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**CITY OF TEMPE  
HEARING OFFICER**

**Meeting Date: 01/19/2021  
Agenda Item: 2**

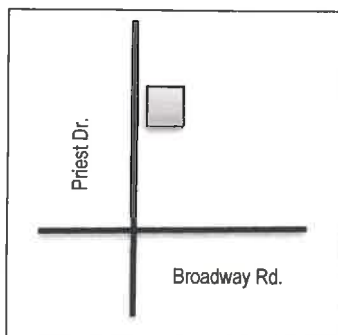
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**ACTION:** Request approval to abate public nuisance items at the Ngin Pheng Property located at 1371 W. 15<sup>th</sup> Street. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$2009.00 for abatement request: remove junk, trash, debris and stored items 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 NGIN PHENG 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 CE203393: remove junk, trash, debris and stored items from property.



Property Owner  
Applicant  
Zoning District:  
Code Compliance  
Inspector:

Samit Ngin & Kim Eng Pheng  
City of Tempe – Code Compliance  
R1-6 Single Family Residential  
Andres Lara-Reyes, Code Inspector

**ATTACHMENTS:** Supporting Attachment

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

Department Director: Jeff Tamulevich, Code Compliance Administrator  
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 Ngin Pheng Property located at 1371 W. 15<sup>th</sup> Street, in the R1-6, Single Family Residential district. This case was initiated 05/19/20, 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

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	SAMIT NGIN	EXISTING ZONING	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	1371 W 15TH ST, TEMPE, AZ 85281	SUITE(S)	CE203393 <input type="checkbox"/>
PROJECT DESCRIPTION	trash, litter, debris in the front, back porch & back yard areas. HEARING DATE: January 19, 2021	PARCEL No(s)	124-59-041 <input type="checkbox"/>

PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW)			
BUSINESS NAME	SAMIT NGIN	ADDRESS	4754 E BURGESS LN
CONTACT NAME		CITY	PHOENIX 85042 STATE AZ ZIP
EMAIL		PHONE 1	(602) 550-4690 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	ADDRESS	
CONTACT NAME	ANDRES LARA-REYES	CITY	STATE ZIP
EMAIL		PHONE 1	(480) 350-8963 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	12/16/2020
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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 type="checkbox"/> L. ABATEMENTS			CE	CM
TOTAL NUMBER OF APPLICATIONS	0			

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

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA

**DATE:** 12/16/2020  
**TO:** Jeff Tamulevich, Code Compliance Administrator  
**FROM:** Andres Lara-Reyes  
**SUBJECT:** Request to Authorize for Abatement– Reference Complaint # CE203393

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**LOCATION:** 1371 W 15TH ST TEMPE, AZ 85281  
**LEGAL:** Parcel #124-59-041, as recorded with the Maricopa County Assessor  
**OWNER:** **SAMIT NGIN**  
4754 E BURGESS LN  
PHOENIX, AZ 85042

**FINDINGS:**

1371 W 15TH ST is currently in violation of City of Tempe's Nuisance Code in regards to trash, litter and debris in the front, east side and back yard areas.

The property has been in violation since 05/19/2020 with the initial violation being trash, litter, debris, discarded appliances, discarded furniture, scrap, metals, crates, fence parts, excessive wood, vehicle parts, vehicle tires, shelve(s), bicycle parts in the back yard. There has been minimal response from the owner to clean up the property

The owner **SAMIT NGIN** was mailed correction notices to the property and citations were issued to correct the violation(s). The violation remains unresolved as of this date. Notice of intent to abate was mailed and posted to the owner's property.

**RECOMMENDATIONS:**

**SAMIT NGIN** has responded but have not completely attempted to remedy the violation upon the property at 1371 W 15TH ST. Since there has been minimal response, without the intervention of abatement, the property will continue to deteriorate. I therefore make a request to the City of Tempe Development Services 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. Owner **SAMIT NGIN** has not given any indication that he plans on completely correcting the violation and maintaining the property.

