

**CITY OF TEMPE
HEARING OFFICER**

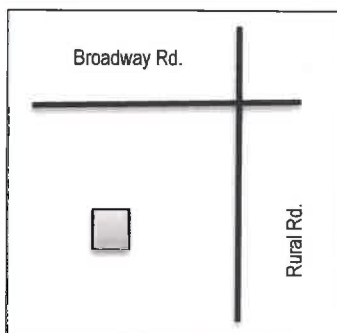
Meeting Date: 02/16/2021
Agenda Item: 3

ACTION: Request approval to abate public nuisance items at the White Property located at 314 E. Loma Vista Drive. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$700.00 for abatement request: landscape cleanup and junk, trash and debris removal.

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 WHITE 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 CE205075: landscape cleanup and junk, trash and debris removal.



Property Owner
Applicant
Zoning District:
Code Compliance
Inspector:

Charline & Michael White, Jeri Smith
City of Tempe – Code Compliance
R1-6 Single Family Residential
Ashley Nichols - 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 White Property located at 314 E. Loma Vista Drive, in the R1-6, Single Family Residential district. This case was initiated 08/10/20, 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 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	WHITE PROPERTY ABATEMENT	EXISTING ZONING	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	314 E LOMA VISTA DR TEMPE, AZ 85282	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	BROADMOR MANOR 5 ABATEMENT CE205075 FEBRUARY 16TH, 2021	PARCEL No(s)	133-26-071A <input type="checkbox"/>

PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW)			
BUSINESS NAME	ADDRESS		
CONTACT NAME	CITY	STATE	ZIP
EMAIL	PHONE 1	PHONE 2	

I hereby authorize the applicant below to process this application with the City of Tempe.

PROPERTY OWNER SIGNATURE	X	DATE
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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	ASHLEY NICHOLS / CODE INSPECTOR	CITY	TEMPE
EMAIL	ASHLEY_NICHOLS@TEMPE.GOV	PHONE 1	(480) 858-2085
		PHONE 2	
		STATE	AZ
		ZIP	85281-3681

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 <i>Ashley Nichols</i>	DATE	1/15/2021
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BUSINESS INFORMATION – REQUIRED FOR USE PERMITS & SIGN DPRs			
BUSINESS NAME	ADDRESS		
CONTACT NAME	CITY	STATE	ZIP
TYPE OF BUSINESS	PHONE	EMAIL	

APPLICATION (check all that apply)	QTY	SPECIFIC REQUEST (see planning & zoning fee schedule for types)	FOR CITY USE ONLY (planning record tracking numbers)	
<input type="checkbox"/> A. PRELIMINARY SITE PLAN REVIEW			SPR	
<input type="checkbox"/> B. ADMINISTRATIVE APPLICATIONS			ADM	
<input type="checkbox"/> C. VARIANCES			VAR	
<input type="checkbox"/> D. USE PERMITS / USE PERMIT STANDARDS			ZUP	
<input type="checkbox"/> E. ZONING CODE AMENDMENTS			ZOA	ZON
<input type="checkbox"/> F. PLANNED AREA DEVELOPMENT OVERLAYS			PAD	REC
<input type="checkbox"/> G. SUBDIVISIONS / CONDOMINIUMS			SBD	REC
<input type="checkbox"/> H. DEVELOPMENT PLAN REVIEW			DPR	
<input type="checkbox"/> I. APPEALS				
<input type="checkbox"/> J. GENERAL PLAN AMENDMENTS			GPA	
<input type="checkbox"/> K. ZONING VERIFICATION LETTERS			ZVL	
<input checked="" type="checkbox"/> L. ABATEMENTS			CE	CM
TOTAL NUMBER OF APPLICATIONS	0			

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

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA

DATE: 01/15/2021
TO: Jeff Tamulevich, Code Enforcement Manager
FROM: Ashley Nichols, Code Inspector
SUBJECT: CE205075, White Property Abatement

LOCATION: 314 E LOMA VISTA DR TEMPE AZ 85282
LEGAL: BROADMOR MANOR 5
PARCEL: 133-26-071A
OWNER: WHITE CHARLINE M / MICHAEL H / SMITH JERI LINDA
314 E LOMA VISTA DR
TEMPE AZ 85282

FINDINGS:

08/10/2020 Code Compliance received a complaint regarding the property.

