

**CITY OF TEMPE  
HEARING OFFICER**

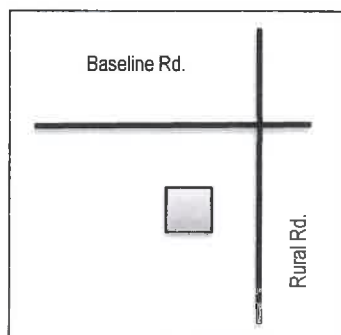
**Meeting Date: 09/01/2021  
Agenda Item: 6**

**ACTION:** Request approval to abate public nuisance items at the Chung Property located at 709 E. Fordham Drive. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$1488 for abatement request: remove stored items, junk and debris from carport area and side yard, remove lawn-parked vehicle from property.

**RECOMMENDATION:** Staff – Approval of 180-day open abatement

**BACKGROUND INFORMATION:** City of Tempe – Code Compliance Section requests approval to abate items in violation of the Tempe City Code at the CHUNG 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 CE212613: remove stored items, junk and debris from carport area and side yard, remove lawn-parked vehicle from property.



Property Owner  
Applicant  
Zoning District:  
Code Compliance  
Inspector:

Luan Chung  
City of Tempe – Code Compliance  
R1-6, Single Family Residential  
Michael Glab

**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 Chung Property located at 709 E. Fordham Drive, R1-6, Single Family Residential district. This case was initiated 4/22/21, 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 5<sup>th</sup> Street, Garden Level, Tempe, Arizona 85281  
(480) 350-4311 Fax (480) 350-8677  
Planning Fax (480) 350-8872  
<http://www.tempe.gov/planning>



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

PROJECT INFORMATION - REQUIRED			
PROJECT NAME	CHUNG ABATEMENT	EXISTING ZONING	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	709 E FORDHAM DR TEMPE AZ 85283	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	UNIVERSITY ROYAL ABATEMENT OF CE212613 SEPTEMBER 01, 2021	PARCEL No(s)	301-80-291 <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 hereby authorize the applicant below to process this application with the City of Tempe.

PROPERTY OWNER SIGNATURE	X	DATE
or attach written statement authorizing the applicant to file the application(s)		

APPLICANT INFORMATION - REQUIRED			
COMPANY / FIRM NAME	CITY OF TEMPE / 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 hereby attest that this application is accurate and the submitted documents are complete. I acknowledge that if the application is deemed to be incomplete it will be returned to me without review, to be resubmitted with any missing information.

APPLICANT SIGNATURE	X	DATE	7/23/21
---------------------	---	------	---------

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. 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)	VALIDATION OF PAYMENT (STAMP)
PL TRACKING #			TOTAL APPLICATION FEES
SPR TRACKING # (if 2 <sup>nd</sup> or 3 <sup>rd</sup> submittal, please use Planning Resubmittal Form)			RECEIVED BY INTAKE STAFF (INITIALS)

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA

DATE: 07/23/2021

SUBJECT: CHUNG Abatement

---

LOCATION: 709 E FORDHAM DR., TEMPE, AZ 85283

LEGAL: LOT 287, BOOK 143, PAGE 044, as recorded with the Maricopa County Assessor

OWNER: LUAN CHUNG  
3871 S HALSTED DR  
CHANDLER, AZ 85286

**FINDINGS:**

On 04/22/2021, my office received a complaint for the property. I visited the property and confirmed a violation of City Code, related to lawn parking and junk/debris, was present. I mailed a violation notice to the property owner and tenant, requesting the violation be remedied.

On 05/07/2021, I visited the property and confirmed a violation of City Code remained, related to lawn parking and junk/debris, was present. I mailed a second violation notice to the property owner, requesting the violation be remedied.

On 05/14/2021, my office received a second complaint related to the property.

On 05/25/2021, I visited the property and spoke with male in the carport. Due to language barriers, unable to convey any instructions to him.

