Staff Summary Report

Tempe

Hearing Officer Hearing Date: January 20, 2009 Agenda Item Number: 10

SUBJECT: This is a public hearing for a request by the City of Tempe – Neighborhood Enhancement Division to abate public nuisance items at the GRAFFIS RESIDENCE (PL080471/ABT08044) located at 210 East Vaughn Drive.

DOCUMENT NAME: 20090120dsng05 PLANNNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the City of Tempe – Neighborhood Enhancement Division to abate public nuisance items in violation of the Tempe City Code for the GRAFFIS RESIDENCE (PL080471/ABT08044) (William Herbert Graffis, Jr., property owner) Complaint CE043321 located at 210 East Vaughn Drive in the R1-6, Single Family Residential District.

PREPARED BY: Nick Graves, Planning Intern (480-350-8690)

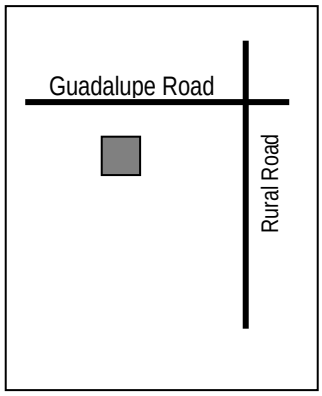
REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) SEA

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval

ADDITIONAL INFO: The Neighborhood Enhancement Division is requesting approval to authorize the abatement of the GRAFFIS RESIDENCE (PL080471/ABT08044) (William Herbert Graffis, Jr., property owner) Complaint CE043321 located at 210 East Vaughn Drive in the R1-6, Single Family Residential District. This residence is located southwest of the intersection of Guadalupe Road and Rural Road. The details of this case represent several months of correspondence for compliance with the property owner. Staff recommends authorizing abatement of this property.



PAGES:	1.	List of Attachments
	2.	Comments; History & Facts/Description
ATTACHMENTS:	1.	Location Map
	2.	Aerial Photo
	3-28.	Neighborhood Enhancement Report
	29-36.	Neighborhood Enhancement Photos

COMMENTS:

The Neighborhood Enhancement Division is seeking approval of a request to authorize the abatement of the GRAFFIS RESIDENCE (PL080471/ABT08044) (William Herbert Graffis, Jr., property owner) Complaint CE043321 located at 210 East Vaughn Drive in the R1-6, Single Family Residential District. This residence is located southwest of the intersection of Guadalupe Road and Rural Road. The details of this case represent several months of correspondence for compliance with the property owner. Refer to the attached memo and photos from Don Alexander, Neighborhood Enhancement Inspector, for the history and facts on the enforcement of the property.

