

**CITY OF TEMPE
HEARING OFFICER**

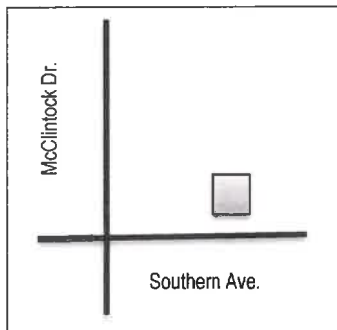
**Meeting Date: 05/04/2021
Agenda Item: 2**

ACTION: Request approval to abate public nuisance items at the Mullin Property located at 1983 E. Huntington Drive. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$477.00 for abatement request: remove unregistered and/or inoperable vehicles.

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 MULLIN 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 CE204555: remove unregistered and/or inoperable vehicles.



Property Owner
Applicant
Zoning District:
Code Compliance
Inspector:

Dennis & Veronica Mullin
City of Tempe – Code Compliance
R1-6 - Single Family Residential
Michael Glab - 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 Mullin Property located at 1983 E. Huntington Drive, in the R1-6, Single Family Residential district. This case was initiated 07/15/20, 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 180-day open abatement of this public nuisance in accordance with Section 21-53 of the Tempe City Code.

HISTORY & FACTS:

The history and facts of this case are detailed in an attached memo from the Code Compliance Inspector.

ABATEMENT

Planning Application Submittal Form

Part 1 of 2

City of Tempe
Community Development Department
31 East 5th Street, Garden Level, Tempe, Arizona 85281
(480) 350-4311 Fax (480) 350-8677
Planning Fax (480) 350-8872
<http://www.tempe.gov/planning>



All applications must be accompanied by the required plans, submittal materials, and correct fee(s)

| PROJECT INFORMATION – REQUIRED | | | | | | | | | | |
|---|---|--|--|---|---|------------|-------------------------------------|--|--------------|--|
| PROJECT NAME | MULLIN ABATEMENT | | | | EXISTING ZONING | R1-6 | <input type="checkbox"/> | | | |
| PROJECT ADDRESS | 1983 E HUNTINGTON DR TEMPE AZ 85282 | | | | SUITE(S) | | <input type="checkbox"/> | | | |
| PROJECT DESCRIPTION | KNOELL TEMPE ABATEMENT OF CE204555 MAY 04, 2021 | | | | PARCEL No(s) | 133-34-254 | <input type="checkbox"/> | | | |
| PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K) | | | | | | | | | | |
| BUSINESS NAME | | | | ADDRESS | | | | | | |
| CONTACT NAME | | | | CITY | | | STATE | | ZIP | |
| EMAIL | | | | PHONE 1 | | | PHONE 2 | | | |
| <i>I hereby authorize the applicant below to process this application with the City of Tempe.</i> | | | | | | | | | | |
| PROPERTY OWNER SIGNATURE | | | | X | DATE | | | | | |
| or attach written statement authorizing the applicant to file the application(s) | | | | | | | | | | |
| APPLICANT INFORMATION – REQUIRED | | | | | | | | | | |
| COMPANY / FIRM NAME | CITY OF TEMPE / CODE COMPLIANCE | | | ADDRESS | 21 E 6TH ST SUITE 208 | | | | | |
| CONTACT NAME | MICHAEL GLAB / CODE INSPECTOR | | | CITY | TEMPE | STATE | AZ | ZIP | 85281-3681 | |
| EMAIL | michael_glab@tempe.gov | | | PHONE 1 | (480) 350-5461 | | PHONE 2 | | | |
| <i>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.</i> | | | | | | | | | | |
| APPLICANT SIGNATURE | | | | X | <i>Michael J. Glab</i> | | | | DATE 3/23/21 | |
| BUSINESS INFORMATION – REQUIRED FOR USE PERMITS & SIGN DPRs | | | | | | | | | | |
| BUSINESS NAME | | | | ADDRESS | | | | | | |
| CONTACT NAME | | | | CITY | | | STATE | | ZIP | |
| TYPE OF BUSINESS | | | | PHONE | | | EMAIL | | | |
| APPLICATION | | | | | | | | | | |
| <input checked="" type="checkbox"/> | APPLICATION (Check all that apply) | | | QTY | SPECIFIC REQUEST (See Planning & Zoning Fee Schedule for types) | | | FOR CITY USE ONLY (Planning record tracking numbers) | | |
| <input type="checkbox"/> | A. PRELIMINARY SITE PLAN REVIEW | | | | | | | SPR | | |
| <input type="checkbox"/> | B. ADMINISTRATIVE APPLICATIONS | | | | | | | ADM | | |
| <input type="checkbox"/> | C. VARIANCES | | | | | | | VAR | | |
| <input type="checkbox"/> | D. USE PERMITS / USE PERMIT STANDARDS | | | | | | | ZUP | | |
| <input type="checkbox"/> | E. ZONING CODE AMENDMENTS | | | | | | | ZOA | ZON | |
| <input type="checkbox"/> | F. PLANNED AREA DEVELOPMENT OVERLAYS | | | | | | | PAD | REC | |
| <input type="checkbox"/> | G. SUBDIVISION / CONDOMINIUM PLATS | | | | | | | SBD | REC | |
| <input type="checkbox"/> | H. DEVELOPMENT PLAN REVIEW | | | | | | | DPR | | |
| <input type="checkbox"/> | I. APPEALS | | | | | | | | | |
| <input type="checkbox"/> | J. GENERAL PLAN AMENDMENTS | | | | | | | GPA | | |
| <input type="checkbox"/> | K. ZONING VERIFICATION LETTERS | | | | | | | ZVL | | |
| <input 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 CE / CM / IP TRACKING # | | | | DATE RECEIVED (STAMP) | | |
| PL TRACKING # | | | | | | | VALIDATION OF PAYMENT (STAMP) | | | |
| SPR TRACKING # (if 2 nd or 3 rd submittal, please use Planning Resubmittal Form) | | | | | | | TOTAL APPLICATION FEES | | | |
| | | | | | | | RECEIVED BY INTAKE STAFF (INITIALS) | | | |

