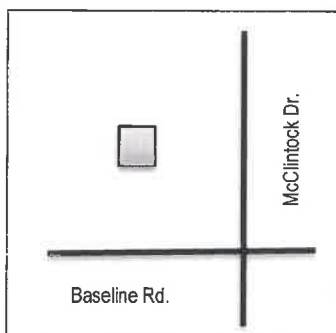
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**ACTION:** Request approval to abate public nuisance items at the Campos Property located at 1336 E. Fremont Drive. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$2504.00 for abatement request: landscape cleanup, remove dead tree.

**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 CAMPOS 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 CE204343: landscape cleanup, remove dead tree.



Property Owner  
Applicant  
Zoning District  
Code Compliance  
Inspector:

Alonso Campos  
City of Tempe – Code Compliance  
R1-6 Single Family Residential  
Julie 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 Campos Property located at 1336 E. Fremont Drive, in the R1-6, Single Family Residential district. This case was initiated 07/02/20, 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 5<sup>th</sup> 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                   | Campos Property Abatement                               | EXISTING ZONING | R1-6 <input type="checkbox"/>       |
| PROJECT ADDRESS                | 1336 E. Fremont Dr. Tempe, AZ 85282                     | SUITE(S)        | <input type="checkbox"/>            |
| PROJECT DESCRIPTION            | Abatement of CE204343<br>Hearing is November 17th, 2020 | PARCEL No(s)    | 133-39-151 <input type="checkbox"/> |

| PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K) |               |         |                     |         |              |
|---|---------------|---------|---------------------|---------|--------------|
| BUSINESS NAME   |               | ADDRESS | 1336 E. Fremont Dr. |         |              |
| CONTACT NAME  | Alonso Campos | CITY    | Tempe               | STATE   | AZ ZIP 85282 |
| 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              | Community Development    | ADDRESS | 21 E. 6th St. |         |              |
| CONTACT NAME                     | Julie Scofield           | CITY    | Tempe         | STATE   | AZ ZIP 85281 |
| EMAIL                            | julie_scofield@tempe.gov | PHONE 1 | 480-350-8951  | 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 | 10/13/2020 |
| <i>Julie Scofield</i> |   |      |            |

| BUSINESS INFORMATION – REQUIRED FOR USE PERMITS & SIGN DPRs |  |         |  |       |     |
|---|--|---------|--|-------|-----|
| BUSINESS NAME   |  | ADDRESS |  |       |     |
| CONTACT NAME  |  | CITY    |  | STATE | ZIP |
| TYPE OF BUSINESS  |  | PHONE   |  | EMAIL |     |

| APPLICATION<br>(Check all that apply)                          | QTY | SPECIFIC REQUEST<br>(See <a href="#">Planning &amp; Zoning Fee Schedule</a> for types) | FOR CITY USE ONLY<br>(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<br>CE / CM / IP TRACKING # | DATE RECEIVED (STAMP)               |
| PL TRACKING #   |  |  | VALIDATION OF PAYMENT (STAMP)       |
| SPR TRACKING #<br>(if 2 <sup>nd</sup> or 3 <sup>rd</sup> submittal,<br>please use Planning<br>Resubmittal Form) |  |  | TOTAL APPLICATION FEES              |
|   |  |  | RECEIVED BY INTAKE STAFF (INITIALS) |

**SEE REVERSE SIDE FOR REQUIRED PROJECT DATA**

**DATE:** October 13th, 2020  
**TO:** Jeff Tamulevich, Code Compliance Administrator  
**FROM:** Julie Scofield, Code Inspector  
**SUBJECT:** CE204343, Campos Property Abatement

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**LOCATION:** 1336 E. FREMONT DR. TEMPE, AZ 85282

**LEGAL:** TEMPE GARDENS UNIT 8

**PARCEL:** 133-39-151

**OWNER:** ALONSO CAMPOS  
1336 E. FREMONT DR.  
TEMPE, AZ 85282

**FINDINGS:**

07/02/2020 The Code Compliance Division received a complaint for deteriorated landscape and deteriorated pool. Inspected the property and found a pool with green water in the bottom of it, dead vegetation in the front of the property, tree debris and miscellaneous items in the back yard. Notice to comply was mailed to the owner.

07/23/2020 Re-inspected the property. There has been no change to the property except for adding in dead tree limbs to the notice. A final notice was mailed.

08/11/2020 Inspected the property and no change to the back yard. The front yard was complete. A pink hanger was hung on the door asking for compliance or contact by 8/14/2020 to avoid a citation.

08/20/2020 Upon inspection, noticed the tree appeared to be completely dead in the back yard. Went ahead and mailed another notice to include this large dead tree.