On 05/27/2021, I visited the property and posted a violation to the structure.

On 06/04/2021, I visited the property and confirmed a violation of City Code, related to junk/debris and lawn parking, was present.

On 06/09/2021, I issued a citation to the property owner and placed it in the mail via U.S. Certified mail.

On 06/29/2021, I received a complaint, via voicemail, related to the property.

On 07/07/2021, I received a complaint, via voicemail, related to the property.

On 07/08/2021, I spoke with a complainant via telephone, regarding the state of the property.

On 07/14/2021, I visited the property and confirmed a violation of City Code, related to junk/debris and lawn parking, was present. Bids were sought related to property abatement.

On 07/21/2021, my office received a complaint related to the state of the property.

On 07/23/2021, my abatement packet was submitted for addition to the 09/01/2021 hearing agenda.

**RECOMMENDATIONS:**

The owner(s) of this property, LUAN CHUNG, have/has made little to no attempt to bring the property into compliance. LUAN CHUNG 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: 

DATE: 7/27/21



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

Date: 07/23/2021  
Case #: CE212613

**LUAN CHUNG**  
**3871 S HALSTED DR**  
**CHANDLER, AZ 85286**

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

Location: 709 E FORDHAM DR., TEMPE, AZ 85283  
Parcel: 301-80-291

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 09/01/2021 at 5pm, at the City of Tempe Council Chambers, located at 31 E. 5<sup>th</sup> 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.1 Junk/debris  
CC 21-3.b.8 Lawn parking

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:

**Please remove the white pickup from the front yard landscape. Please refrain from parking in the landscape in the future. Please park vehicles compliant with all five requirements of TCC 21-3.b.4 in the future. Please remove all debris, junk, stored items, etc., from the carport and side yard storage.**

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 \$1,488.00. 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

04/22/2021

DAO PHAM  
709 E FORDHAM DR  
TEMPE, AZ 85283-1913

Case #: CE212613  
Site Address: 709 E FORDHAM DR, TEMPE, AZ 85283

This is a notice to inform you that this site was inspected on 04/22/2021 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, 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;
CC 21-3.b.4	To leave or permit to remain outside of any single-family or multifamily dwelling or accessory building any camper, vehicle, or part thereof in any portion of the front or side area of the building visible from the street that is not on an improved area designed or intended for such use. An improved area shall: a. Be contiguous to, parallel with, and share an access point with, the required driveway; b. Have a consistent length and width, but not necessarily the same dimensions of the parking area or required driveway; c. Be no greater than thirty-five percent (35%) of the front and side areas visible from the street; d. Be a minimum of three (3) inches in depth if gravel, crushed rock or other aggregate. If using materials other than asphalt or concrete, an improved surface containing material such as gravel or crushed rock must be contained within a permanent border, imbedded in the ground, delineating the improved area from the remainder of the yard; and e. Be maintained free of all vegetation, including, but not limited to grasses, trees and bushes.
ZDC 3-412	Home Occupation
ZDC 4-602.B.7	Recreational vehicles and unmounted truck campers, exceeding twenty-one (21) feet in length and all boats and trailers shall not be parked in the required front yard building setback or required street yard setback

<b>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</b>		<b>SITE REINSP ON OR AFTER</b>
CC 21-3.b.1	<b>Please remove trash, litter, debris, junk and/or stored items from the exterior of the residence (e.g. stored items in carport, appliances, etc.)</b>	05/06/2021
CC 21-3.b.4	<b>Please park vehicles on the property compliant with all five requirements of TCC 21-3.b.4 (e.g. both trailers violate TCC 21-3.b.4 for different reasons. West side trailer is parked on surface not free of vegetation. Trailer on east side is parked on gravel landscape, using more than 35% of the width of the parcel for parking, etc.)</b>	05/06/2021
ZDC 3-412	<b>Please remove all equipment, materials, tools, etc., related to home remodeling business (e.g. Pacific AEC, etc.). Any activities at a home, related to a business, must be confined to an enclosed space on the property, amongst other requirements. The idea is that anyone looking at the house from the outside would have no idea a business, or it's materials, were present at the property, etc.</b>	05/06/2021
ZDC 4-602.B.7	<b>Please remove RV/boat/trailer from the front yard setback. Trailers may be kept in the front setback for no more than 48 hours during any seven-day period</b>	05/06/2021