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA

DATE: 03/23/2021

SUBJECT: MULLIN Abatement

LOCATION: 1983 E HUNTINGTON DR., TEMPE, AZ 85282

LEGAL: LOT 063, BOOK 121, PAGE 010, as recorded with the Maricopa County Assessor

OWNER: DENNIS & VERONICA MULLIN
1983 E HUNTINGTON DR
TEMPE, AZ 85282

FINDINGS:

In July of 2020, I visited the property and confirmed a violation of City Code related to either inoperable or unregistered vehicles. I mailed a violation notice to the property owners, requesting the violation be remedied.

In August of 2020, I visited the property and observed that the vehicles had been backed into the driveway, but not registered, so I mailed a second violation notice to the property owners, requesting the violation be remedied.

In September of 2020, I visited the property and observed little to no change with regards to the vehicles, as they continued to display expired registration. I mailed a third violation notice to the property owners, as an additional, unrelated violation was visibly present at the time of inspection, seeking remedy of each violation.

In October of 2020, I visited the property and observed little to no change with regards to the vehicles, as they continued to display expired registration. I then posted a violation notice to the front of the structure.

In December of 2020, I visited the property and observed little to no change with regards to the vehicles, as they continued to display expired registration. I then issued citations to both property owners, posting them to the front of the structure.

In January of 2021, I received a voicemail from Mrs. Mullin, stating she wanted to pay her citation, but was having difficulty with the Court website. She stated she was working towards registering, insuring, and relocating the vehicles from the driveway. I attempted to call her back but reached message preventing me from leaving her a voicemail.

In March of 2021, I visited the property and observed that tee shirts had been secured over the license plates of the vehicles, preventing the ability to view registration tags. No temporary tags were present in any window of the vehicles. I sought bids to abate the property.

RECOMMENDATIONS:

The owner(s) of this property, DENNIS & VERONICA MULLIN, have/has made little to no attempt to bring the property into compliance. DENNIS & VERONICA MULLIN have/has not had a prior abatement conducted on this property. Due to the failure of the property owner(s) to address this matter, a 180-day open abatement period is being sought for this property. I therefore request the City of Tempe Community Development Abatement Hearing Officer for authorization to abate this public nuisance in accordance with Section 21-53 of the Tempe City Code.