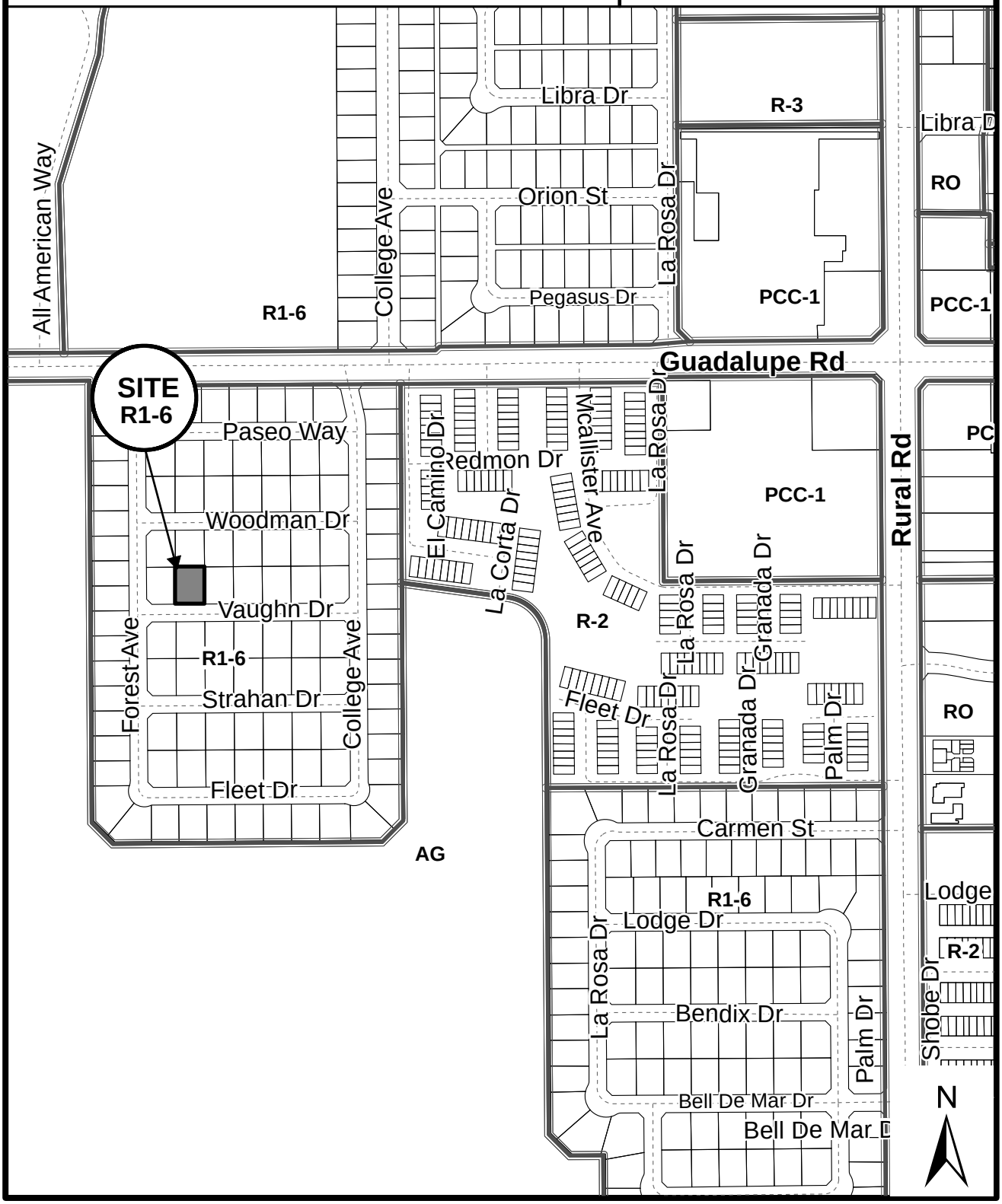
Staff recommends authorizing abatement of this property.

HISTORY & FACTS: See attached memo from the Neighborhood Enhancement Division.

DESCRIPTION:
Owner – William Herbert Graffis, Jr.
Applicant – Don Alexander, COT Neighborhood Enhancement
Existing zoning – R1-6, Single Family Residential District
Lot area – 8,610 s.f. / .20 acres
Building area – 1,080 s.f.
Year of structure – 1974

Tempe

GRAFFIS RESIDENCE	PL080471



Location Map

GRAFFIS RESIDENCE (PL080471)

DATE: December 23, 2008

TO: Jan Koehn, Code Enforcement Administrator

FROM: Donald Alexander, Code Compliance Inspector

SUBJECT: Request to Authorize the Filing of Abatement – Reference Complaint #CE043321

LOCATION: 210 E. Vaughn Drive

LEGAL: Book 301, Map 47, Parcel 429, as recorded with the Maricopa County Assessor

OWNER: William Herbert Graffis Jr.
White Male, DOB 10-20-54, 6' 1", 200 lbs.
210 E. Vaughn Drive
Tempe, AZ 85283

FINDINGS:

9/21/04 The Code Compliance Division received a complaint on the above property concerning a bad smell in the evening, deteriorated landscaping, and debris.

9/21/04 Inspection of the property revealed a Subaru (AZ, GRL-260 Nov 2001) parked on the front driveway up on jacks with deflated tires. A Mercury Topaz (Pennsylvania, XHL-989 no month or year sticker) parked on the improved area of the east side yard. A number of items stored on the east, west and front yard of the residence (water heater, batteries, wood, plastic containers, metal, tires, go-cart, tiller, small engines, panels, chairs, TV, closet doors, bottles, clothing, dishes and several other miscellaneous items). No offensive odor detected coming from the residence. Spoke with William Graffis and explained the violations. He indicated that he would take care of the problems but would need some time to do something with the vehicles. Notice mailed.