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: 480-350-4311**  
**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

04/22/2021

LUAN CHUNG  
3871 S HALSTED DR  
CHANDLER, AZ 85286

Case #: CE212613  
Site Address: 709 E FORDHAM DR, TEMPE, AZ 85283

This is a notice to inform you that this site was inspected on 04/22/2021 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, 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;
CC 21-3.b.4	To leave or permit to remain outside of any single-family or multifamily dwelling or accessory building any camper, vehicle, or part thereof in any portion of the front or side area of the building visible from the street that is not on an improved area designed or intended for such use. An improved area shall: a. Be contiguous to, parallel with, and share an access point with, the required driveway; b. Have a consistent length and width, but not necessarily the same dimensions of the parking area or required driveway; c. Be no greater than thirty-five percent (35%) of the front and side areas visible from the street; d. Be a minimum of three (3) inches in depth if gravel, crushed rock or other aggregate. If using materials other than asphalt or concrete, an improved surface containing material such as gravel or crushed rock must be contained within a permanent border, imbedded in the ground, delineating the improved area from the remainder of the yard; and e. Be maintained free of all vegetation, including, but not limited to grasses, trees and bushes.
ZDC 3-412	Home Occupation
ZDC 4-602.B.7	Recreational vehicles and unmounted truck campers, exceeding twenty-one (21) feet in length and all boats and trailers shall not be parked in the required front yard building setback or required street yard setback



<b>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</b>		<b>SITE REINSP ON OR AFTER</b>
CC 21-3.b.1	<b>Please remove trash, litter, debris, junk and/or stored items from the exterior of the residence (e.g. stored items in carport, appliances, etc.)</b>	05/06/2021
CC 21-3.b.4	<b>Please park vehicles on the property compliant with all five requirements of TCC 21-3.b.4 (e.g. both trailers violate TCC 21-3.b.4 for different reasons. West side trailer is parked on surface not free of vegetation. Trailer on east side is parked on gravel landscape, using more than 35% of the width of the parcel for parking, etc.)</b>	05/06/2021
ZDC 3-412	<b>Please remove all equipment, materials, tools, etc., related to home remodeling business (e.g. Pacific AEC, etc.). Any activities at a home, related to a business, must be confined to an enclosed space on the property, amongst other requirements. The idea is that anyone looking at the house from the outside would have no idea a business, or it's materials, were present at the property, etc.</b>	05/06/2021
ZDC 4-602.B.7	<b>Please remove RV/boat/trailer from the front yard setback. Trailers may be kept in the front setback for no more than 48 hours during any seven-day period</b>	05/06/2021

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: 480-350-4311**  
**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

05/07/2021

DAO PHAM  
709 E FORDHAM DR  
TEMPE, AZ 85283-1913

Case #: CE212613  
Site Address: 709 E FORDHAM DR, TEMPE, AZ 85283

This is a notice to inform you that this site was inspected on 05/07/2021 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.