Respectfully submitted,  
Andres Lara-Reyes

ACTION TAKEN: \_\_\_\_\_  
NAME: \_\_\_\_\_  
DATE: 12.16.20



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

Date: 12/16/2020  
Case #: CE203393

**SAMIT NGIN**  
**4754 E BURGESS LN**  
**PHOENIX, AZ 85042**

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

Location: 1371 W 15TH ST TEMPE, AZ 85281  
Parcel: 124-59-041

This office will submit this complaint to the Community Development Abatement Hearing Officer to be placed on the Hearing Officer agenda of January 19, 2021 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.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;

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.1            Please remove all trash, litter, debris, wood pallets, vehicle tires, scrap, metals, a sink, piles of boxes & buckets, a hydraulic dolly, vehicle parts in the front yard, east yard, back yard porch & back yard areas.

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 \$2008.50. 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: Andres Lara-Reyes**  
**Phone Number: 480-350-8963**  
**E-mail: andres\_lara-reyes@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: ANDRES LARA-REYES

FIRM: CITY OF TEMPE

DATE: 12/15/20

PROPOSAL

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

ADDRESS: 1371 W 15TH ST

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1 FRONT, SIDE, AND BACK YARD	\$1,200.00
2 ESTAMATED DUMP FEES	\$200.00
3 SECURITY BY TEMPE PD	\$556.00
4 APROX. 35 TIRES AT 1.50/EA	\$52.50
5	\$0.00
6	\$0.00
TOTAL COST OF JOB	<u>\$2,008.50</u>

THANK YOU FOR YOUR BUSINESS

BOB HAMANN



COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE

07/02/2020

SAMIT NGIN  
4754 E BURGESS LN  
PHOENIX, AZ 85042

Case #: CE203393  
Site Address: 1371 W 15TH ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 07/01/2020 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.

Section	Violation
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building; 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;
CC 21-3.b.4	To leave or permit to remain outside of any single-family or multifamily dwelling or accessory building any camper, vehicle, or part thereof in any portion of the front or side area of the building visible from the street that is not on an improved area designed or intended for such use..

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all trash, litter, debris, scrap, lawn equipment, household items, wood, buckets in the driveway and the east side yard.	07/09/2020
CC 21-3.b.4	Please cease the lawn parking of any vehicle(s) in the front yard landscape area	07/09/2020

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

**Andres Lara-Reyes**  
Code Inspector

**Direct: 480-350-8963**  
**Code Compliance: 480-350-8372**  
**Email: andres\_lara-reyes@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

07/02/2020

CARLOS RODRIGUEZ  
 1371 W 15TH ST  
 TEMPE, AZ 85281

Case #: CE203393  
 Site Address: 1371 W 15TH ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 07/01/2020 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		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all trash, litter, debris, scrap, lawn equipment, household items, wood, buckets in the driveway and the east side yard.	07/09/2020
CC 21-3.b.4	Please cease the lawn parking of any vehicle(s) in the front yard landscape area	07/09/2020

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

**Andres Lara-Reyes**  
 Code Inspector

**Direct: 480-350-8963**  
**Code Compliance: 480-350-8372**  
**Email: andres\_lara-reyes@tempe.gov**

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COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
FINAL CORRECTION NOTICE

07/13/2020

SAMIT NGIN  
4754 E BURGESS LN  
PHOENIX, AZ 85042

Case #: CE203393  
Site Address: 1371 W 15TH ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 07/10/2020 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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CC 21-3.b.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance.