08/12/2020 The property was inspected and was found to have been recently damaged in a fire and had a large amount of junk, trash, and debris items in front of the house and in the driveway along the side of the property. A first notice was mailed to the property owner.

08/20/2020 Code Compliance received another complaint regarding the property.

09/02/2020 The property was reinspected and found to be in the same condition. Due to the recent fire, I extended the case and gave the owners additional time.

10/05/2020 The property was reinspected and found to be in the same condition with over height grass and weeds around the front yard now as well. A new notice was mailed to the property owner.

10/22/2020 The notices that had been mailed out to the owner were returned. Research was done to try to locate any additional addresses.

11/06/2020 I attempted to contact the individual listed on the water bill.

11/10/2020 I was able to speak with Randy Brown, the individual listed on the water bill. After the discussion, I granted him additional time on the cleanup of the property.

12/16/2020 After speaking with Randy Brown again regarding the property, additional time was once again granted to complete the cleanup of the property.

01/08/2021 The property was reinspected and found to be in the same condition. A final notice was posted to the property with a 7-day time frame to complete the cleanup of the property or the abatement process would begin.

01/15/2021 The property was reinspected and found to be in the same condition. Submitted the abatement packet and posted the notice of intent to abate to the property.

RECOMMENDATIONS:


I recommend an abatement of the nuisance violations at the property at 314 E Loma Vista Dr., due to the property owner's failure to bring the property into compliance with Tempe City Codes 21-3.B.1 and 21-

3.B.8. The property represents a health hazard and is an eyesore to the community.

Without the intervention of the 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.

Respectfully submitted,

Ashley Nichols
Code Inspector
City of Tempe

ACTION TAKEN: Submit
NAME: 
DATE: 4/15/21



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

Date: 01/15/2021
Case #: CE205075

**WHITE CHARLINE M / MICHAEL H / SMITH JERI LINDA
314 E LOMA VISTA 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:

Location: 314 E LOMA VISTA DR TEMPE, AZ 85282
Parcel: 13326071A

This office will submit this complaint to the Community Development Abatement Hearing Officer to be placed on the Hearing Officer agenda of **02/16/21**, 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
- CC 21-3.b.8 Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches

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 of the junk, trash, and debris items from the front, driveway and carport area of the property.
- CC 21-3.b.8 Please trim the over height grass and/or weeds around the front yard and surrounding area of the property.

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 **\$700**. 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.

Code Inspector: Ashley Nichols
Phone Number: 480-858-2085
E-mail: Ashley_Nichols@tempe.gov



East Valley Disaster Services

East Valley Disaster Services, Inc.
257 W. Broadway
Mesa, AZ 85210
(480) 833-4538 (Office & 24 Hour Emergency)
Info@evds.co
EIN: 86-0721883 / ROC: B License #097838

Client: City of Tempe / Code Compliance
Property: 314 East Loma Vista Drive
Tempe, AZ 85283

Operator: SKIP

Estimator: Skip Yaw
Company: EVDS

Business: (480) 833-4538
E-mail: skip@evds.co

Type of Estimate: Nuisance Abatement Services
Date Entered: 1/13/2021 Date Assigned:

Price List: AZPH8X_DEC20
Labor Efficiency: Restoration/Service/Remodel
Estimate: 21-COT-CODECOMP



East Valley Disaster Services

East Valley Disaster Services, Inc.
 257 W. Broadway
 Mesa, AZ 85210
 (480) 833-4538 (Office & 24 Hour Emergency)
 Info@evds.co
 EIN: 86-0721883 / ROC: B License #097838

21-COT-CODECOMP
Nuisance Abatement Services

Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Nuisance Abatement Services	1.00 EA	0.00	700.00	0.00	700.00
NOTE: Abatement includes:					
1) Removal, haul off and disposal of junk, trash and debris in the front, east and west sides of the house. This also includes trimming/removing overgrown grass and weeds					
Totals: Exterior				0.00	700.00
Total: Nuisance Abatement Services				0.00	700.00
Line Item Totals: 21-COT-CODECOMP				0.00	700.00