Section	Violation
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building; including, but not limited to, areas that contain items such as cans, bottles, wood, metal, plastic, rags, boxes, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items; 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;
CC 21-3.b.4	To leave or permit to remain outside of any single-family or multifamily dwelling or accessory building any camper, vehicle, or part thereof in any portion of the front or side area of the building visible from the street that is not on an improved area designed or intended for such use. An improved area shall: a. Be contiguous to, parallel with, and share an access point with, the required driveway; b. Have a consistent length and width, but not necessarily the same dimensions of the parking area or required driveway; c. Be no greater than thirty-five percent (35%) of the front and side areas visible from the street; d. Be a minimum of three (3) inches in depth if gravel, crushed rock or other aggregate. If using materials other than asphalt or concrete, an improved surface containing material such as gravel or crushed rock must be contained within a permanent border, imbedded in the ground, delineating the improved area from the remainder of the yard; and e. Be maintained free of all vegetation, including, but not limited to grasses, trees and bushes.
ZDC 3-412	Home Occupation
ZDC 4-602.B.7	Recreational vehicles and unmounted truck campers, exceeding twenty-one (21) feet in length and all boats and trailers shall not be parked in the required front yard building setback or required street yard setback

<b>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</b>		<b>SITE REINSP ON OR AFTER</b>
CC 21-3.b.1	<b>Please remove trash, litter, debris, junk and/or stored items from the exterior of the residence (e.g. stored items in carport, appliances, etc.)</b>	05/24/2021
CC 21-3.b.4	<b>Please park vehicles on the property compliant with all five requirements of TCC 21-3.b.4 (e.g. both trailers violate TCC 21-3.b.4 for different reasons. West side trailer is parked on surface not free of vegetation. Trailer on east side is parked on gravel landscape, using more than 35% of the width of the parcel for parking, etc.)</b>	05/24/2021
ZDC 3-412	<b>Please remove all equipment, materials, tools, etc., related to home remodeling business (e.g. Pacific AEC, etc.). Any activities at a home, related to a business, must be confined to an enclosed space on the property, amongst other requirements. The idea is that anyone looking at the house from the outside would have no idea a business, or it's materials, were present at the property, etc.</b>	05/24/2021
ZDC 4-602.B.7	<b>Please remove RV/boat/trailer from the front yard setback. Trailers may be kept in the front setback for no more than 48 hours during any seven-day period</b>	05/24/2021

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: 480-350-4311**  
**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

05/07/2021

LUAN CHUNG  
3871 S HALSTED DR  
CHANDLER, AZ 85286

Case #: CE212613  
Site Address: 709 E FORDHAM DR, TEMPE, AZ 85283

This is a notice to inform you that this site was inspected on 05/07/2021 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.

Section	Violation
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building; including, but not limited to, areas that contain items such as cans, bottles, wood, metal, plastic, rags, boxes, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items; 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;
CC 21-3.b.4	To leave or permit to remain outside of any single-family or multifamily dwelling or accessory building any camper, vehicle, or part thereof in any portion of the front or side area of the building visible from the street that is not on an improved area designed or intended for such use. An improved area shall: a. Be contiguous to, parallel with, and share an access point with, the required driveway; b. Have a consistent length and width, but not necessarily the same dimensions of the parking area or required driveway; c. Be no greater than thirty-five percent (35%) of the front and side areas visible from the street; d. Be a minimum of three (3) inches in depth if gravel, crushed rock or other aggregate. If using materials other than asphalt or concrete, an improved surface containing material such as gravel or crushed rock must be contained within a permanent border, imbedded in the ground, delineating the improved area from the remainder of the yard; and e. Be maintained free of all vegetation, including, but not limited to grasses, trees and bushes.
ZDC 3-412	Home Occupation
ZDC 4-602.B.7	Recreational vehicles and unmounted truck campers, exceeding twenty-one (21) feet in length and all boats and trailers shall not be parked in the required front yard building setback or required street yard setback