09/25/2020 Inspected the property. The pool is empty of water. The back-yard landscape is still not complete including the dead tree. There has been no contact from the owner. Issued a citation for the landscape. Pictures were taken to show the condition of the property.

10/08/2020 Received bids for an abatement cleanup to include the landscape. The hearing is scheduled for November 17<sup>th</sup>, 2020

**RECOMMENDATIONS:**

I recommend an abatement of the nuisance violation at the property located at 1336 E. Fremont Dr. The property owner has failed to bring the property into compliance with Tempe City Code 21-3-b.8. Mr. Campos has been given ample time. The property represents an eyesore and health and safety issue 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,

Julie Scofield  
Code Inspector II

ACTION TAKEN: Subm. v  
NAME Julie Scofield  
DATE: 10/13/20



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

Date: 10/13/2020  
Case #: CE204343

**CAMPOS ALONSO**  
**1336 E FREMONT DR**  
**TEMPE, AZ 85282-7264**

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

Location: 1336 E FREMONT DR TEMPE, AZ 85282  
Parcel: 133-39-151

This office will submit this complaint to the Community Development Abatement Hearing Officer to be placed on the Hearing Officer agenda of November 17<sup>th</sup>, 2020 located at the Tempe Council Chambers, 31 E 5th Street, at 5pm. 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.8                      Landscaping that is substantially dead, damaged or characterized by uncontrolled growth or presents a deteriorated or slum-like appearance.

If the violations have not been corrected within thirty (30) days, our office will proceed with the abatement process. As owner of the property, you have thirty (30) days after receipt of this letter to abate or correct any violation as described below:

CC 21-3.b.8                      a. Remove all tree debris. Cut all over height grass/weeds. Cut dead tree down to ground level.

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 \$ 2504.00. 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 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.

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**Code Inspector: Julie Scofield**  
**Phone Number: 480-350-8951**  
**E-mail: julie\_scofield@tempe.gov**

**HAMANN ENTERPRISES, LLC**

2925 N 19TH AVE UNIT 97

PHOENIX, AZ 85015

(602) 575-4455

[hamannenterprises@yahoo.com](mailto:hamannenterprises@yahoo.com)

THE FOLLOWING DOCUMENT IS FOR:

NAME: JULIE SCOFIELD

FIRM: CITY OF TEMPE

DATE: 10/5/20

**PROPOSAL**

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

ADDRESS: 1336 E FREMONT DR

|   |                  |
|---|------------------|
| 1 REMOVAL OF TALL WEEDS, GRASS AND DEBRIS FROM<br>BACK YARD ONLY. | \$900.00         |
| 2 ESTAMATED DUMP FEES   | \$50.00          |
| 3 SECURITY BY TEMPE POLICE  | \$554.00         |
| 4 TREE REMOVAL<br>3RD PARTY                                       | \$1,000.00       |
| 5   | \$0.00           |
| 6   | \$0.00           |
| TOTAL COST OF JOB   | <hr/> \$2,504.00 |

THANK YOU FOR YOUR BUSINESS

BOB HAMANN

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



|  |   |                        |          |  |   |  |  |
|--|---|------------------------|----------|--|---|--|--|
| Complaint Number<br><b>1702239</b>   | Case Number                                     | Social Security Number | Military | <input type="checkbox"/> Serious Physical Injury | <input type="checkbox"/> Accident             | <input type="checkbox"/> Fatality                | <input type="checkbox"/> Commercial    |
| Driver's License No.   | DLP <input type="checkbox"/>                    | State                  | Class    | Endorsements<br>M H N P T X D                    | <input type="checkbox"/> 16 Passenger Vehicle | Incident Report Number<br><b>CE204343</b>        | <input type="checkbox"/> Haz. Material |
| Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language |   |                        |          |  |   |  |  |
| <b>Defendant</b>   | Name (First, Middle, Last) <b>ALONSO CAMPOS</b> |                        |          |  |   |  | Juvenile                               |
| Residence Address, City, State, Zip Code<br><b>1336 E. Fremont Dr. Tempe AZ 85282</b>          |   |                        |          |  |   | Telephone: (cell phone) <input type="checkbox"/> |  |
| Sex  | Height  | Weight                 | Eyes     | Hair   | Origin  | Date of Birth                                    | Restrictions                           |
| Business Address, City, State, Zip Code  |   |                        |          |  |   | Business Phone No.                               |  |
| <b>Vehicle</b>   | Color   | Year                   | Make     | Model  | Style   | License Plate                                    | State                                  |
| Registered owner & address, City, State, Zip Code  |   |                        |          |  |   | Vehicle Identification Number                    |  |