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all trash, litter, debris, scrap, lawn equipment, household items, wood, buckets in the driveway and the east side yard.	07/27/2020
CC 21-3.b.8	Please restore the dead yellow grass landscape in the front yard and bring it back to verdant condition.	07/27/2020

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

**Andres Lara-Reyes**  
Code Inspector

**Direct: 480-350-8963**  
**Code Compliance: 480-350-8372**  
**Email: andres\_lara-reyes@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**

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COMMUNITY DEVELOPMENT DEPARTMENT  
 CODE COMPLIANCE  
 FINAL CORRECTION NOTICE

07/13/2020

CARLOS RODRIGUEZ  
 1371 W 15TH ST  
 TEMPE, AZ 85281

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PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all trash, litter, debris, scrap, lawn equipment, household items, wood, buckets in the driveway and the east side yard.	07/27/2020
CC 21-3.b.8	Please restore the dead yellow grass landscape in the front yard and bring it back to verdant condition.	07/27/2020

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

**Andres Lara-Reyes**  
 Code Inspector

**Direct: 480-350-8963**  
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**Email: andres\_lara-reyes@tempe.gov**

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COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE

08/12/2020

SAMIT NGIN  
4754 E BURGESS LN  
PHOENIX, AZ 85042

Case #: CE203393  
Site Address: 1371 W 15TH ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 08/11/2020 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		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all trash, litter, debris, wood pallets, vehicle tires, scrap, metals, a sink, piles of boxes & buckets, a hydraulic dolly, vehicle parts in the back porch & back yard areas.	09/11/2020
CC 21-3.b.8	Please cut all over height grass and weeds in the back yard.	09/11/2020

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

**Andres Lara-Reyes**  
Code Inspector

**Direct: 480-350-8963**  
**Code Compliance: 480-350-8372**  
**Email: andres\_lara-reyes@tempe.gov**

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**Civil and Criminal Penalties**

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COMMUNITY DEVELOPMENT DEPARTMENT  
 CODE COMPLIANCE  
 CORRECTION NOTICE

08/12/2020

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CC 21-3.b.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance.

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all trash, litter, debris, wood pallets, vehicle tires, scrap, metals, a sink, piles of boxes & buckets, a hydraulic dolly, vehicle parts in the back porch & back yard areas.	09/11/2020
CC 21-3.b.8	Please cut all over height grass and weeds in the back yard.	09/11/2020

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

**Andres Lara-Reyes**  
 Code Inspector

**Direct: 480-350-8963**  
**Code Compliance: 480-350-8372**  
**Email: andres\_lara-reyes@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.

**124-59-041 Residential Rental Parcel**

This is a residential parcel located at 1371 W 15TH ST TEMPE 85281, and the current owner is NGIN SMIT/PHENG KIM ENG. It is located in the Polley Ann 2 subdivision and MCR 9447. It was last sold on 06/01/1999 for \$83,000. Its current year full cash value is \$225,700.

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**Property Information****1371 W 15TH ST TEMPE 85281**

MCR #	<u>9447</u>
Description:	POLLEY ANN UNIT 2
Lat/Long	<u>33.41209201   -111.96052501</u>
Lot Size	7,810 sq ft.
Zoning	R1-6
Lot #	39
High School District	TEMPE UNION #213
Elementary School District	TEMPE ELEMENTARY SCHOOL DISTRICT
Local Jurisdiction	TEMPE
S/T/R	21 1N 4E
Market Area/Neighborhood	02/004
Subdivision (73 Parcels)	<u>POLLEY ANN 2</u>

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**Owner Information****NGIN SMIT/PHENG KIM ENG**

Mailing Address	1371 W 15TH STREET, TEMPE, AZ 85281-0000
Deed Number	<u>990557410</u>
Last Deed Date	06/10/1999
Sale Date	Jun, 1999
Sale Price	\$83,000

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## Maricopa County Treasurer's Office

Royce T. Flora, Treasurer

### Tax Summary 124-59-041 8

**Current Mailing Name & Address**

NGIN SAMIT  
4754 E BURGESS LN  
PHOENIX, AZ 85042-5328

**Property (Situs) Address**

1371 W 15TH ST  
TEMPE, AZ 85281

#### 2020 Tax Due

<b>Assessed Tax:</b>	\$1,308.36	<b>Tax Paid:</b>	\$1,308.36	<b>Total Due:</b>	\$0.00
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[View 2020 Tax Details](#)

[Create a payment coupon](#)

[View Additional Tax Years](#)

#### Total Amount Due

**Total Amount Due:**      **\$0.00**

Total amount due does not reflect any pending payments. Amount may change based on activity to this parcel.

