
**CITY OF TEMPE
HEARING OFFICER**

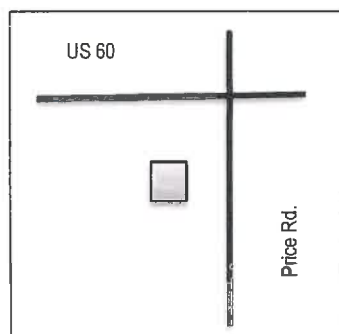
**Meeting Date: 05/18/2021
Agenda Item: 6**

ACTION: Request approval to abate public nuisance items at the Kimmel Property located at 2084 E. Ellis Drive. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$2603.00 for abatement request: landscape cleanup including dead tree removal, remove stored items in back yard.

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 KIMMEL 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 CE206894: landscape cleanup including dead tree removal, remove stored items in back yard.



Property Owner
Applicant
Zoning District:
Code Compliance
Inspector:

Jeanne Kimmel
City of Tempe – Code Compliance
R1-6, Single Family Residential
Julie Scofield - Code Inspector

ATTACHMENTS: Supporting Attachment

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

Department Director: 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 Kimmel Property located at 2084 E. Ellis Drive, R1-6, Single Family Residential district. This case was initiated 11/03/20, 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	KIMMEL PROPERTY ABATEMENT					EXISTING ZONING	R1-6			<input type="checkbox"/>	
PROJECT ADDRESS	2084 E. Ellis Dr. Tempe, AZ 85282					SUITE(S)				<input type="checkbox"/>	
PROJECT DESCRIPTION	Abatement of CE206894 Hearing is May 18th 2021					PARCEL No(s)	133-35-233			<input type="checkbox"/>	
PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)											
BUSINESS NAME			ADDRESS	2084 E. Ellis Dr.							
CONTACT NAME	Jeanne Kimmel		CITY	Tempe		STATE	AZ	ZIP	85282		
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	Community Development		ADDRESS	21 E. 6th St.							
CONTACT NAME	Julie Scofield		CITY	Tempe		STATE	AZ	ZIP	85281		
EMAIL	julie_scofield@tempe.gov		PHONE 1	480-350-8951		PHONE 2					
<i>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>Julie Scofield</i>		DATE	
4/9/21											
BUSINESS INFORMATION – REQUIRED FOR USE PERMITS & SIGN DPRs											
BUSINESS NAME			ADDRESS								
CONTACT NAME			CITY			STATE		ZIP			
TYPE OF BUSINESS			PHONE			EMAIL					
APPLICATION	QTY	SPECIFIC REQUEST				FOR CITY USE ONLY					
<i>(Check all that apply)</i>											
<i>(See Planning & Zoning Fee Schedule for types)</i>											
<i>(Planning record tracking numbers)</i>											
<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	DATE RECEIVED (STAMP)		VALIDATION OF PAYMENT (STAMP)					
PL TRACKING #			CE / CM / IP TRACKING #								
SPR TRACKING #					TOTAL APPLICATION FEES						
<i>(if 2nd or 3rd submittal, please use Planning Resubmittal Form)</i>						RECEIVED BY INTAKE STAFF (INITIALS)					

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA

DATE: April 9th, 2021
TO: Jeff Tamulevich, Code Compliance Administrator
FROM: Julie Scofield, Code Inspector
SUBJECT: CE206894, KIMMEL Property Abatement

LOCATION: 2084 E. ELLIS DR. TEMPE, AZ 85282

LEGAL: CONTINENTAL EAST

PARCEL: 133-35-233

OWNER: JEANNE KIMMEL
2084 E. ELLIS DR.
TEMPE, AZ 85282

FINDINGS:

11/03/2020 The Code Compliance Division received a complaint for over height grass and weeds in the front yard landscape, and a dead tree in the back yard. Inspected the property and over height grass and weeds are growing in the front and sides of the property, there is a large dead pine tree in the back yard of the property. There are also some dead limbs on trees in the back yard. A notice was mailed to the owner, Jeanne Kimmel.

11/13/2020 Received a phone message from Jeanne Kimmel. Mailed landscape and City of Tempe heart pamphlet to her.

11/19/2020 Attempted to make phone calls to Ms. Kimmel but was not able to leave a message. I pushed out the re-inspection until January 18th, 2021.