10/07/04 Inspected the residence at 6:00am due to a complaint from a citizen that a strong smell is occurring between the hours of 7:00pm to 6:00am. Took an additional inspector out to see if they could detect the odor due to no indication of it on the first inspection. No

odor was detected around the complainants address, no odor was detected around the violation address. Walked around the neighborhood and no offensive odor was detected.

10/08/04 At 7:00am, code inspector Don Alexander inspected the property for offensive odors. He walked around both the complainants property and violation property and could not detect an offensive odor.

10/11/04 No change in the stored items on the front and west side yards. No change in the condition of the vehicles. No offensive odor detected.

10/27/04 No change in the condition of the stored items or vehicles. Second notice will be sent.

11/29/04 Spoke with William, he indicated that he is still working on the problem. He indicated that he is selling one of the vehicles and is in the process of repairing the other. He is going to hang shelves in the garage to remove the stored items. He requested an extension. Extension given until 12/20.

12/20/04 No change with the vehicles. Some of the stored items have been removed but many items remain. Final notice will be sent.

1/31/05 Majority of stored items have been removed. Both vehicles remain, spoke with William and explained that this would be the last extension. If vehicles are not registered or removed by 3/1/05 citations would be issued.

3/01/05 Spoke with William. He indicated that the Subaru has been registered. He said he is still working on the Mercury. We also spoke about the complaints of odor coming from the residence. He again indicated that he had put manure out in his garden. I informed him that if the complaint of smell continues a citation will be issued.

3/3/05 Met with several neighbors regarding the condition of the property. they had complaints about the backyard, the roof, the number of cats, junk cars on the property and on the street and potential building code issues including removing the sides under the eaves and putting junk up in the rafters of his home. Advised them that we would have an inspector meet with the building code investigator and the police department and try to address the problems holistically. The neighbors also asked about mediation

with the owner - advised them we would ask him if he was interested. Jan koehn

3/8/05 This case was reassigned to Dave Christ

3/14/05 I inspected the property and found two vehicles in the driveway to include a Mercury Topaz (pa plate XHL 989) and a Mercedes (099-FVT AZ April 05). The Topaz showed no month or year tab. there were two vehicles on the street in front of the home to include a Subaru with Az plate (GRL-260 nov 05) and a second vehicle with a plate of Az KHC-352 Oct 04. There were a number of items stored around the exterior of the home. The west side yard contained an air compressor, a light fixture, oil containers, blinds, a riding lawn mower, a broken table, a gas engine, a push mower, weed-eater, and there was a rope and a gym bag hanging from the eaves.

The front yard contained dead palm tree fronds and some overheight weeds and grass. The front yard on the east side contained a boat with a canoe on top of it covered with a torn tarp. There were also items stored along the east side of the house to include buckets, cans, rags, metal, and other miscellaneous junk. There was storage of other items covered with plastic against the house near the front door. There was also laundry hanging on a line in the front yard.

The wooden gate leading into the rear yard was broken and deteriorated. The roof on both the north side and south side was deteriorated with split and curled shingles and some deteriorated rolled roofing. The gable vents had been removed on both sides of the house.

I checked the rear yard and found metal and bike parts against the west sidewall. The entire length of the house along the north side was covered with misc. junk and items stored against the wall to include stacks of pans and serving dishes, wood, metal, buckets, appliances, and other junk.

The east side of the rear yard contained two vehicles under tarps, two large metal overhead garage doors, metal, appliances, and overheight weeds and grass. I counted at least eight barbecues in the rear yard. There were large piles of dead palm fronds in the rear yard as well.

I did not detect any odor coming from the property.

I spoke with two neighbors about the conditions. Both were concerned about the cars and junk stored at the house. One neighbor was concerned with the cat population which he said lives under the tarp covering the boats stored in the front yard.

3/22/05 At 11:47am, I reinspected the home and found little or no change. A review of the prior notices sent by Mike Spencer showed the owner had previously been given three notices to comply and at least two extensions. I took photographs of the violations. A citation will be issued for the unregistered /inoperable car in the driveway and for the junk in the west and east side yards. I also will issue a first notice for the deteriorated roof, the junk in the rear yard, and overheight weeds and grass in the front and rear yards. There was no odor coming from the property.