The Undersigned Certifies That:

|    |                                    |               |                  |                  |  |              |   |              |       |   |                     |  |
|----|------------------------------------|---------------|------------------|------------------|--|--------------|---|--------------|-------|---|---------------------|--|
| On | Month <b>09</b>                    | Day <b>25</b> | Year <b>2020</b> | Time <b>8:19</b> | <input checked="" type="checkbox"/> AM <input type="checkbox"/> PM | <b>Speed</b> | Approx.   | Posted       | R & P | Speed Measurement Device<br><input type="checkbox"/> Radar <input type="checkbox"/> Laser <input type="checkbox"/> Pace | Direction of Travel |  |
| At | Location <b>1336 E Fremont Dr.</b> |               |                  |                  |  |              | <input checked="" type="checkbox"/> Tempe <input type="checkbox"/> State of Arizona | <b>85282</b> | Area  | Dist.   |                     |  |

The Defendant Committed the Following:

|          |                           |  |   |                                   |   |  |  |  |
|----------|---------------------------|--|---|-----------------------------------|---|--|--|--|
| <b>A</b> | Section: <b>TCC 21-3A</b> | ARS Violation: <b>21-3-B-8 Deteriorated Landscapes</b> | <input type="checkbox"/> Domestic Violence Case | <input type="checkbox"/> Criminal | <input type="checkbox"/> Criminal Traffic | <input checked="" type="checkbox"/> Municipal Code | <input type="checkbox"/> Civil Traffic | <input type="checkbox"/> Petty Offense |
|          | Docket Number             | Disp. Code:  | Date of Disposition:                            | Sanction:                         |   |  |  |  |
|          | MVD                       |  |   |                                   |   |  |  |  |
| <b>B</b> | Section:                  | ARS Violation:   | <input type="checkbox"/> Domestic Violence Case | <input type="checkbox"/> Criminal | <input type="checkbox"/> Criminal Traffic | <input type="checkbox"/> Municipal Code            | <input type="checkbox"/> Civil Traffic | <input type="checkbox"/> Petty Offense |
|          | Docket Number             | Disp. Code:  | Date of Disposition:                            | Sanction:                         |   |  |  |  |
|          | MVD                       |  |   |                                   |   |  |  |  |
| <b>C</b> | Section:                  | ARS Violation:   | <input type="checkbox"/> Domestic Violence Case | <input type="checkbox"/> Criminal | <input type="checkbox"/> Criminal Traffic | <input type="checkbox"/> Municipal Code            | <input type="checkbox"/> Civil Traffic | <input type="checkbox"/> Petty Offense |
|          | Docket Number             | Disp. Code:  | Date of Disposition:                            | Sanction:                         |   |  |  |  |
|          | MVD                       |  |   |                                   |   |  |  |  |
| <b>D</b> | Section:                  | ARS Violation:   | <input type="checkbox"/> Domestic Violence Case | <input type="checkbox"/> Criminal | <input type="checkbox"/> Criminal Traffic | <input type="checkbox"/> Municipal Code            | <input type="checkbox"/> Civil Traffic | <input type="checkbox"/> Petty Offense |
|          | Docket Number             | Disp. Code:  | Date of Disposition:                            | Sanction:                         |   |  |  |  |
|          | MVD                       |  |   |                                   |   |  |  |  |
| <b>E</b> | Section:                  | ARS Violation:   | <input type="checkbox"/> Domestic Violence Case | <input type="checkbox"/> Criminal | <input type="checkbox"/> Criminal Traffic | <input type="checkbox"/> Municipal Code            | <input type="checkbox"/> Civil Traffic | <input type="checkbox"/> Petty Offense |
|          | Docket Number             | Disp. Code:  | Date of Disposition:                            | Sanction:                         |   |  |  |  |
|          | MVD                       |  |   |                                   |   |  |  |  |

|   |  |   |                         |   |
|---|--|---|-------------------------|---|
| <b>You must appear on the date and time indicated at:</b> | <b>Tempe Municipal Court</b><br>140 E. 5th Street<br>Tempe, AZ 85281<br>Court No. 0753 | <input checked="" type="checkbox"/> Traffic Court<br>Suite 150, 1st Floor | Date: <b>10/13/2020</b> | Time: <b>Between 9AM &amp; 4PM</b>                                  |
|   |  | <input type="checkbox"/> Criminal Court<br>Suite 200, 2nd Floor           | Date: _____             | Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM |
|   | <input type="checkbox"/> Court:  |   | Date: _____             | Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM |
| Court Address, City, State, Zip Code                      |  |   |                         |   |

|  |   |   |
|--|---|---|
| Criminal: <input type="checkbox"/> Without admitting guilt, I promise to appear as directed hereon.        | Victim? <input type="checkbox"/>  | Victim Notified? <input type="checkbox"/> |
| Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint. | I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant. |   |
| <b>x mailed &amp; cert</b>   | Complainant: <b>Subaqueo</b>  | PSN: <b>8022</b>                          |

Comments: **Juvenile Notification:**  
Failure to appear or comply as ordered will result in a suspension of your driver's license/driving privileges until you comply or reach your 18th birthday. Initials \_\_\_\_\_

**1st citation \$200.00**

Date issued if not violation date \_\_\_\_\_

If the defendant fails to appear within the time specified, and either pay the fine for the violation or request a hearing, judgment by default will be entered in the amount of the fine designated on the citation for the violation charged plus a penalty amount.