<b>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</b>		<b>SITE REINSP ON OR AFTER</b>
CC 21-3.b.1	<b>Please remove trash, litter, debris, junk and/or stored items from the exterior of the residence (e.g. stored items in carport, appliances, etc.)</b>	05/24/2021
CC 21-3.b.4	<b>Please park vehicles on the property compliant with all five requirements of TCC 21-3.b.4 (e.g. both trailers violate TCC 21-3.b.4 for different reasons. West side trailer is parked on surface not free of vegetation. Trailer on east side is parked on gravel landscape, using more than 35% of the width of the parcel for parking, etc.)</b>	05/24/2021
ZDC 3-412	<b>Please remove all equipment, materials, tools, etc., related to home remodeling business (e.g. Pacific AEC, etc.). Any activities at a home, related to a business, must be confined to an enclosed space on the property, amongst other requirements. The idea is that anyone looking at the house from the outside would have no idea a business, or it's materials, were present at the property, etc.</b>	05/24/2021
ZDC 4-602.B.7	<b>Please remove RV/boat/trailer from the front yard setback. Trailers may be kept in the front setback for no more than 48 hours during any seven-day period</b>	05/24/2021

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: 480-350-4311**  
**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

05/25/2021

DAO PHAM  
LUAN CHUNG  
709 E FORDHAM DR  
TEMPE, AZ 85283-1913

Case #: CE212613  
Site Address: 709 E FORDHAM DR, TEMPE, AZ 85283

This is a notice to inform you that this site was inspected on 05/25/2021 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, 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;
CC 21-3.b.4	To leave or permit to remain outside of any single-family or multifamily dwelling or accessory building any camper, vehicle, or part thereof in any portion of the front or side area of the building visible from the street that is not on an improved area designed or intended for such use. An improved area shall: a. Be contiguous to, parallel with, and share an access point with, the required driveway; b. Have a consistent length and width, but not necessarily the same dimensions of the parking area or required driveway; c. Be no greater than thirty-five percent (35%) of the front and side areas visible from the street; d. Be a minimum of three (3) inches in depth if gravel, crushed rock or other aggregate. If using materials other than asphalt or concrete, an improved surface containing material such as gravel or crushed rock must be contained within a permanent border, imbedded in the ground, delineating the improved area from the remainder of the yard; and e. Be maintained free of all vegetation, including, but not limited to grasses, trees and bushes.
ZDC 3-412	Home Occupation
ZDC 4-602.B.7	Recreational vehicles and unmounted truck campers, exceeding twenty-one (21) feet in length and all boats and trailers shall not be parked in the required front yard building setback or required street yard setback

<b>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</b>		<b>SITE REINSP ON OR AFTER</b>
CC 21-3.b.1	<b>Please remove trash, litter, debris, junk and/or stored items from the exterior of the residence (e.g. stored items in carport, appliances, etc.)</b>	06/01/2021
CC 21-3.b.4	<b>Please park vehicles on the property compliant with all five requirements of TCC 21-3.b.4 (e.g. both trailers violate TCC 21-3.b.4 for different reasons. West side trailer is parked on surface not free of vegetation. Trailer on east side is parked on gravel landscape, using more than 35% of the width of the parcel for parking, etc.)</b>	06/01/2021
ZDC 3-412	<b>Please remove all equipment, materials, tools, etc., related to home remodeling business (e.g. Pacific AEC, etc.). Any activities at a home, related to a business, must be confined to an enclosed space on the property, amongst other requirements. The idea is that anyone looking at the house from the outside would have no idea a business, or it's materials, were present at the property, etc.</b>	06/01/2021
ZDC 4-602.B.7	<b>Please remove RV/boat/trailer from the front yard setback. Trailers may be kept in the front setback for no more than 48 hours during any seven-day period</b>	06/01/2021