3/24/05 A citation was issued for the inoperable vehicle and the junk in the front, west, and east side yards. A notice was issued for the junk in the rear yard, the overheight weeds, and grass in the front and rear yards, and the deteriorated roof. The compliance date for the new violations was 4/7/05 on the junk and grass and 4/24/05 for the roofing. The return date for the citation was 4/7/05.

4/8/05 Mr. Graffis failed to appear on the citation and a default judgment was entered.

4/15/05 Mr. Graffis appeared in court and filed a motion to set aside the judgment. The judgment was set aside and a court date has been set for 5/18/05.

5/18/05 The court date was continued until 6/21/05.

6/21/05 The hearing on the citation took place and the judge took the case under advisement. He said he would render his ruling by 6/29/05.

Following the hearing, Mr. Graffis was given my card and told to contact me after the judges decision to set an appointment for a reinspection to point out what he had to do in order to comply. He said he was tired of fighting the city and if he were found responsible by the court, he would do what he was asked to do.

6/21/05 After leaving the courtroom, Mr. Graffis met with Maryna Leyvas (housing rehabilitation grants) about obtaining grant money to rehabilitate the roof. His application is currently being processed.

6/23/05	The judge issued a finding of responsibility and fined Mr. Graffis $200.00 to be paid no later than 7/8/05. Mr. Graffis has until 7/7/05 to appeal the court's ruling.
7/9/05	Mr. Graffis paid the fine in full.
7/12/05	9:14am, I called Mr. Graffis and left a message for him to call me to set up the reinspection.
7/12/05	At 11:30am, Mr. Graffis called me back. He and I discussed what needed to be done. I told him many issues still needed to be resolved. I informed him the next issue to be addressed is the junk and debris in the front and front side yards. He was told to remove all of the loose items in the front yard area, the west side yard, and the east side yard. I gave him one week to have all of the loose items removed. The reinspect date will be 7-19-05. I also informed him that additional concerns were the boat and trailer in the front yard and the grass and weeds in the front yard. He was told that both the boat and trailer had to be currently registered and the area where it was parked had to kept clear of any vegetation.
7/29/05	This case was reassigned to code inspector Donald Alexander
7/29/05	A notice was mailed to the property owner William Graffis for a deteriorated roof (chipped/peeled tiles) for litter/trash/debris within all yards, for noxious odor of cat urine/feces coming from the garage area and for an unregistered vehicle parked within the front driveway.
8/12/05	The unregistered vehicle was removed from the front driveway and no noxious odor of cat urine/feces was detected from the garage area.
8/25/05	The litter and debris violations within the front yards have been corrected. The vehicles parked within the front driveway have current plates and tags. The property owner is working with grant specialist Maryna Leyvas to repair the roof.
9/27/05	An extension request granted to the property owner William Graffis to allow additional time to remove the litter/trash/debris within the rear yard and to repair the deteriorated roof/obtain a grant to repair the roof.

10/26/05	At 9:10am, a citation was issued and mailed to the property owner William Graffis for litter, trash, and debris within the all yards.
11/09/05	Court is set for 12/06/05 at 4:00pm.
12/07/05	The hearing on the citation took place and the judge took the case under advisement. The judge will render his ruling by 12/13/05.
12/13/05	The defendant William Graffis was found responsible and fined $200.00.
12/21/05	A notice was mailed to the property owner William Graffis for litter/trash/debris located within all yards (front/bothside/rear yards).
2/03/06	At 9:20am, a citation was issued and mailed to the property owner for litter, trash, and debris within the eastside yard (front) and the rear yard area.
3/17/06	The defendant William Graffis failed to appear for court and was fined $120.00 in default.
03/17/06	Bob Hepting (602 339-2082) was contacted to do a cost assessment for abatement. Mr. Hepting stated that he would have his bid faxed in by 03/20/06.
03/28/06	The abatement submittal paperwork was processed at the Development Services front counter (ba060035).
03/28/06	A notice of abatement was posted at the front door of the property.
05/02/06	An inspection of the property revealed that the property owner has cleaned up the property. Abatement was canceled.
05/05/06	An inspection of the property revealed that entire section of the roof is deteriorated with chipped, peeled, curled roof tiles. A courtesy notice was posted to the property and mailed to the property owner.
07/05/06	A reinspection of the property revealed that entire section of the roof is deteriorated with chipped, peeled, curled roof tiles. A courtesy notice was posted to the property and mailed to the property owner.
09/13/06	The property owner's extension request to allow him addition time to repair his deteriorated roof was granted. The property owner stated he needs more time to fill out the necessary paperwork from the housing department to obtain housing funds to repair the

deteriorated roof. The property owner was informed that the property would reinspect on 11/22/06 and that a citation would be issued if the deteriorated roof were not repaired.