01/20/2021 Reinspected the property and the tree is still in the back yard. The front yard landscape was in compliance at this time.

03/03/2021 Issued a citation for the dead tree in the back yard. Pictures were taken of the property to show the condition that day.

04/06/2021 Requested bids for the cleanup of the property to include any over height grass and or weeds, dead pine tree in the back yard, and any dead limbs on trees in the back yard. Received a complaint for the back yard having items stored. Inspected the property and there are items like totes, fridges, wood, glass items, coolers, fabric items, household good, and miscellaneous items. A notice for the items was mailed. A new request for abatement bids to include the items has been made.

04/09/2021 Abatement paperwork has been turned in. The hearing is scheduled for May 18th, 2021.

RECOMMENDATIONS:

I recommend an abatement of the nuisance violations at the property at 2084 E. Ellis Dr. due to property owner's failure to bring property into compliance with Tempe City Code 21-3. B.8 and 21-3. B.1. Jeanne Kimmel has been given ample time to come into compliance and maintain the property. There has been no indication that the property owner will bring the property into compliance. The property represents an eyesore to the community.

Without the intervention of abatement, the property will continue to deteriorate. I therefore make a request to the City of Tempe Community Development Hearing Officer for authorization to abate this public nuisance in accordance with section 21-53 of the Tempe City Code and authorization of multiple abatements for a period not to exceed one hundred eighty (180) days from the previous abatement order.

Respectfully submitted,

Julie Scofield
Code Inspector II

ACTION TAKEN:

Submit
[Signature]
4 9 21

NAME

DATE:



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

Date: 04/09/2021
Case #: CE206894

KIMMEL JEANNE M
2084 E ELLIS 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: 2084 E ELLIS DR TEMPE, AZ 85282
Parcel: 133-35-233

This office will submit this complaint to the Community Development Abatement Hearing Officer to be placed on the Hearing Officer agenda of May 18th, 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.8 Dead trees or parts including stumps
- 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

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

- CC 21-3. b.8 Remove dead tree. Stumps need to be removed or cut to ground level. Cut all over height grass and or weeds.
- CC 21-3. b.1 Please remove items from being stored in the back yard 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 \$2603.00. 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: Julie Scofield
Phone Number: 480-350-8951
E-mail: julie_scofield@tempe.gov

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1702282	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	<input type="checkbox"/> 16 Passenger Vehicle	<input type="checkbox"/> Haz. Material	Incident Report Number CE206894
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language	Defendant Name (First, Middle, Last) Jeanne Kimmel						Juvenile
Residence Address, City, State, Zip Code 2084 E. Ellis Dr. Tempe AZ 85282	Telephone: (cell phone) <input type="checkbox"/>						
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions
Business Address, City, State, Zip Code						Business Phone No.	
Vehicle	Color	Year	Make	Model	Style	License Plate	State
Registered owner & address, City, State, Zip Code						Vehicle Identification Number	

The Undersigned Certifies That:

On	Month 03	Day 02	Year 2021	Time 1416	<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 2084 E. Ellis Dr.						<input checked="" type="checkbox"/> Tempe	85282	Area	Dist.	State of Arizona

The Defendant Committed the Following:

A	Section: TCC 21-3A	ARS CC	Violation: 21-3-B-8 Deteriorated Landscape	<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						
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
MVD						
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
MVD						
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
MVD						
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
MVD						

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: 03/17/21	Time: Between 9AM & 4PM
	<input type="checkbox"/> Court:	<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor	Date:	Time: <input type="checkbox"/> AM <input type="checkbox"/> PM
	Court Address, City, State, Zip Code	Date:	Time:	<input type="checkbox"/> AM <input type="checkbox"/> PM Court No.