**NOTE:** Your property may be subject to additional tax liens listed under previous parcel numbers.

[301 West Jefferson St., Suite 100, Phoenix, Arizona 85003](#)  
 [E-Mail Us](#)  
 [\(602\)506-8511](#)  
 [TT 711](#)  
 [FAX \(602\)506-1102](#)  
 [Disclaimer](#)

Current Context ^

PERSON	RODRIGUEZ,G CARLOS - Home phone:(480) 740-2950	
ACCOUNT ID	7504000000 4 RODRIGUEZ,G CARLOS,Residential,\$1,188.23,7504000000	
CURRENT BALANCE	\$1,188.23 <div style="width: 100%; height: 10px; border: 1px solid black; margin-top: 2px;"></div>	
PREMISE	1371 W 15TH ST, TEMPE, AZ, 85281-6208	

Customer Information (Map Zone) v ^

Customer Solid Waste Information v ^

ACCOUNT ID	7504000000
MAIN CUSTOMER	RODRIGUEZ,G CARLOS - Home phone:(480) 740-2950
SET UP DATE	04-07-2010
CIS DIVISION	City of Tempe
CUSTOMER CLASS	Residential
BILL CYCLE	Block 1
CURRENT CREDIT RATING	750
HOME PHONE	(480) 740-2950
CELLULAR PHONE	(480) 206-3809
SOCIAL SECURITY	***-**-6130

SOLID WASTE SERVICE LOCATION Alley Service ^

SERVICE POINT	CONTAINER SIZE	CONTAINER COUNT	S D
Solid Waste Residential/Monday	95 Gallon Refuse Container	1.00	M T W R
Trash Wednesday			
Recycle/1371 W 15TH ST, TEMPE,			

SA Premise List ^

PREMISE	CURRENT BALANCE	PAYOFF BALANCE	SA INFORMATION
1371 W 15TH ST, TEMPE, AZ, 85281-6208	\$332.63	\$332.63	Solid Waste Residential,Active,08-12-2014-Solid Waste Service,\$332.63,7504000010,Single Family Residential
1371 W 15TH ST, TEMPE, AZ, 85281-6208	\$309.94	\$309.94	Wastewater Residential,Active,11-11-2013-Wastewater Residential,\$309.94,7504000574,Single Family Residential
1371 W 15TH ST, TEMPE, AZ, 85281-6208	\$545.66	\$545.66	Water Single-Fam Residential,Active,11-11-2013-Water - Single-family Residential,\$545.66,7504000834,

Premise Information ^

	Premise Information	1371 W 15TH ST, TEMPE, AZ, 85281-6208
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# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1702035</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 <input type="checkbox"/>		Class		Endorsements M H N P T X D				Incident Report Number <b>CE 203393</b>			
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language													
<b>Defendant</b>		Name (First, Middle, Last) <b>SAMIT NGIN</b>								Juvenile			
Residence Address, City, State, Zip Code <b>4754 E BURGESS LN PHOENIX AZ 85042</b>										Telephone: (cell phone) <b>(602) 438-2510</b>			
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions	Email Address					
Business Address, City, State, Zip Code										Business Phone No. ( ) ( )			
<b>Vehicle</b>						Color	Year	Make	Model	Style	License Plate	State	Expiration Date
Registered owner & address, City, State, Zip Code										Vehicle Identification Number			

The Undersigned Certifies That:

On	Month <b>08</b>	Day <b>11</b>	Year <b>2020</b>	Time <b>8:46</b>	<input checked="" type="checkbox"/> AM <input type="checkbox"/> PM	Speed	Approx.	Posted	R & P	Speed Measurement Device <input type="checkbox"/> Radar <input type="checkbox"/> Laser <input type="checkbox"/> Pace		Direction of Travel	
At	Location <b>1371 W 15TH ST</b>								<input checked="" type="checkbox"/> Tempe <input type="checkbox"/>	State of Arizona		Area	Dist.