11/22/06 At 10:30 am, a citation was issued and mailed to the property owner William Graffis for a deteriorated roof. In addition, a courtesy notice was mailed to the property for overheight weeds/grass within the front and westside yards and for lawn parking within westside yard not connected to the driveway that is located next to the east yard.

12/6/06 A reinspection of the property revealed that a vehicle (motorcycle) was lawn parked on the unimproved surface of grass and dirt within the westside yard. Moreover, a vehicle (trailer) was lawn parked within the westside yard exceeding more than 35% of the front/side yard and that the improved area was not connected to the driveway located in the westside of the property. In addition, there were overheight weeds and grass located within the front and westside yards. A courtesy notice was mailed to the property owner.

12/21/06 A reinspection of the property revealed that the vehicles have been removed from bothside yard areas and that the overheight weeds and grass have been removed from the front and westside yard areas.

1/4/07 A reinspection of the property revealed that there is no change in the condition of the deteriorated roof with curled, peeled, chipped roof tiles. Criminal charges filed with the prosecutor's office.

12/19/08 The Code Compliance Division received a complaint on the above property concerning a deteriorated roof, excessive amounts of litter, trash, and debris within all yards, and for an inoperable vehicle parked within the front driveway.

12/19/08 Court records show civil citation issued and fine assessed.

12/20/08 A reinspection of the property revealed that there is no change in the condition of the deteriorated roof with curled, peeled, chipped roof tiles. In addition, an inspection of the front, bothside and rear yards revealed that the property owner has returned the same excessive amounts of litter, trash, and debris that was present from the 9/21/04 complaint. There is a Subaru station wagon with deflated tires parked within the front driveway.

12/23/08 Abatement re-filed.

RECOMMENDATIONS:

Staff recommends the abatement of code violations at this address. The clean up cost includes removal of inoperable vehicle from the front driveway as well as removal of litter, trash, and debris within the entire property. The cost is approximately $3,912.00 in a bid received from Jack Harrington is the City approved abatement contractor under contract on an annual basis. Civil citations and the filing of criminal charges have not been successful in bringing the property into compliance. The property remains in violation with little attempt having been made to come into compliance.

Respectfully submitted,

Donald Alexander

CASE # CE04-3321

City of Tempe Code Compliance Division
Courtesy Notice
We need your help to keep our City clean

This is a courtesy notice to inform you that on 3/22/05, 210 E VAUGHN DR. was inspected and found to be in violation of the following subsection(s) of the Nuisance and Property Enhancement Ordinance, Section 21 of the Tempe City Code. A re-inspection will be conducted on or after the date indicated to verify compliance. If the property is brought into compliance with the code by 4/7/05, you will not be subject to citations or fines for the violation(s). We appreciate your cooperation in this matter. For questions or further information please contact the Code Compliance Division at 480-350-8372.

☑ 21-3 (b) (1): Filthy, littered, debris or trash covered exterior areas, including exterior areas under any roof area 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. (REAR YARD)

☐ 21-3 (b) (2) : Exterior areas used or maintained as junkyards or dumping grounds.

☐ 21-3 (b) (3) : 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.

☐ 21-3 (b) (4) : To leave or permit to remain outside of any single-family or multi-family 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. An improved area shall extend to the street and the total area including driveways shall not exceed fifty percent (50%) of the front and side area.

☐ 21-3 (b) (6) : Excessive animal waste.

☐ 21-3 (b) (7) : Any object, building, tree, bush or vehicle that interferes with, obstructs, tends to obstruct, or renders dangerous the free passage, use or vision in the customary manner of any sidewalk, street or highway.

☑ 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; 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.

☑ Other 21-4 2.C DETERIORATED ROOFING

Please take the following corrective action by 4/7/05 ON #1 & #2

Required Correction(s):

① REMOVE THE PANS, SERVING DISHES, METAL, WOOD, APPLIANCES, BIKE FRAMES, PLASTIC AND MISCELLANEOUS JUNK FROM THE REAR YARD. (NOTICE WAS PREVIOUSLY ISSUED FOR ITEMS IN FRONT YARD & FRONT SIDE YARDS)

② REMOVE ALL OVERHEIGHT WEEDS & GRASS FROM ALL YARDS.