1702239

COMPLAINT





**COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE**

07/02/2020

CAMPOS ALONSO R  
1336 E FREMONT DR  
TEMPE, AZ 85282-7264

Case#: CE204343  
Site Address: 1336 E FREMONT DR. TEMPE, AZ 85282

**SITE REINSPECTION ON OR AFTER: 07/20/2020**

This is a notice to inform you that this site was inspected on 07/02/2020 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-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-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.

**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.

**PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION:**

1. PLEASE RAKE AND REMOVE ALL FALLEN TREE DEBRIS FROM THE FRONT AND BACK OF THE PROPERTY.
2. PLEASE CUT DOWN TO GROUND LEVEL OR REMOVE THE DEAD VEGETATION FROM THE FRONT OF THE PROPERTY.
3. RESTORE POOL WATER TO A CLEAN AND CLEAR STATE. ALL ALGAE, DIRT, AND DEBRIS MUST BE REMOVED FROM POOL. THIS INCLUDES REMOVING ANY ITEMS IN THE POOL.

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

Julie Scofield  
Code Inspector II  
E-Mail

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

**Civil and Criminal Penalties**

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (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.

**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).**



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

07/23/2020

CAMPOS ALONSO R  
1336 E FREMONT DR  
TEMPE, AZ 85282-7264

Case#: CE204343  
Site Address: 1336 E FREMONT DR. TEMPE, AZ 85282

**SITE REINSPECTION ON OR AFTER: 08/07/2020**

This is a notice to inform you that this site was inspected on 07/23/2020 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 TAKE THE FOLLOWING CORRECTIVE ACTION:**

1. PLEASE RAKE AND REMOVE ALL FALLEN TREE DEBRIS FROM THE FRONT AND BACK OF THE PROPERTY.
2. PLEASE CUT DOWN TO GROUND LEVEL OR REMOVE THE DEAD VEGETATION FROM THE FRONT OF THE PROPERTY.
3. TRIM OFF DEAD LIMBS FROM TREES IN BACK YARD.
4. RESTORE POOL WATER TO A CLEAN AND CLEAR STATE. ALL ALGAE, DIRT, AND DEBRIS MUST BE REMOVED FROM POOL. THIS INCLUDES REMOVING ANY ITEMS IN THE POOL.

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

Julie Scofield  
Code Inspector II  
E-Mail

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

**Civil and Criminal Penalties**

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (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.

**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).**



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

08/19/2020

CAMPOS ALONSO R  
1336 E FREMONT DR  
TEMPE, AZ 85282-7264

Case#: CE204343  
Site Address: 1336 E FREMONT DR. TEMPE, AZ 85282

**SITE REINSPECTION ON OR AFTER: 9/21/2020**

This is a notice to inform you that this site was inspected on 08/19/2020 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-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-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.

**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.

**PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION:**

1. PLEASE RAKE AND REMOVE ALL FALLEN TREE DEBRIS FROM THE BACK YARD OF THE PROPERTY. THIS INCLUDES THE LIMBS ON TOP OF THE ROOF ON THE NORTH SIDE OF THE PROPERTY.
2. PLEASE CUT DOWN TO GROUND LEVEL OR REMOVE THE DEAD TREE FROM THE BACK YARD OF THE PROPERTY. OR DEAD PORTIONS OF THE TREE THEREOF.
3. CUT ALL OVER HEIGHT GRASS AND OR WEEDS IN THE BACK YARD OF THE PROPERTY.
4. REMOVE ALL ITEMS FROM THE INSIDE OF THE POOL INCLUDING TREE DEBRIS AND MISCELANEOUS ITEMS.