The Defendant Committed the Following:

<b>A</b>	Section: <b>TCC-21-3A</b>	ARS Violation: <b>CC 21-3.B.1 TRASH, LITTER, DEBRIS</b>	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
<b>B</b>	Section: <b>TCC-21-3A</b>	ARS Violation: <b>CC 21-3.B.4 LAWN PARKING</b>	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
<b>C</b>	Section: <b>TCC-21-3A</b>	ARS Violation: <b>CC 21-3.B.8 DETERIORATED LANDSCAPE</b>	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
<b>D</b>	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
<b>E</b>	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense

You must appear on the date and time indicated at:	Tempe Municipal Court 140 E. 5th Street Tempe, AZ 85281 Court No. 0753	<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor	Date: <b>08/25/2020</b>	Time: Between 9AM & 4PM	
		<input type="checkbox"/> Criminal Court 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

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</b> <b>MAI LVO</b>	<i>[Signature]</i>	<b>8036</b> PSN

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 VIOLATION**  
**\$600.00**  
**CODE COMPLIANCE**

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.



COMPLAINT

1702035



# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1702040</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 M H N P T X D	Incident Report Number <b>CE 203393</b>		

Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language	Defendant Name (First, Middle, Last) <b>SAMIT NGIN</b>	Juvenile						
Residence Address, City, State, Zip Code <b>4754 E BURGESS LN PHOENIX AZ 85042</b>	Telephone (cellphone)	<b>602-438-2510</b>						
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions	Email Address
Business Address, City, State, Zip Code							Business Phone No. ( )	
Vehicle Color	Year	Make	Model	Style	License Plate	State	Expiration Date	
Registered owner & address, City, State, Zip Code					Vehicle Identification Number			

The Undersigned Certifies That:

On	Month <b>10</b>	Day <b>14</b>	Year <b>2020</b>	Time <b>1:53</b>	<input type="checkbox"/> AM <input checked="" type="checkbox"/> PM	Speed	Approx.	Posted	R & P	Speed Measurement Device <input type="checkbox"/> Radar <input type="checkbox"/> Laser <input type="checkbox"/> Pace	Direction of Travel	
At	Location <b>1371 W 15TH ST</b>								<input checked="" type="checkbox"/> Tempe	State of Arizona	Area	Dist.

The Defendant Committed the Following:

<b>A</b>	Section: <b>TCC 21-3 A</b>	ARS Violation: <b>CC 21-3.B.1 TRASH, LITTER, DEBRIS</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
<b>B</b>	Section: <b>TCC 21-3 A</b>	ARS Violation: <b>CC 21-3.B.4 LAWN PARKING</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
<b>C</b>	Section: <b>TCC 21-3 A</b>	ARS Violation: <b>CC 21-3.B.8 DETERIORATED LANDSCAPE</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
<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
<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

You must appear on the date and time indicated at:	Tempe Municipal Court 140 E. 5th Street Tempe, AZ 85281 Court No. 0753	<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor	Date: <b>10/29/2020</b>	Time: Between 9AM & 4PM
		<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor	Date:	Time:
				<input type="checkbox"/> AM <input type="checkbox"/> PM
	Court:		Date:	Time:
	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</b> <b>MAILED</b>	<i>[Signature]</i>	<b>8036</b>
	Complainant	PSN

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 \_\_\_\_\_

**2ND VIOLATION**  
**\$ 900.00**

**CODE COMPLIANCE**

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.



COMPLAINT

1702040