③ REPAIR OR REPLACE DETERIORATED ROOFING BY 4/24/05.

If the violations have not been corrected by this date and additional re-inspections are necessary, you may be assessed a $75.00 re-inspection fee. Failure to comply may result in civil citation, criminal charges or abatement of the violation.

Notice was delivered to WILLIAM GRAFFIS (Owner/Occupant) on 3/24/05 (Date)

☐ Posted to the property _____ (Date) or ☑ Mailed on 3/24/05 (Date)

Code Inspector DAVE CHRIST Phone Number 480- 350-8951 CALL IF YOU HAV ANY QUESTIONS

CE21-1 12/00

PREVIOUS NOTICE WAS ISSUED ON THE PROHIBITED ITEMS IN THE FRONT YARDS AND THE UNREGISTERED/INOPERABLE VEHICLE.

CASE # CE043321

COMPLAINT: YES NO

City of Tempe Code Compliance Division
Courtesy Notice
We need your help to keep our City clean

This is a courtesy notice to inform you that on 12/21/2004, 210 E VAUGHN DR
was inspected and found to be in violation of the following subsection(s) of the Nuisance and Property Enhancement Ordinance, Chapter 21, Article I, of the Tempe City Code. A re-inspection will be conducted on or after the date indicated to verify compliance. If the property is brought into compliance with the code by 01/31/2005, you will not be subject to citations or fines for the violation(s). We appreciate your cooperation in this matter. For questions or further information please contact the Code Compliance Division at 480-350-8372.

Violation of the Tempe City Code, Chapter 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.

Violation of the Tempe City Code, Chapter 21-3-b-3

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:

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 ordinance; 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 by 01/31/2005.

Required Correction(s):

1. **PLEASE REMOVE THE ITEMS STORED ON THE FRONT, EAST AND WEST SIDE YARDS. (WATER HEATER, BATTERIES, WOOD, PLASTIC CONTAINERS, METAL, TIRES, GO CART, SMALL ENGINES, PLASTIC PANELS, CHAIRS, TV, CLOSET DOORS, BOTTLES, CLOTHING, DISHES AND ALL OTHER MISCELLANEOUS ITEMS) UN-ENCLOSED AREAS CANNOT BE MAINTAINED AS OUTDOOR STORAGE. RE-INSPECT DATE FOR THIS VIOLATION IS 10/11/2004.**
2. **OBTAIN VALID REGISTRATION (TAGS) AND INFLATE TIRES FOR THE SUBARU (AZ, GRL-260 NOV 2001) ON THE FRONT DRIVEWAY AND MERCURY TOPAZ (PENNSYLVANIA XHL-989 NO MONTH OR YEAR STICKERS) ON THE EAST SIDE YARD OR MOVE THE VEHICLES TO AN ENCLOSED AREA. RE-INSPECT DATE FOR THIS VIOLATION IS 10/25/2004.**

FINAL NOTICE

IF NOT IN COMPLIANCE BY 01/31/2005 A $200.00 DOLLAR CITATION WILL BE ISSUED.

We appreciate your cooperation in this matter. For questions or further information please contact the Code Enforcement Division at 480-350-8372. Failure to comply may result in civil citation, criminal charges or abatement of the violation.

Notice was delivered to:

WILLIAM GRAFFIS
210 E VAUGHN DR
TEMPE, AZ 85283

Code Enforcement Officer: Michael Spencer **Phone Number 480-350-8075**

CE21-1 11/99

CASE # CE043321

COMPLAINT: YES NO

City of Tempe Code Compliance Division
Courtesy Notice
We need your help to keep our City clean

This is a courtesy notice to inform you that on 10/27/2004, 210 E VAUGHN DR
was inspected and found to be in violation of the following subsection(s) of the Nuisance and Property Enhancement Ordinance, Chapter 21, Article I, of the Tempe City Code. A re-inspection will be conducted on or after the date indicated to verify compliance. If the property is brought into compliance with the code by 10/11/2004 / 11/30/2004, you will not be subject to citations or fines for the violation(s). We appreciate your cooperation in this matter. For questions or further information please contact the Code Compliance Division at 480-350-8372.