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

Julie Scofield  
Code Inspector II  
E-Mail

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

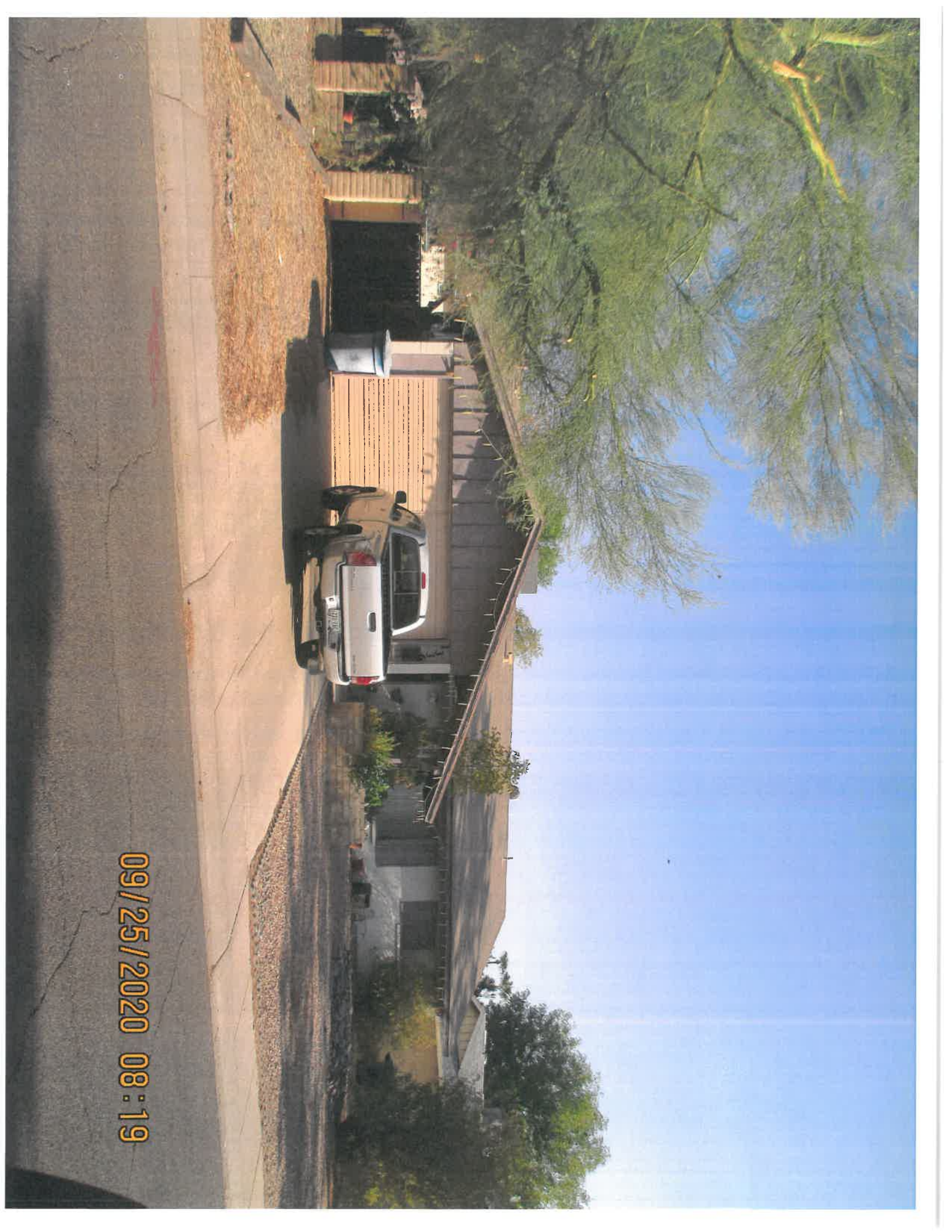
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**IF THE VIOLATIONS ARE NOT CORRECTED BY 9/21/2020, A \$200 CITATION WILL BE ISSUED.**