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.	
x mailed	Complainant <i>[Signature]</i>	PSN 8022

Comments: **1st citation**

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



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 / Nuisance Abatement Services
Property: 2084 East Ellis Drive
Tempe, AZ 85282

Operator: SKIP

Estimator: Skip Yaw
Company: EVDS

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

Type of Estimate: Nuisance Abatement Services
Date Entered: 4/6/2021 Date Assigned:

Price List: AZPH8X_MAR21
Labor Efficiency: Restoration/Service/Remodel
Estimate: 21-1307-NUISANCE

Reference # CE206894



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

21-1307-NUISANCE
Nuisance Abatement Services

Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Nuisance Abatement Services	1.00 EA	0.00	2,603.00	0.00	2,603.00
NOTE: Abatement services includes:					
1) Cutting/removing, haul off and dispose of overgrown grass and weeds in the front and back yard.					
2) Remove, haul off and dispose of trash, debris, excessive content in back yard.					
3) Cut/remove, haul off and dispose dead trees in back yard.					
4) Security provided by the City of Tempe Police Department.					
Totals: Exterior				0.00	2,603.00
Total: Nuisance Abatement Services				0.00	2,603.00
Line Item Totals: 21-1307-NUISANCE				0.00	2,603.00



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

Summary

Line Item Total	2,603.00
Replacement Cost Value	\$2,603.00
Net Claim	\$2,603.00

Skip Yaw



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

- 1 1-2084 East Ellis Drive (1)
Date Taken: 4/5/2021



- 2 2-2084 East Ellis Drive (2)
Date Taken: 4/5/2021





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

- 3 3-2084 East Ellis Drive (3)
Date Taken: 4/5/2021



- 4 4-2084 East Ellis Drive (4)
Date Taken: 4/5/2021





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

- 5 5-2084 East Ellis Drive (5)
Date Taken: 4/5/2021



- 6 6-2084 East Ellis Drive (6)
Date Taken: 4/5/2021





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

- 7 7-2084 East Ellis Drive (7)
Date Taken: 4/5/2021



- 8 8-2084 East Ellis Drive (8)
Date Taken: 4/5/2021





**COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE**

11/03/2020

KIMMEL JEANNE M
2084 E ELLIS DR
TEMPE, AZ 85282-7424

Case#: CE206894
Site Address: 2084 E. ELLIS DR. TEMPE, AZ 85282

SITE REINSPECTION ON OR AFTER: 12/03/2020

This is a notice to inform you that this site was inspected on 11/03/2020 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

VIOLATION SECTION:

Violation of City of Tempe Code 21-3-B-8

Any landscaping, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; uncultivated plants, weeds, tall grass, uncultivated shrubs or growth (whether growing or otherwise) higher than twelve (12) inches; or any dead trees, bushes, shrubs or portions thereof, including stumps; or any palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground.

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION:

1. PLEASE CUT DOWN TO GROUND LEVEL OR REMOVE THE DEAD TREE FROM THE BACK YARD OF THE PROPERTY. THIS INCLUDES THE PINE TREE.
2. PLEASE CUT ALL DEAD LIMBS/PORIONS FROM TREES IN THE BACK YARD AND OR FRONT YARD, WHERE PRESENT.
3. PLEASE CUT ALL OVER HEIGHT GRASS AND OR WEEDS IN THE FRONT AND OR SIDES OF THE PROPERTY.

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

Julie Scofield
Code Inspector II
E-Mail

Direct: 480-350-8951
Code Compliance: 480-350-8372
julie_scofield@tempe.gov

Civil and Criminal Penalties

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.

Please Note: In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$75.00 pursuant to City Code Section 21-51, subsection (b).



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

01/20/2021

KIMMEL JEANNE M
2084 E ELLIS DR
TEMPE, AZ 85282-7424

Case#: CE206894
Site Address: 2084 E. ELLIS DR. TEMPE, AZ 85282

SITE REINSPECTION ON OR AFTER: 02/22/2021

This is a notice to inform you that this site was inspected on 01/20/2021 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.

VIOLATION SECTION:

Violation of City of Tempe Code 21-3-B-8

Any landscaping, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; uncultivated plants, weeds, tall grass, uncultivated shrubs or growth (whether growing or otherwise) higher than twelve (12) inches; or any dead trees, bushes, shrubs or portions thereof, including stumps; or any palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground.

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION:

1. PLEASE CUT DOWN TO GROUND LEVEL OR REMOVE THE DEAD TREE FROM THE BACK YARD OF THE PROPERTY. THIS INCLUDES THE PINE TREE.
2. PLEASE CUT ALL DEAD LIMBS/PORIONS FROM TREES IN THE BACK YARD AND OR FRONT YARD, WHERE PRESENT.

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

Julie Scofield
Code Inspector II
E-Mail

Direct: 480-350-8951
Code Compliance: 480-350-8372
julie_scofield@tempe.gov

Civil and Criminal Penalties

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.