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Summary

Line Item Total	700.00
Replacement Cost Value	\$700.00
Net Claim	\$700.00

Skip Yaw



East Valley Disaster Services

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EIN: 86-0721883 / ROC: B License #097838

- 1 2-314 East Loma Vista Drive (1)
Date Taken: 1/8/2021



- 2 3-314 East Loma Vista Drive (2)
Date Taken: 1/8/2021





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EIN: 86-0721883 / ROC: B License #097838

- 3 4-314 East Loma Vista Drive (3)
Date Taken: 1/8/2021



- 4 5-314 East Loma Vista Drive (4)
Date Taken: 1/8/2021





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EIN: 86-0721883 / ROC: B License #097838

- 5 6-314 East Loma Vista Drive (5)
Date Taken: 1/8/2021



- 6 7-314 East Loma Vista Drive (6)
Date Taken: 1/8/2021





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EIN: 86-0721883 / ROC: B License #097838

- 7 8-314 East Loma Vista Drive (7)
Date Taken: 1/8/2021



- 8 9-314 East Loma Vista Drive (8)
Date Taken: 1/8/2021





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Info@evds.co
EIN: 86-0721883 / ROC: B License #097838

- 9 10-314 East Loma Vista Drive (9)
Date Taken: 1/8/2021



- 10 11-314 East Loma Vista Drive (10)
Date Taken: 1/8/2021





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EIN: 86-0721883 / ROC: B License #097838

- 11 12-314 East Loma Vista Drive (11)
Date Taken: 1/8/2021



- 12 13-314 East Loma Vista Drive (12)
Date Taken: 1/8/2021





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257 W. Broadway
Mesa, AZ 85210
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Info@evds.co
EIN: 86-0721883 / ROC: B License #097838

- 13 14-314 East Loma Vista Drive (13)
Date Taken: 1/8/2021



- 14 15-314 East Loma Vista Drive (14)
Date Taken: 1/8/2021





East Valley Disaster Services

East Valley Disaster Services, Inc.
257 W. Broadway
Mesa, AZ 85210
(480) 833-4538 (Office & 24 Hour Emergency)
Info@evds.co
EIN: 86-0721883 / ROC: B License #097838

- 15 16-314 East Loma Vista Drive (15)
Date Taken: 1/8/2021



- 16 17-314 East Loma Vista Drive (16)
Date Taken: 1/8/2021





COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

08/12/2020

CHARLINE M / MICHAEL H WHITE / JERI LINDA SMITH
314 E LOMA VISTA DR
TEMPE, AZ 85282

Case #: CE205075
Site Address: 314 E LOMA VISTA DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 08/12/2020 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.

**SITE REINSP
ON OR
AFTER**

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION

CC 21-3.b.1	Please remove all of the junk, trash, and debris items from the driveway and carport areas of the property.	09/02/2020
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Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

Ashley Nichols
Code Inspector

Direct: 480-858-2085
Code Compliance: 480-350-8372
Email: Ashley_Nichols@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

10/06/2020

CHARLINE M WHITE / MICHAEL H WHITE / JERI LINDA SMITH
 314 E LOMA VISTA DR
 TEMPE, AZ 85282

Case #: CE205075
 Site Address: 314 E LOMA VISTA DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 10/05/2020 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.
CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches.

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all of the junk, trash, and debris items from the driveway and carport areas of the property.	10/28/2020
CC 21-3.b.8	Please trim the over height grass and/or weeds around the front yard and surrounding area of the property.	10/28/2020

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

Ashley Nichols
 Code Inspector

Direct: 480-858-2085
Code Compliance: 480-350-8372
Email: Ashley_Nichols@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
FINAL CORRECTION NOTICE

01/08/2021

CHARLINE M WHITE / MICHAEL H WHITE / JERI LINDA SMITH
314 E LOMA VISTA DR
TEMPE, AZ 85282

Case #: CE205075
Site Address: 314 E LOMA VISTA DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 01/08/2021 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas.
CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches.

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all of the junk, trash, and debris items from the front, driveway and carport area of the property.	01/15/2021
CC 21-3.b.8	Please trim the over height grass and/or weeds around the front yard and surrounding area of the property.	01/15/2021

IF NOT IN COMPLIANCE BY 01/15/2021, THE CITY WILL BEGIN THE ABATEMENT PROCESS.