Respectfully submitted,

MICHAEL GLAB
Code Inspector
City of Tempe

ACTION TAKEN: SUBMIT

NAME: Michael Glab

DATE: 3/23/21



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

Date: 03/23/2021
Case #: CE204555

**DENNIS & VERONICA MULLIN
1983 E HUNTINGTON DR
TEMPE, AZ 85282-2876**

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

Location: 1983 E HUNTINGTON DR., TEMPE, AZ 85282
Parcel: 133-34-254

This office will submit this complaint to the Community Development Abatement Hearing Officer to be placed on the Hearing Officer agenda to be held on 05/04/2021 at 5pm, at the City of Tempe Council Chambers, located at 31 E. 5th Street, Tempe. 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.3 Unregistered or inoperable vehicles

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.3 Please register the unregistered vehicles, located in the driveway, or relocate the vehicles to a location compliant with all applicable laws. Please complete repair/replacement of tires, so that vehicle(s) no longer need jack stands to support them, or relocate the vehicle(s) to a location compliant with all applicable laws

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 \$ 477.00. 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.

**Code Inspector: Michael Glab
Phone Number: 480-350-5461
E-mail: Michael_Glab@tempe.gov**



COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
 CORRECTION NOTICE

07/15/2020

DENNIS & VERONICA MULLIN
 1983 E HUNTINGTON DR
 TEMPE, AZ 85282

Case #: CE204555
 Site Address: 1983 E HUNTINGTON DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 07/15/2020 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.3 | <p>Any inoperable or unregistered vehicle, or parts thereof, outside of or under a roof area not enclosed by walls, doors or windows of any building on any lot, except the safe and neat keeping of:</p> <ul style="list-style-type: none"> a. Substantially complete inoperable or unregistered vehicles with inflated tires under the roof area of any building; b. A vehicle undergoing repair, titled to the owner or resident of the property, provided that the repair is complete within fourteen (14) days after the repair was begun, provided that not more than three (3) such fourteen (14) day repairs will be permitted in any twelve (12) month period; c. Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the City Code; d. Lawful commercial activities involving vehicles as allowed by the Zoning and Development Code; or e. Operable, off-road vehicles, under the roof area of any building, or in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the City Code; |

| PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION | | SITE REINSP ON OR AFTER |
|---|---|-------------------------------|
| CC 21-3.b.3 | Please register or remove the vehicle displaying AZ plate BVE8273. Vehicles in the driveway, not beneath a carport roof, need to be both operable and registered. Please repair/register or relocate any inoperable/unregistered vehicles | 07/29/2020 |

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

Michael Glab
Code Inspector

Direct: 480-350-5461
Code Compliance: 480-350-8372
Email: Michael_Glab@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

08/12/2020

DENNIS & VERONICA MULLIN
1983 E HUNTINGTON DR
TEMPE, AZ 85282

Case #: CE204555
Site Address: 1983 E HUNTINGTON DR, TEMPE, AZ 85282

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.

| Section | Violation |
|-------------|--|
| CC 21-3.b.3 | <p>Any inoperable or unregistered vehicle, or parts thereof, outside of or under a roof area not enclosed by walls, doors or windows of any building on any lot, except the safe and neat keeping of:</p> <ul style="list-style-type: none">a. Substantially complete inoperable or unregistered vehicles with inflated tires under the roof area of any building;b. A vehicle undergoing repair, titled to the owner or resident of the property, provided that the repair is complete within fourteen (14) days after the repair was begun, provided that not more than three (3) such fourteen (14) day repairs will be permitted in any twelve (12) month period;c. Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the City Code;d. Lawful commercial activities involving vehicles as allowed by the Zoning and Development Code; ore. Operable, off-road vehicles, under the roof area of any building, or in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the City Code; |
| CC 21-3.b.1 | <p>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;</p> |

**SITE REINSP
ON OR
AFTER**

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION

| | | |
|-------------|--|------------|
| CC 21-3.b.3 | Please register or remove unregistered vehicle(s) from the driveway | 08/27/2020 |
| CC 21-3.b.1 | Please remove trash, litter and debris from property (e.g. tires, etc. stored in the driveway, etc.) | 08/27/2020 |

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

**Michael Glab
Code Inspector**

**Direct: 480-350-5461
Code Compliance: 480-350-8372
Email: Michael_Glab@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