Violation of the Tempe City Code, Chapter 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.

Violation of the Tempe City Code, Chapter 21-3-b-3

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:

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 ordinance; 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 by 11/30/2004.

Required Correction(s):

1. **PLEASE REMOVE THE ITEMS STORED ON THE FRONT, EAST AND WEST SIDE YARDS. (WATER HEATER, BATTERIES, WOOD, PLASTIC CONTAINERS, METAL, TIRES, GO CART, SMALL ENGINES, PLASTIC PANELS, CHAIRS, TV, CLOSET DOORS, BOTTLES, CLOTHING, DISHES AND ALL OTHER MISCELLANEOUS ITEMS) UN-ENCLOSED AREAS CANNOT BE MAINTAINED AS OUTDOOR STORAGE. RE-INSPECT DATE FOR THIS VIOLATION IS 10/11/2004.**
2. **OBTAIN VALID REGISTRATION (TAGS) AND INFLATE TIRES FOR THE SUBARU (AZ, GRL-260 NOV 2001) ON THE FRONT DRIVEWAY AND MERCURY TOPAZ (PENNSYLVANIA XHL-989 NO MONTH OR YEAR STICKERS) ON THE EAST SIDE YARD OR MOVE THE VEHICLES TO AN ENCLOSED AREA. RE-INSPECT DATE FOR THIS VIOLATION IS 10/25/2004.**

SECOND NOTICE

IF NOT IN COMPLIANCE BY 11/30/2004 YOU COULD BE SUBJECT TO A $200.00 DOLLAR CITATION.

We appreciate your cooperation in this matter. For questions or further information please contact the Code Enforcement Division at 480-350-8372. Failure to comply may result in civil citation, criminal charges or abatement of the violation.

Notice was delivered to:

WILLIAM GRAFFIS
210 E VAUGHN DR
TEMPE, AZ 85283

Code Enforcement Officer: Michael Spencer **Phone Number 480-350-8075**

CE21-1 11/99

CASE # CE043321

COMPLAINT: YES NO

City of Tempe Code Compliance Division
Courtesy Notice
We need your help to keep our City clean

This is a courtesy notice to inform you that on 09/21/2004, 210 E VAUGHN DR
was inspected and found to be in violation of the following subsection(s) of the Nuisance and Property Enhancement Ordinance, Chapter 21, Article I, of the Tempe City Code. A re-inspection will be conducted on or after the date indicated to verify compliance. If the property is brought into compliance with the code by 10/11/2004 / 10/25/2004, you will not be subject to citations or fines for the violation(s). We appreciate your cooperation in this matter. For questions or further information please contact the Code Compliance Division at 480-350-8372.

Violation of the Tempe City Code, Chapter 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.

Violation of the Tempe City Code, Chapter 21-3-b-3

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:

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 ordinance; 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 by 10/11/2004 / 10/25/2004.

Required Correction(s):

1. **PLEASE REMOVE THE ITEMS STORED ON THE FRONT, EAST AND WEST SIDE YARDS. (WATER HEATER, BATTERIES, WOOD, PLASTIC CONTAINERS, METAL, TIRES, GO CART, SMALL ENGINES, PLASTIC PANELS, CHAIRS, TV, CLOSET DOORS, BOTTLES, CLOTHING, DISHES AND ALL OTHER MISCELLANEOUS ITEMS) UN-ENCLOSED AREAS CANNOT BE MAINTAINED AS OUTDOOR STORAGE. RE-INSPECT DATE FOR THIS VIOLATION IS 10/11/2004.**
2. **OBTAIN VALID REGISTRATION (TAGS) AND INFLATE TIRES FOR THE SUBARU (AZ, GRL-260 NOV 2001) ON THE FRONT DRIVEWAY AND MERCURY TOPAZ (PENNSYLVANIA XHL-989 NO MONTH OR YEAR STICKERS) ON THE EAST SIDE YARD OR MOVE THE VEHICLES TO AN ENCLOSED AREA. RE-INSPECT DATE FOR THIS VIOLATION IS 10/25/2004.**

We appreciate your cooperation in this matter. For questions or further information please contact the Code Enforcement Division at 480-350-8372. Failure to comply may result in civil citation, criminal charges or abatement of the violation.