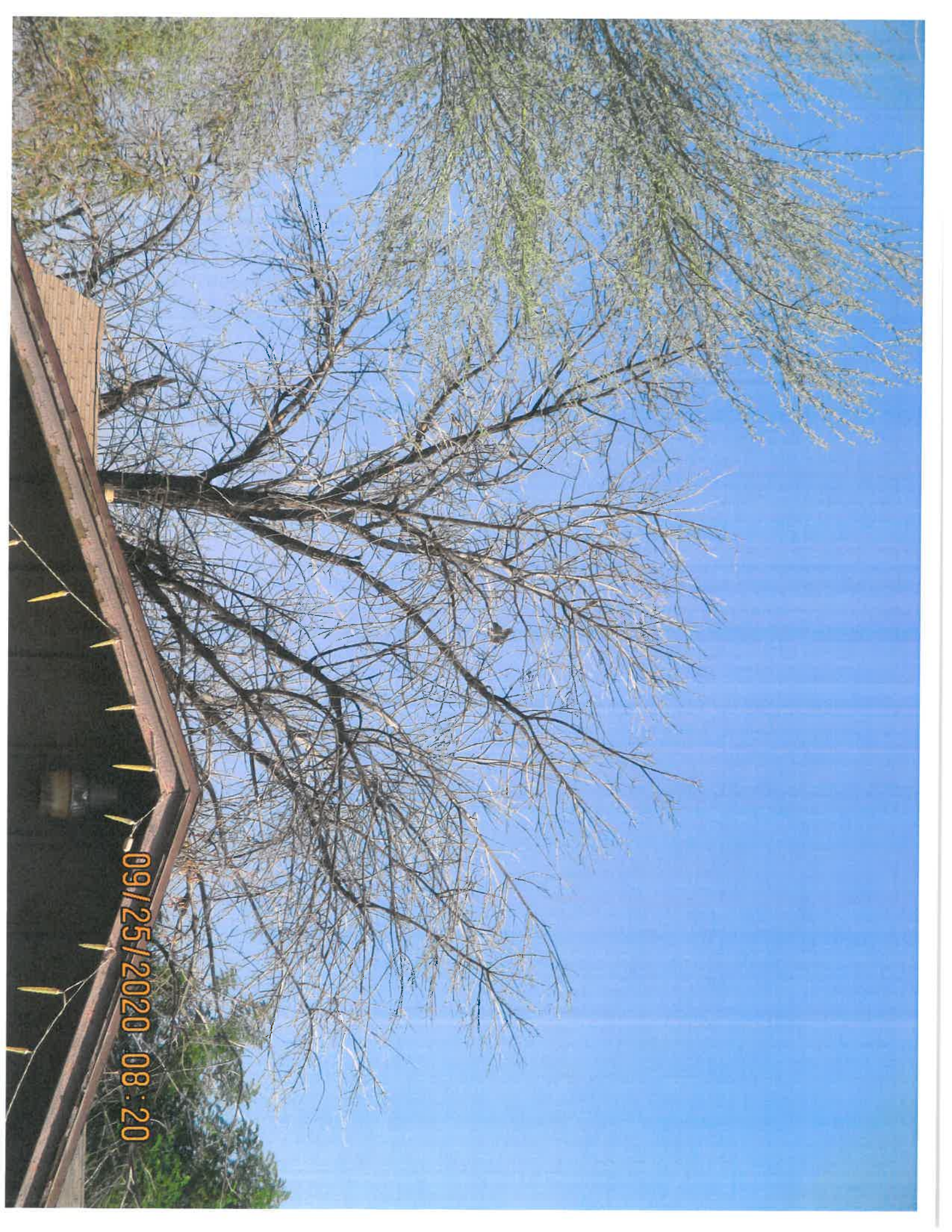




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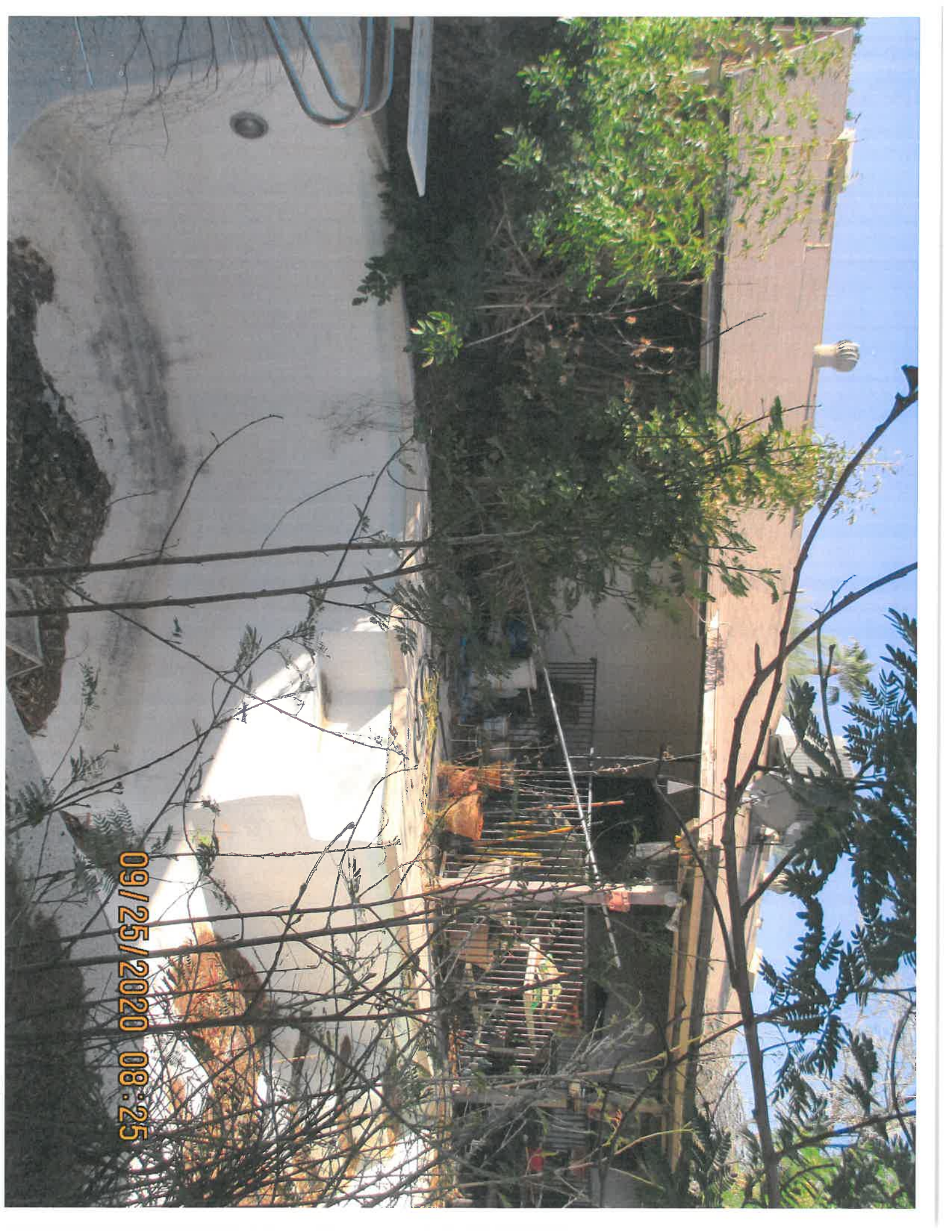