09/14/2020

DENNIS & VERONICA MULLIN
1983 E HUNTINGTON DR
TEMPE, AZ 85282

Case #: CE204555
Site Address: 1983 E HUNTINGTON DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 09/11/2020 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.

| Section | Violation |
|-------------|--|
| CC 21-3.b.3 | <p>Any inoperable or unregistered vehicle, or parts thereof, outside of or under a roof area not enclosed by walls, doors or windows of any building on any lot, except the safe and neat keeping of:</p> <ul style="list-style-type: none">a. Substantially complete inoperable or unregistered vehicles with inflated tires under the roof area of any building;b. A vehicle undergoing repair, titled to the owner or resident of the property, provided that the repair is complete within fourteen (14) days after the repair was begun, provided that not more than three (3) such fourteen (14) day repairs will be permitted in any twelve (12) month period;c. Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the City Code;d. Lawful commercial activities involving vehicles as allowed by the Zoning and Development Code; ore. Operable, off-road vehicles, under the roof area of any building, or in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the City Code; |
| CC 21-3.b.1 | <p>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;</p> |

**SITE REINSP
ON OR
AFTER**

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION

| | | |
|-------------|--|------------|
| CC 21-3.b.1 | Please remove trash, litter, debris and/or stored items from the exterior of the property (e.g. both in and around the driveway of the property; pump stored on the pallet, etc.) | 09/28/2020 |
| CC 21-3.b.3 | Please repair and/or register the vehicle(s) located in the driveway. Although on a jack stand, the van has a clearly visible flat tire. Please bring vehicle(s) into compliance with all of the requirements of TCC 21-3.b.3 or relocate the vehicle(s) to a location compliant with all applicable codes, laws and/or statutes | 09/28/2020 |

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

Michael Glab
Code Inspector

Direct: 480-350-5461
Code Compliance: 480-350-8372
Email: Michael_Glab@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
POST TO STRUCTURE

10/06/2020

DENNIS & VERONICA MULLIN
1983 E HUNTINGTON DR
TEMPE, AZ 85282

Case #: CE204555
Site Address: 1983 E HUNTINGTON DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 10/02/2020 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.

| Section | Violation |
|-------------|--|
| CC 21-3.b.3 | <p>Any inoperable or unregistered vehicle, or parts thereof, outside of or under a roof area not enclosed by walls, doors or windows of any building on any lot, except the safe and neat keeping of:</p> <ul style="list-style-type: none">a. Substantially complete inoperable or unregistered vehicles with inflated tires under the roof area of any building;b. A vehicle undergoing repair, titled to the owner or resident of the property, provided that the repair is complete within fourteen (14) days after the repair was begun, provided that not more than three (3) such fourteen (14) day repairs will be permitted in any twelve (12) month period;c. Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the City Code;d. Lawful commercial activities involving vehicles as allowed by the Zoning and Development Code; ore. Operable, off-road vehicles, under the roof area of any building, or in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the City Code; |
| CC 21-3.b.1 | <p>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;</p> |

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION

| | | |
|-------------|---|------------|
| CC 21-3.b.1 | Please remove trash, litter, debris and/or stored items from the exterior of the property (e.g. both in and around the driveway of the property; pump stored on the pallet, etc.) | 10/15/2020 |
| CC 21-3.b.3 | Please repair and/or register the vehicle(s) located in the driveway. Although on a jack stand, the van has a clearly visible flat tire. Please bring vehicle(s) into compliance with all of the requirements of TCC 21-3.b.3 or relocate the vehicle(s) to a location compliant with all applicable codes, laws and/or statutes | 10/15/2020 |

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

**Michael Glab
Code Inspector**

**Direct: 480-350-5461
Code Compliance: 480-350-8372
Email: Michael_Glab@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.

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



| | | | | | | | |
|------------------------------------|------------------------------|------------------------|----------|--|---|-----------------------------------|-------------------------------------|
| Complaint Number 1702267 | 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 CE204555 | | |

Interpreter Required? Spanish Other Language

Defendant Name (First, Middle, Last) **DENNIS MULLIN** Juvenile

Residence Address, City, State, Zip Code **1983 E HUNTINGTON DR. TEMPE AZ 85282** Telephone: (cell phone)

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 **01** Day **08** Year **2021** Time **10:17** AM PM **Speed** Approx. Posted R & P Speed Measurement Device Radar Laser Pace Direction of Travel

At Location **1983 E HUNTINGTON DR.** Tempe State of Arizona Area Dist.