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

Ashley Nichols
Code Inspector

Direct: 480-858-2085
Code Compliance: 480-350-4311
Email: Ashley_Nichols@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.

352-5675

entnational.com

TG0716



COMMUNITY DEVELOPMENT DEPARTMENT CODE COMPLIANCE FINAL CORRECTION NOTICE

01/08/2021
CHARLINE M WHITE / MICHAEL H WHITE / JERI LINDA SMITH
314 E LOMA VISTA DR
TEMPE, AZ 85282

Case #: CE205075
Site Address: 314 E LOMA VISTA DR, TEMPE, AZ 85282
This is a notice to inform you that this site was inspected on 01/08/2021 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 1 and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation	SITE REWSP ON OR AFTER
CC 21-3-b.1	Filthy, littered, debris or trash-covered exterior areas	01/18/2021
CC 21-3-b.8	Uncultivated weeds in gravel landscapes, or a lawn higher than 12 inches	01/18/2021

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION
Please remove all of the junk, trash, and debris items from the front, driveway and carport area of the property.
Please trim the over height grass and/or weeds around the front yard and surrounding area of the property.
IF NOT IN COMPLIANCE BY 01/18/2021, THE CITY WILL BEGIN THE ABATEMENT PROCESS.
Please contact the City for questions or need further assistance. Thank you for your cooperation in this matter.
Direct: 480-358-2085
Code Compliance: 480-350-2311
Email: Ashley_Nichols@tempe.gov

Ashley Nichols
Code Inspector

Please Note: In the event of more than one violation occurring at one property in a calendar year, the property owner may be assessed a reinstatement fee of \$75.00 pursuant to City Code Section 21-61, subsection (h).

Civil and Criminal Penalties
City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 2-4, 7-12; Section 21-24, Section 21-26, subsections (a) and (b); Section 21-33, 21-35; 21-36, 21-38, 21-39, 21-40, 21-41, 21-42, 21-43, 21-44, 21-45, 21-46, 21-47, 21-48, 21-49, 21-50, 21-51, 21-52, 21-53, 21-54, 21-55, 21-56, 21-57, 21-58, 21-59, 21-60, 21-61, 21-62, 21-63, 21-64, 21-65, 21-66, 21-67, 21-68, 21-69, 21-70, 21-71, 21-72, 21-73, 21-74, 21-75, 21-76, 21-77, 21-78, 21-79, 21-80, 21-81, 21-82, 21-83, 21-84, 21-85, 21-86, 21-87, 21-88, 21-89, 21-90, 21-91, 21-92, 21-93, 21-94, 21-95, 21-96, 21-97, 21-98, 21-99, 21-100, 21-101, 21-102, 21-103, 21-104, 21-105, 21-106, 21-107, 21-108, 21-109, 21-110, 21-111, 21-112, 21-113, 21-114, 21-115, 21-116, 21-117, 21-118, 21-119, 21-120, 21-121, 21-122, 21-123, 21-124, 21-125, 21-126, 21-127, 21-128, 21-129, 21-130, 21-131, 21-132, 21-133, 21-134, 21-135, 21-136, 21-137, 21-138, 21-139, 21-140, 21-141, 21-142, 21-143, 21-144, 21-145, 21-146, 21-147, 21-148, 21-149, 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NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

Date: 01/15/2021
Case #: CE205075
WHITE CHARLINE M / MICHAEL H / SMITH JERI LINDA
314 E LOMA VISTA DR
TEMPE, AZ 85282

This serves as notification of the City of Tempe's objections regarding the abatement of code violations on the following described property:
Location: 314 E LOMA VISTA DR TEMPE, AZ 85282
Parcel: 13226071A