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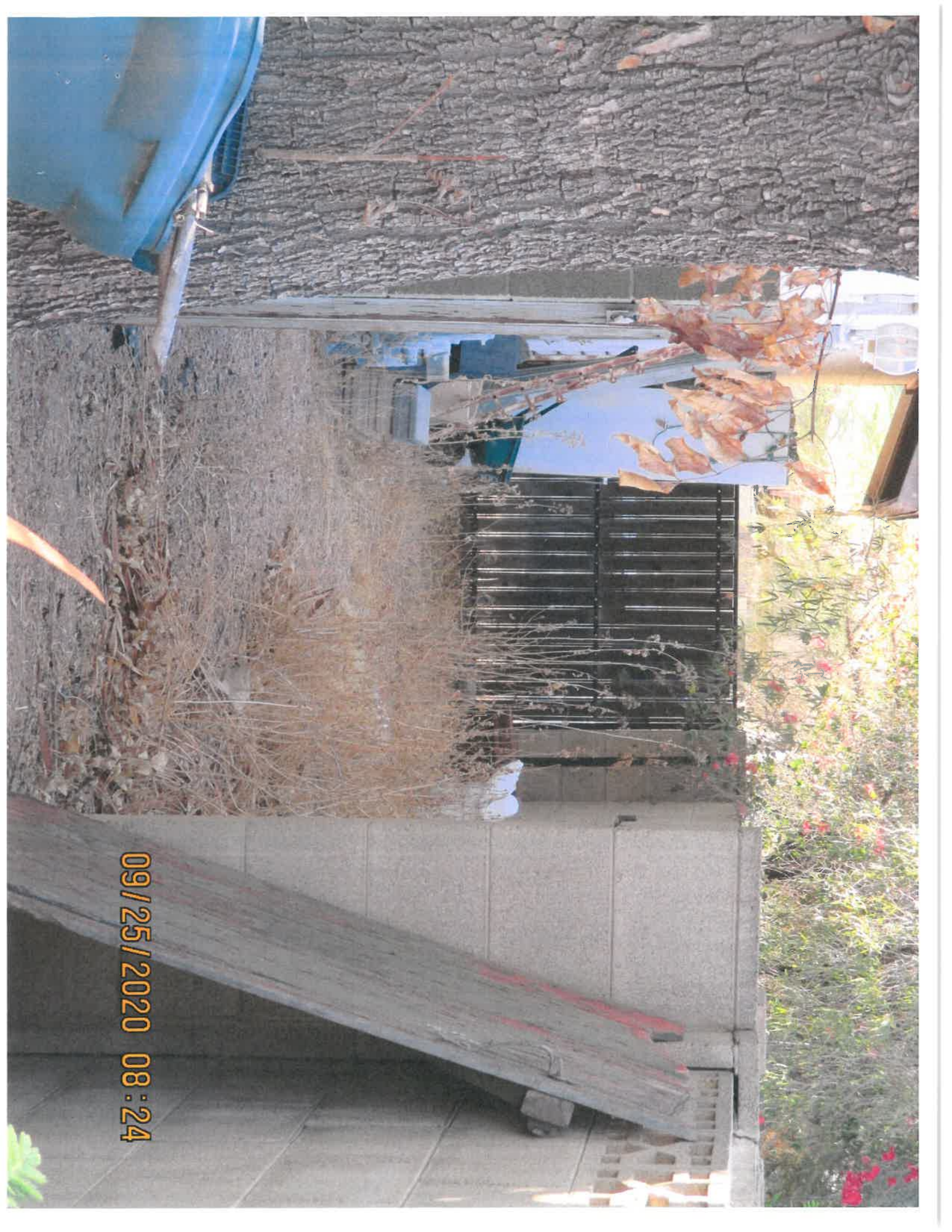