The Defendant Committed the Following:

| | | | | |
|----------|---|--|---|---|
| A | Section: TCC 21-3.6.3 Violation: 21-3.6.3 UNREG VEHICLE | <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 |
| | MVD | | | |
| 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 |
| | MVD | | | |
| C | 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 |
| | MVD | | | |
| D | 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 |
| | MVD | | | |
| E | 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 |
| | MVD | | | |

You must appear on the date and time indicated at:

Tempe Municipal Court
140 E. 5th Street
Tempe, AZ 85281
Court No. 0753

Traffic Court
Suite 150, 1st Floor Date: **01/20/2021** Time: **Between 9AM & 4PM**

Criminal Court
Suite 200, 2nd Floor Date: _____ Time: _____ AM PM

Court: _____ Date: _____ Time: _____ AM PM Court No. _____

Court Address, City, State, Zip Code

Criminal: Without admitting guilt, I promise to appear as directed hereon.

Civil: Without admitting responsibility, I acknowledge receipt of this complaint.

X POSTED TO STRUCTURE

Victim? Victim Notified?

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.

Complainant **CODE COMPLIANCE** PSN **8041**

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 CITE = \$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.



COMPLAINT

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



| | | | | | | | |
|------------------------------------|------------------------------|------------------------|----------|--|---|-----------------------------------|-------------------------------------|
| Complaint Number 1702268 | 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 CE204555 | | |

Interpreter Required? Spanish Other Language

Defendant Name (First, Middle, Last) **VERONICA E MULLIN** Juvenile

Residence Address, City, State, Zip Code **1983 E HUNTINGTON DR. TEMPE AZ 85282** Telephone: (cell phone)

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 **01** Day **08** Year **2021** Time **10:17** AM PM **Speed** Approx. Posted R & P Speed Measurement Device Radar Laser Pace Direction of Travel

At Location **1983 E HUNTINGTON DR.** Tempe State of Arizona Area Dist.

The Defendant Committed the Following:

| | | | |
|----------|--|---|---|
| A | Section: TC 21-3a Violation: 21-3.6.3. UNREG VEHICLE | <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 | Section: ARS CC 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 |
| C | Section: ARS CC 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 |
| D | Section: ARS CC 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 |
| E | Section: ARS CC 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

Traffic Court Suite 150, 1st Floor Date: **01/20/2021** Time: **Between 9AM & 4PM**

Criminal Court Suite 200, 2nd Floor Date: _____ Time: _____ AM PM

Court: _____ Date: _____ Time: _____ AM PM Court No. _____

Court Address, City, State, Zip Code

Criminal: Without admitting guilt, I promise to appear as directed hereon.

Civil: Without admitting responsibility, I acknowledge receipt of this complaint.

X POSTED TO STRUCTURE

Victim? Victim Notified?

I certify that upon reasonable grounds I believe the defendant committed the act described herein to law and I have served a copy of this complaint upon the defendant.

Complainant **Michael J. Hill** PSN **8041**

Comments: **1ST CITE = \$200.00**

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 _____

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

1702268

Case No: 21-000746-4 Title: CITY OF TEMPE vs VERONICA E MULLIN

MULLIN, VERONICA E
 1983 E HUNTINGTON DR
 TEMPE, AZ 85282

Case Status: Closed **Case Balance Owning:** \$0.00 **TPC Due Date:**
Filed: 1/12/2021 **Stayed Balance Owning:** \$0.00 **TPC Amount Due:**

| Cite Number | Code | Violation Date | Description | Filed | Disposition | Disp Date |
|-------------|--------|----------------|-------------------------------------|-----------|---------------------------------------|-----------|
| 1702268A | 21-3B3 | 01/08/2021 | ENUMERATED VIOLATION-INOPERABLE/JNR | 1/12/2021 | 11 - PLEAD GUILTY/RESP - SENT IMPOSED | 2/18/2021 |