Please Note: In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$75.00 pursuant to City Code Section 21-51, subsection (b).



**COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE**

04/07/2021

KIMMEL JEANNE M
2084 E ELLIS DR
TEMPE, AZ 85282-7424

Case#: CE206894
Site Address: 2084 E ELLIS DR. TEMPE, AZ 85282

SITE REINSPECTION ON OR AFTER: 05/11/2021

This is a notice to inform you that this site was inspected on 04/07/2021 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.

VIOLATION SECTION:

Violation of City of Tempe Code 21-3-B-1

Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building; including, but not limited to, areas that contain items such as cans, bottles, wood, metal, plastic, rags, boxes, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items; lumber, scrap iron, tin and other metal not neatly piled, or anything whatsoever that is or may become a hazard to public health and safety, or that may harbor insect, rodent or vermin infestation. This subsection shall not be deemed to include items kept in covered bins or metal receptacles approved by the county health officer or this code or any other ordinance of the city.

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION:

1. PLEASE REMOVE AND OR PROPERLY DISCARD THE ITEMS IN THE BACK YARD OF THE PROPERTY. THIS INCLUDES THE WOOD, CONTAINERS, FABRIC CHAIRS, METAL, GLASS ITEMS, FRIDGES, FABRIC ITEMS, ANY HOUSEHOLD ITEMS, AND ANY OTHER MISCELLANEOUS ITEMS.