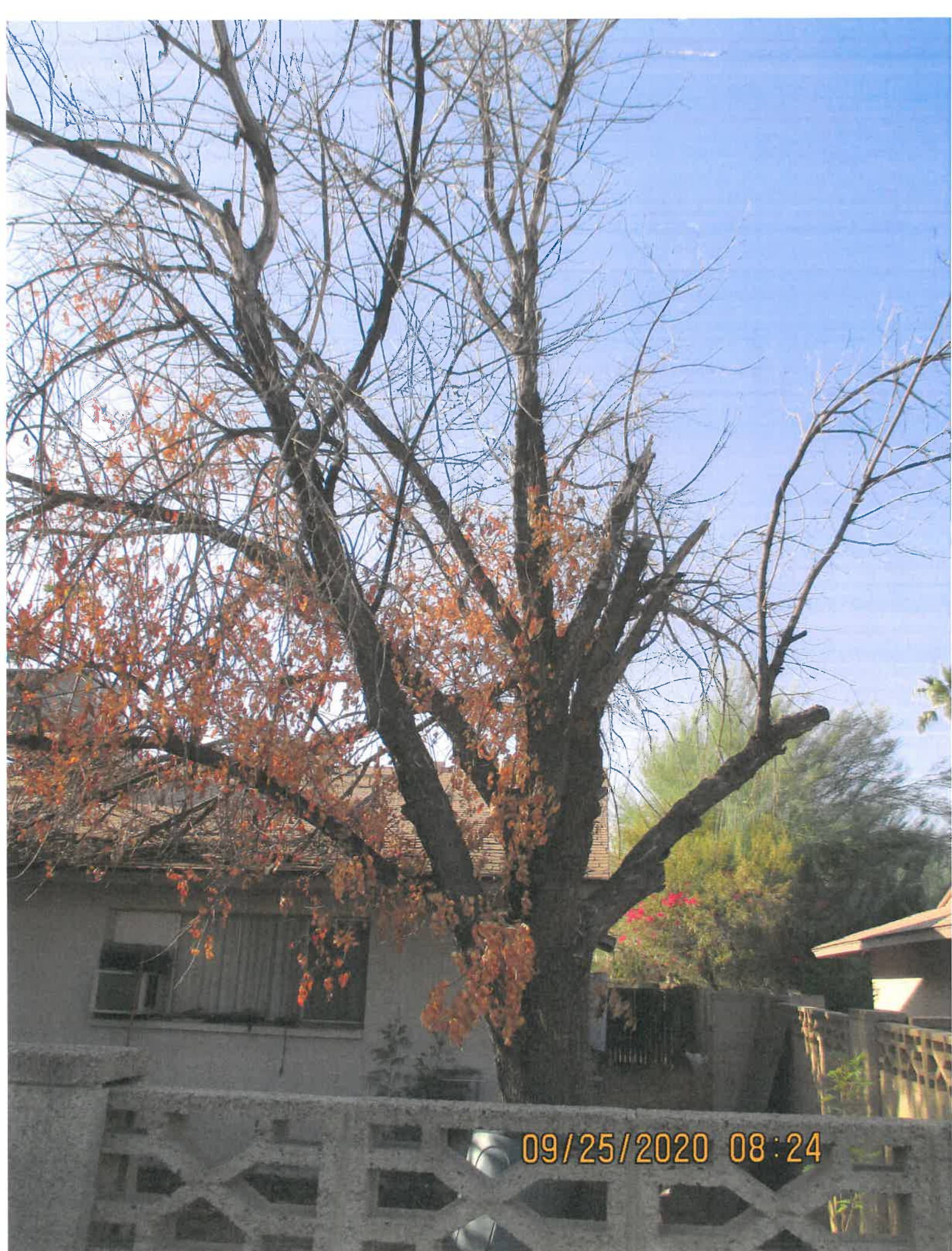
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