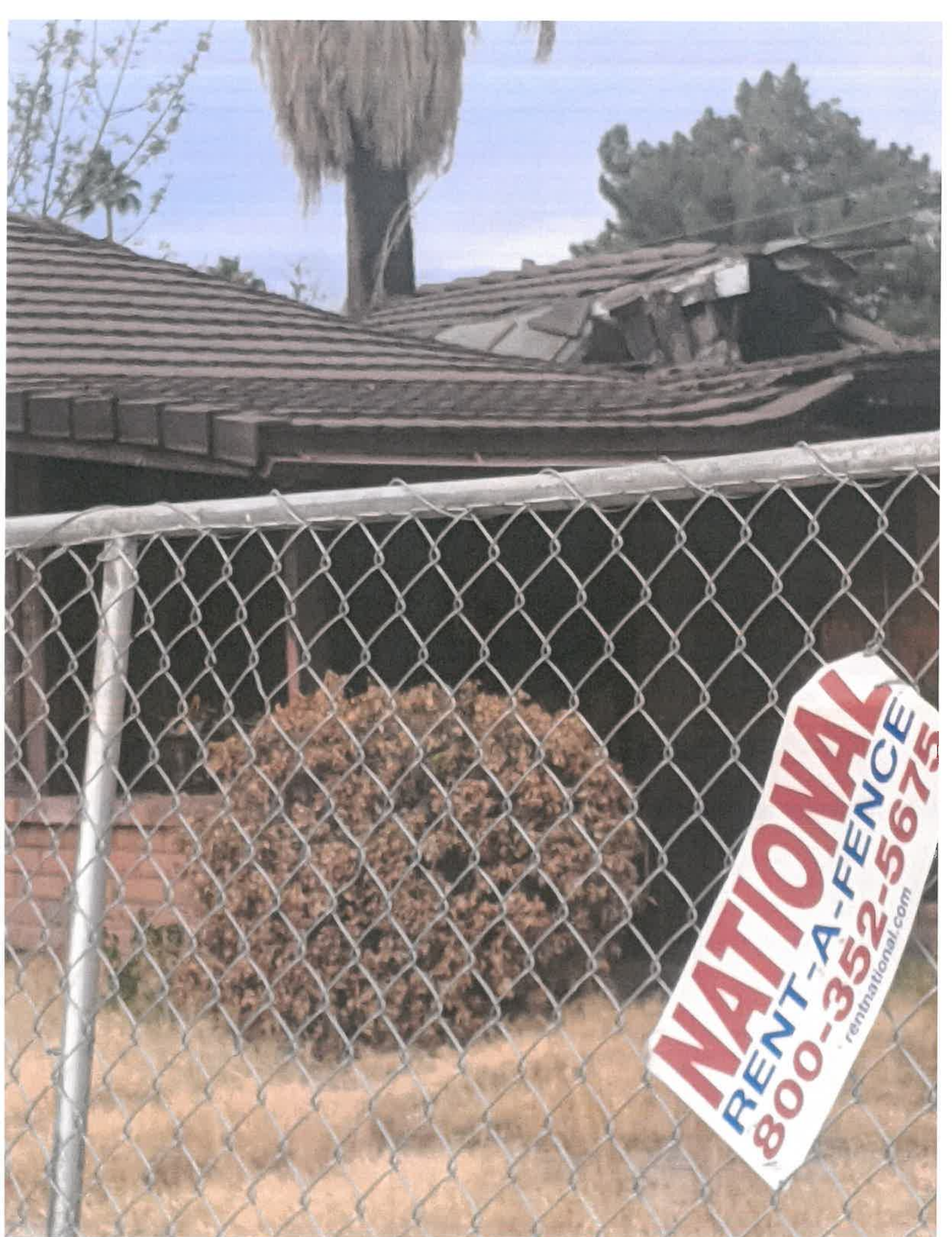
This office will submit this complaint to the Community Development Abatement Hearing Officer to be placed on the Hearing Officer agenda of 02/19/21 located at the Tempe Council Chambers, 31 E 5th Street, at 5pm. We are requesting Hearing Officer Authorization to abate this public nuisance in accordance with Section 21-53 of the City Code by removal and repair of:
CC 21-3-b.1 Filthy, littered, debris or trash-covered exterior areas
CC 21-3-b.8 Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches

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 of the junk, trash, and debris items from the front, driveway and surrounding area of the property.
CC 21-3-b.8 Please trim the over height grass and/or weeds around the front yard and surrounding area of the property.

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 \$700. 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

Code Inspector: Ashley Nichols
Phone Number: 480-558-2085
E-mail: Ashley_Nichols@tempe.gov



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