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

Julie Scofield
Code Inspector II
E-Mail

Direct: 480-350-8951
Code Compliance: 480-350-8372
julie_scofield@tempe.gov

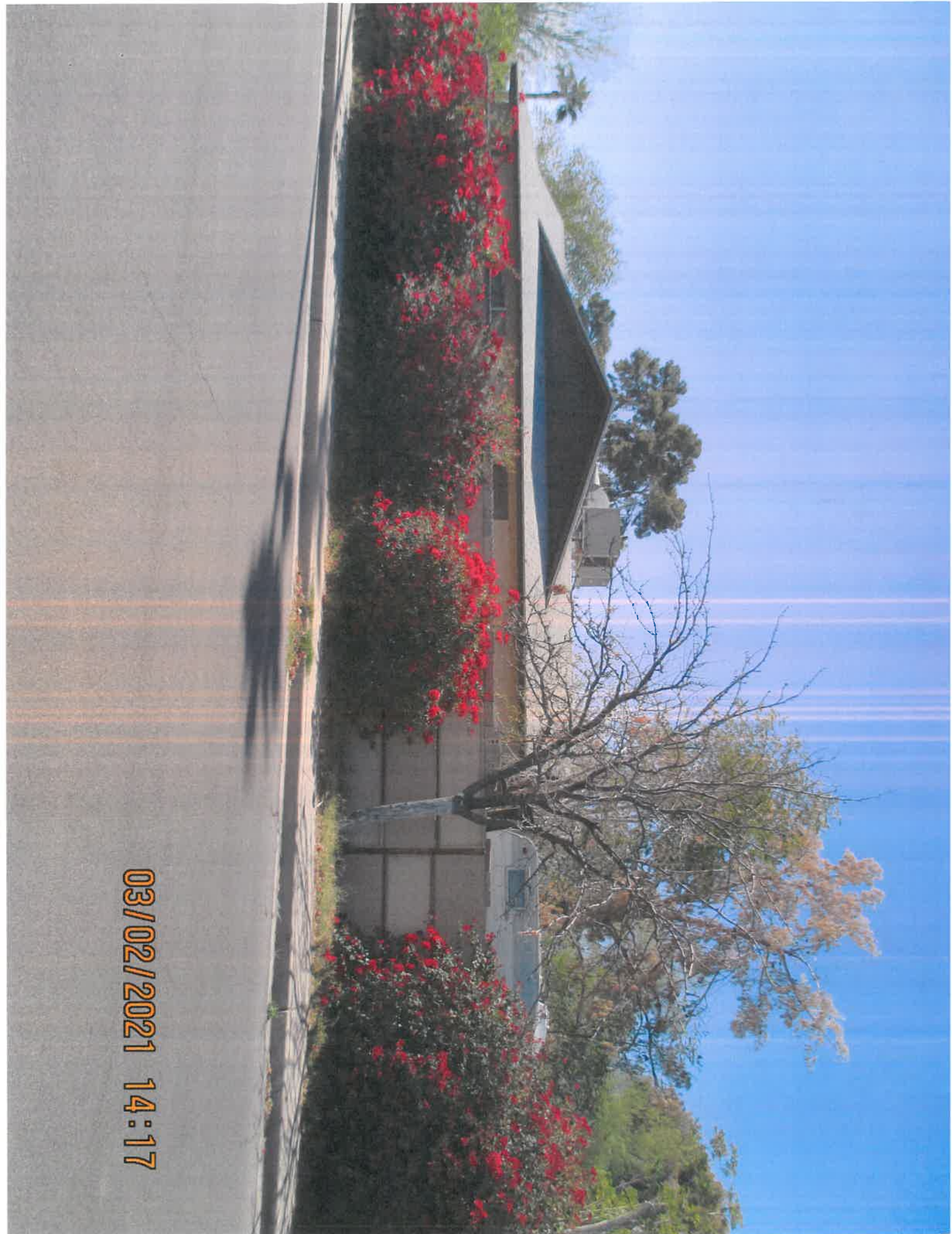
Civil and Criminal Penalties

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.

Please Note: In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$75.00 pursuant to City Code Section 21-51, subsection (b).