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: 480-350-4311**  
**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 <b>1702334</b>		Case Number	Social Security Number		Military	<input type="checkbox"/> Serious Physical Injury	<input type="checkbox"/> Accident	<input type="checkbox"/> Fatality	<input type="checkbox"/> Commercial	
Driver's License No.		DLP <input type="checkbox"/>	State	Class	Endorsements M H N P T X D			Incident Report Number <b>CE212613</b>		
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language										
Defendant Name (First, Middle, Last) <b>LUAN CHUNG</b>		Residence Address, City, State, Zip Code <b>709 E FORDHAM DR TEMPE AZ 85283</b>							Telephone: (cell phone) <input type="checkbox"/>	
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions	Email Address		
Business Address, City, State, Zip Code <b>3871 S HALSTED DR CHANDLER AZ 85286</b>								Business Phone No.		
Vehicle Color		Year	Make	Model	Style	License Plate	State	Expiration Date		
Registered owner & address, City, State, Zip Code						Vehicle Identification Number				

The Undersigned Certifies That:

On	Month <b>06</b>	Day <b>04</b>	Year <b>2021</b>	Time <b>142</b>	<input type="checkbox"/> AM <input checked="" type="checkbox"/> PM	Speed	Approx.	Posted	R & P	Speed Measurement Device <input type="checkbox"/> Radar <input type="checkbox"/> Laser <input type="checkbox"/> Pace	Direction of Travel
At	Location <b>709 E FORDHAM DR</b>					Tempe		State of Arizona		Area	Dist.

The Defendant Committed the Following:

<b>A</b>	Section: <b>TCC 21-3a</b>	Violation: <b>CC 21-3.b.1 JUNK/DEBRIS</b>	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction: <input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense	
<b>B</b>	Section: <b>TCC 21-3a</b>	Violation: <b>CC 21-3.b.4 LAWN PARKING</b>	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction: <input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense	
<b>C</b>	Section: <b>ZDC 1201A</b>	Violation: <b>CC 3-412 HOME OCCUPATION</b>	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction: <input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense	
<b>D</b>	Section: <b>ZDC 1201A</b>	Violation: <b>CC 4-602.b.7 TRAILER SETBACK</b>	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction: <input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense	
<b>E</b>	Section:	Violation:	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction: <input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense	

You must appear on the date and time indicated at:	Tempe Municipal Court 140 E. 5th Street Tempe, AZ 85281 Court No. 0753	<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor	Date: <b>06/23/21</b>	Time: Between 9AM & 4PM
		<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor	Date: _____	Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM
	Court:	Date:	Time:	<input type="checkbox"/> AM <input type="checkbox"/> PM Court No.
Court Address, City, State, Zip Code				

Criminal: <input type="checkbox"/> Without admitting guilt, I promise to appear as directed hereon.	Victim? <input type="checkbox"/>	Victim Notified? <input type="checkbox"/>
Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.	I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant.	
<b>X MAILED VIA CERTIFIED MAIL</b>	Complainant <b>RODE COMPLIANCE</b>	PSN <b>BD411</b>

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

**1ST CITE = \$ 740.00**

Date issued if not violation date: **06/09/2021**

COMPLAINT

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.



1702334



**Case No: 21-012524-4 Title: STATE OF ARIZONA vs LUAN CHUNG**

CHUNG, LUAN

709 E FORDHAM DR  
TEMPE, AZ 85283

**Case Status:** Inactive

**Filed:** 6/10/2021

**Case Balance Owing:** \$1,046.40

**Stayed Balance Owing:** \$0.00

**TPC Due Date:**

**TPC Amount Due:**

Cite Number	Code	Violation Date	Description	Filed	Disposition	Disp Date
1702334A	21-3B1	06/04/2021	LITTER OR DEBRIS-COVERED EXTERIOR A	6/10/2021	58 - FAIL TO APPEAR	7/7/2021
1702334B	21-3B4	06/04/2021	ENUMERATED VIOL-CAMPER/VEH OUT FRON	6/10/2021	58 - FAIL TO APPEAR	7/7/2021
1702334C	00-CV	06/04/2021	INVALID VIOLATION CODE ON CITATION	6/10/2021	-	
1702334C	3-412	06/04/2021	HOME OCCUPATION	6/10/2021	58 - FAIL TO APPEAR	7/7/2021
1702334D	4-602.B.7(1-201A)	06/04/2021	RECREATIONAL VEHICLE PARKING	6/10/2021	58 - FAIL TO APPEAR	7/7/2021