Citations: 1

REGISTER OF ACTION

| Date | Cite Number | Action | Amount | Judge | User |
|-----------|-------------|---|----------|-------|------|
| 1/12/2021 | | ATTC FILED | | | MEW |
| 1/12/2021 | 1702268 A | CIVIL ARRAIGNMENT NLT 1/20/2021 | | | MEW |
| 1/12/2021 | | 1ST VIOLATION - \$200 | | | MEW |
| 1/21/2021 | | CV ARR FTA - PENDING DEFAULT APPEAR NLT 2/19/2021 | | | SYS |
| 2/18/2021 | 1702268 A | 11 - PLEAD GUILTY/RESP - SENT IMPOSED | | KK | SYS |
| 2/18/2021 | 1702268 A | FINE AND APPLICABLE FEES IMPOSED | \$200.00 | KK | SYS |
| 2/18/2021 | | FINES AND FEES PAID | \$200.00 | | SYS |
| 2/22/2021 | | CLOSED CASE FILE PURGE DATE SET TO 2/22/2026 | | | SYS |

Actions: 8

Case No: 21-000741-4 Title: CITY OF TEMPE vs DENNIS ERIC MULLIN

MULLIN, DENNIS ERIC
 1983 E HUNTINGTON DR
 TEMPE, AZ 85282

Case Status: Closed **Case Balance Owning:** \$0.00 **TPC Due Date:**
Filed: 1/12/2021 **Stayed Balance Owning:** \$0.00 **TPC Amount Due:**

| Cite Number | Code | Violation Date | Description | Filed | Disposition | Disp Date |
|-------------|--------|----------------|-------------------------------------|-----------|---------------------------------------|-----------|
| 1702267A | 21-353 | 01/08/2021 | ENUMERATED VIOLATION-INOPERABLE/UNR | 1/12/2021 | 11 - PLEAD GUILTY/RESP - SENT IMPOSED | 2/18/2021 |

Citations: 1

| REGISTER OF ACTION | | | | | | | |
|---------------------|-------------|---|----------|-------|------|--|--|
| Date | Cite Number | Action | Amount | Judge | User | | |
| 1/12/2021 | | ATTC FILED | | | MEW | | |
| 1/12/2021 | 1702267 A | CIVIL ARRAIGNMENT NLT 1/20/2021 | | | MEW | | |
| 1/12/2021 | | 1ST VIOLATION - \$200 | | | MEW | | |
| 1/21/2021 | | CV ARR FTA - PENDING DEFAULT APPEAR NLT 2/19/2021 | | | SYS | | |
| 2/18/2021 | 1702267 A | 11 - PLEAD GUILTY/RESP - SENT IMPOSED | | KK | SYS | | |
| 2/18/2021 | 1702267 A | FINE AND APPLICABLE FEES IMPOSED | \$200.00 | KK | SYS | | |
| 2/18/2021 | | FINES AND FEES PAID | \$200.00 | | SYS | | |
| 2/22/2021 | | CLOSED CASE FILE PURGE DATE SET TO 2/22/2026 | | | SYS | | |
| # Actions: 8 | | | | | | | |

HAMANN ENTERPRISES, LLC
2925 N 19TH AVE UNIT 97
PHOENIX, AZ 85015
(602) 575-4455
hamannenterprises@yahoo.com

THE FOLLOWING DOCUMENT IS FOR:

NAME: MICHEAL GLAB

FIRM: CITY OF TEMPE

DATE: 3/8/21

PROPOSAL

WE PROPOSE TO DO THE FOLLOWING WORK FOR THE CITY OF TEMPE
UNDER CONTRACT # T21-025-03

ADDRESS: 1983 E HUNTINGTON DR

| | | |
|-------------------|---------------------------------------|----------------|
| 1 | REMOVAL OF TWO VEHICLES @ 135.00 EACH | \$270.00 |
| 2 | SECURITY BY TEMPE PD 3 HOUR MIN | \$207.00 |
| 3 | | \$0.00 |
| 4 | | \$0.00 |
| 5 | | \$0.00 |
| 6 | | \$0.00 |
| TOTAL COST OF JOB | | <hr/> \$477.00 |

THANK YOU FOR YOUR BUSINESS

BOB HAMANN

Mar 4, 2021 11:05:09 AM
Tempe



Mar 4, 2021 11:05:04 AM
Tempe



Mar 4, 2021 11:05:24 AM
Tempe