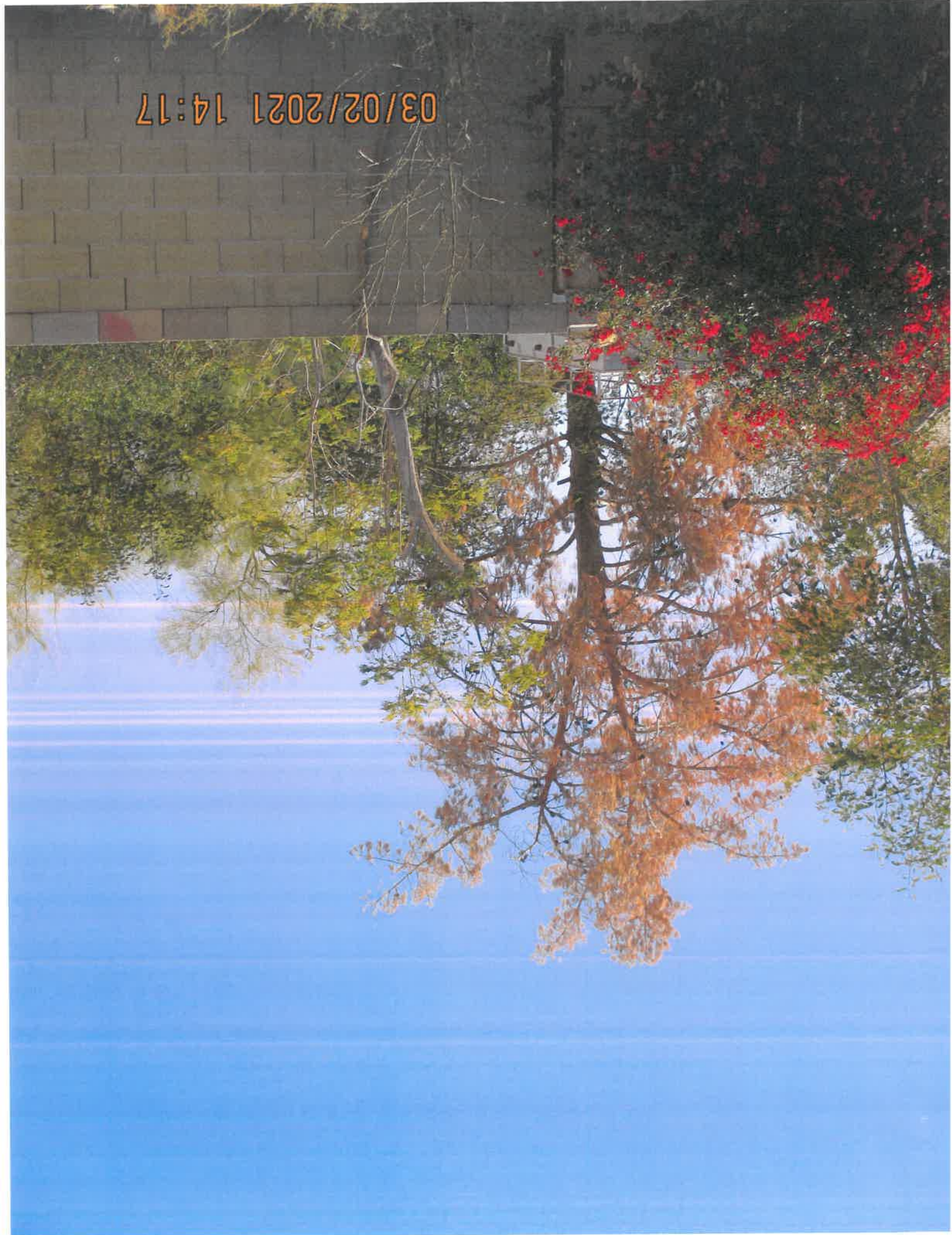


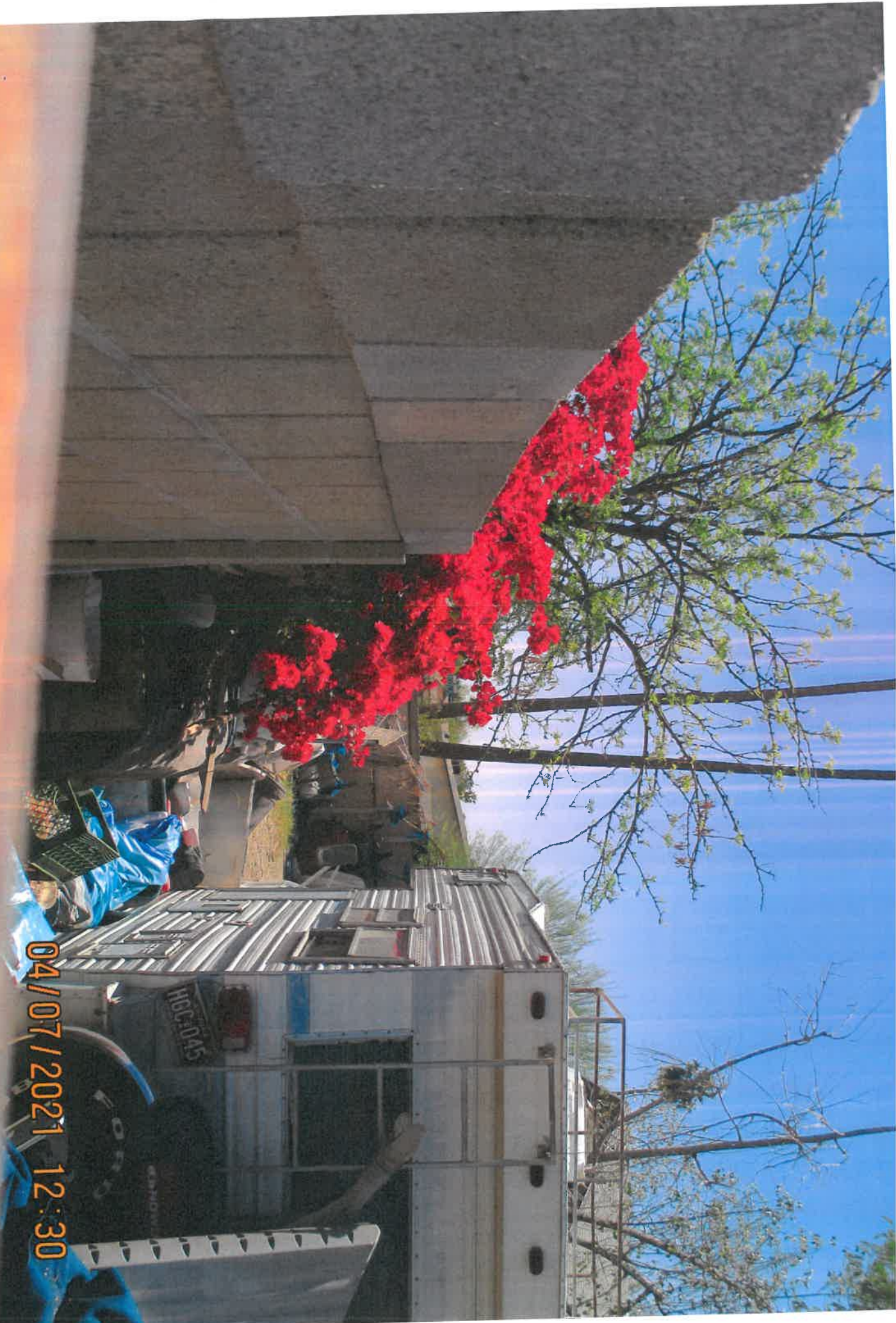
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