**# Citations:** 4

**REGISTER OF ACTION**

Date	Cite Number	Action	Amount	Judge	User
6/10/2021		ATTC FILED			CMV
6/10/2021		1ST CITE = \$740			CMV
6/10/2021	1702334 A	CIVIL ARRAIGNMENT NLT 6/23/2021			CMV
6/10/2021	1702334 B	CIVIL ARRAIGNMENT NLT 6/23/2021			CMV
6/10/2021	1702334 C	CIVIL ARRAIGNMENT NLT 6/23/2021			CMV
6/10/2021	1702334 D	CIVIL ARRAIGNMENT NLT 6/23/2021			CMV
6/10/2021	1702334 C	00-CV AMENDED TO 3-412			CMV
6/24/2021		CV ARR FTA - PENDING DEFAULT APPEAR NLT 7/7/2021			SYS
6/24/2021		CV ARR FTA - PENDING DEFAULT APPEAR NLT 7/7/2021			SYS
6/24/2021		CV ARR FTA - PENDING DEFAULT APPEAR NLT 7/7/2021			SYS
6/24/2021		CV ARR FTA - PENDING DEFAULT APPEAR NLT 7/7/2021			SYS



**Case No: 21-012524-4 Title: STATE OF ARIZONA vs LUAN CHUNG**

**REGISTER OF ACTION**

Date	Cite Number	Action	Amount	Judge	User
7/8/2021	1702334 A	DEFAULT FEE IMPOSED	\$50.00		SYS
7/8/2021	1702334 A	FINE AND APPLICABLE FEES IMPOSED	\$200.00		SYS
7/8/2021	1702334 A	JCEF TIME PAYMENT FEE IMPOSED	\$20.00		SYS
7/8/2021	1702334 A	FTA DEFAULT			SYS
7/8/2021	1702334 B	DEFAULT FEE IMPOSED	\$50.00		SYS
7/8/2021	1702334 B	FINE AND APPLICABLE FEES IMPOSED	\$200.00		SYS
7/8/2021	1702334 B	FTA DEFAULT			SYS
7/8/2021	1702334 C	DEFAULT FEE IMPOSED	\$50.00		SYS
7/8/2021	1702334 C	FINE AND APPLICABLE FEES IMPOSED	\$170.00		SYS
7/8/2021	1702334 C	FTA DEFAULT			SYS
7/8/2021	1702334 D	DEFAULT FEE IMPOSED	\$50.00		SYS
7/8/2021	1702334 D	FINE AND APPLICABLE FEES IMPOSED	\$170.00		SYS
7/8/2021	1702334 D	FTA DEFAULT			SYS
7/8/2021		CASE HAS BEEN REFERRED TO VALLEY FOR COLLECTION	\$86.40		

**# Actions: 25**

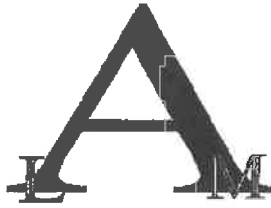
Jul 14, 2021 12:25:09 PM  
Tempe



Jul 14, 2021 12:24:58 PM

Tempe





**Artistic Land Management, Inc.**

July 15, 2021

City of Tempe  
Attn: Michael Glab  
Code Inspector

RE: Clean-Up at 709 E Fordham Dr.

Thank you for giving Artistic Land Management, Inc the opportunity to serve your landscaping needs. Below is our price to provide all labor, equipment, landfill fees, and supervision to perform the work listed below at 709 E. Fordham Dr, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

#### Scope of Work

- Towing of vehicles from the front yard landscape
- Haul away and dispose of stored items inside carport
- P.D presence on site for duration of visit

Total = \$1,488.00

Respectfully,

Jose Hernandez