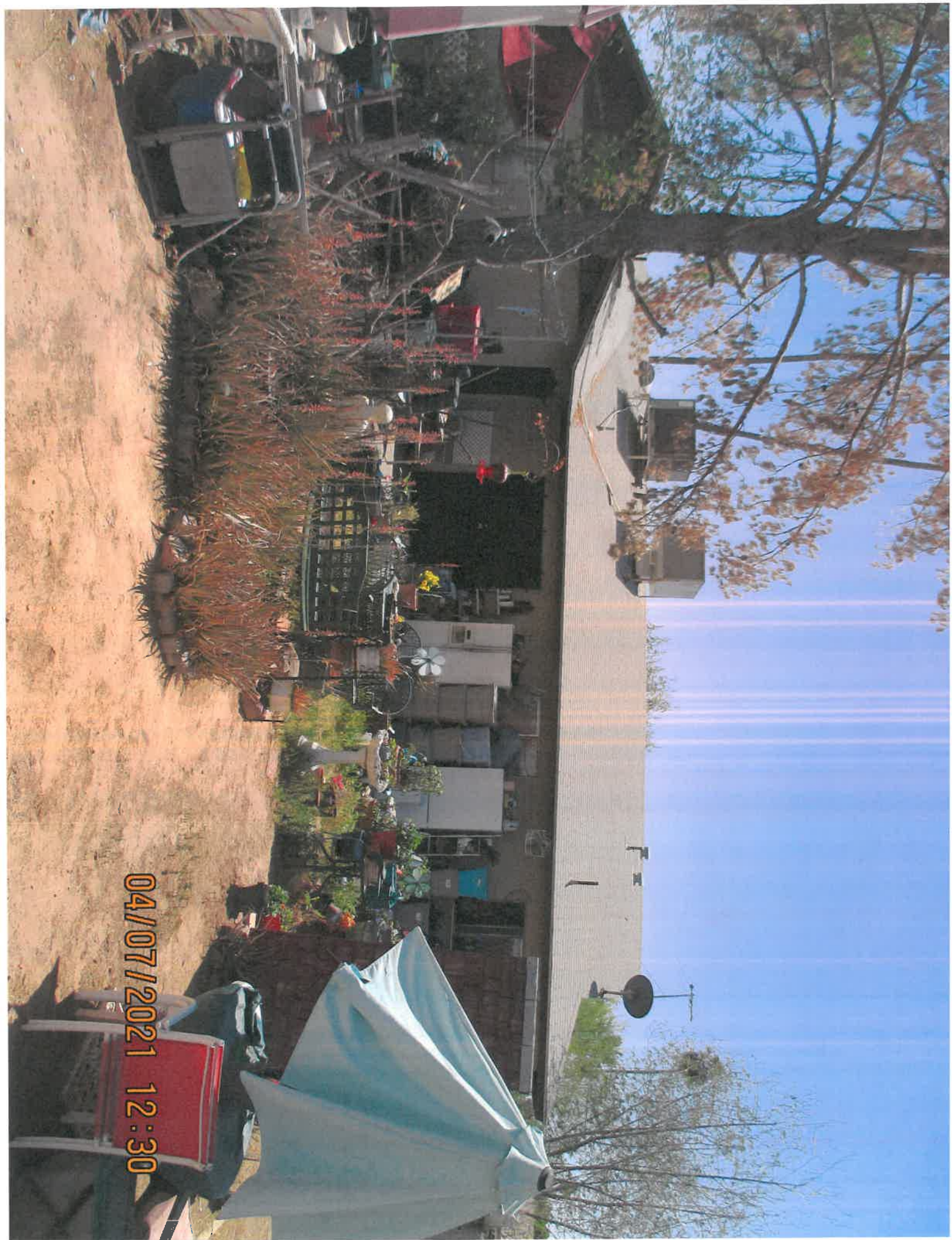
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