Notice was delivered to:

WILLIAM GRAFFIS
210 E VAUGHN DR
TEMPE, AZ 85283

Code Enforcement Officer: Michael Spencer **Phone Number 480-350-8075**

CE21-1 11/99

ıa Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona

Tempe

Complaint Number	Case Number	Social Security Number	Military	☐ Serious Physical Injury	☐ Accident ☐ Fatality ☐ 16 Passenger Vehicle	☐ Commercial ☐ Haz. Material
1302881	CE043321					

Driver's License No.	DLP	State	Class	Endorsements	Incident Report Number
	☐			M H N P T X D	

Defendant	Name (First, Middle, Last) WILLIAM H. GRAFFIS	Juvenile
Residence Address, City, State, Zip Code 210 E VAUGHN DR TEMPE AZ, 85283		Residence Phone No. ( )

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	Expiration Date
Registered owner & address, City, State, Zip Code						Vehicle Identification Number		

The Undersigned Certifies That:

On	Month	Day	Year	Time	Speed	Approx.	Posted	R & P	Speed Measurement Device	Direction of Travel
	10	26	2005	9:10 ☒ AM ☐ PM					☐ Radar ☐ Laser ☐ Pace	

At	Location	☒ Tempe ☐ _____ State of Arizona	Area	Dist.
	210 E VAUGHN DR			

The Defendant Committed the Following:

A
Section: 213B1 ARS/CC Violation: LITTER/TRASH/DEBRIS ☐ Domestic Violence Case ☐ Criminal ☐ Criminal Traffic ☒ Municipal Code ☐ Civil Traffic ☐ Petty Offense
Docket Number | Disp. Code: | Date of Disposition: | Sanction:
MVD

B
Section: ARS/CC Violation: ☐ Domestic Violence Case ☐ Criminal ☐ Criminal Traffic ☐ Municipal Code ☐ Civil Traffic ☐ Petty Offense
Docket Number | Disp. Code: | Date of Disposition: | Sanction:
MVD

C
Section: ARS/CC Violation: ☐ Domestic Violence Case ☐ Criminal ☐ Criminal Traffic ☐ Municipal Code ☐ Civil Traffic ☐ Petty Offense
Docket Number | Disp. Code: | Date of Disposition: | Sanction:
MVD

D
Section: ARS/CC Violation: ☐ Domestic Violence Case ☐ Criminal ☐ Criminal Traffic ☐ Municipal Code ☐ Civil Traffic ☐ Petty Offense
Docket Number | Disp. Code: | Date of Disposition: | Sanction:
MVD

E
Section: ARS/CC Violation: ☐ Domestic Violence Case ☐ Criminal ☐ Criminal Traffic ☐ Municipal Code ☐ Civil Traffic ☐ Petty Offense
Docket Number | Disp. Code: | Date of Disposition: | Sanction:
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: 11/8/2005 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 _____ MAILED 10/26/2005

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.

DONALD ALEXANDER 8011
Complainant CODE COMPLIANCE PSN

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

SECOND VIOLATION: $200.00 FINE (A)

Date issued if not violation date

COMPLAINT

1302881

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona

Tempe

Complaint Number	Case Number	Social Security Number	Military	☐ Serious Physical Injury	☐ Accident ☐ Fatality ☐ 16 Passenger Vehicle	☐ Commercial ☐ Haz. Material
1334094	CE043321					

Driver's License No.	DLP	State	Class	Endorsements	Incident Report Number
	☐			M H N P T X D	

Defendant Name (First, Middle, Last): WILLIAM H. GRAFFIS — Juvenile

Residence Address, City, State, Zip Code: 210 E VAUGHN DR TEMPE AZ, 85283 — Residence Phone No. ( )

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	Expiration Date

Registered owner & address, City, State, Zip Code — Vehicle Identification Number

The Undersigned Certifies That:

On	Month	Day	Year	Time	Speed	Approx.	Posted	R & P	Speed Measurement Device	Direction of Travel
	11	22	2006	10:30 ☒ AM ☐ PM					☐ Radar ☐ Laser ☐ Pace	

At	Location		Area	Dist.
	210 E VAUGHN DR	☒ Tempe ☐ _____ State of Arizona		

The Defendant Committed the Following:

A
Section: 21-4-2C 21 4 2 C — ARS/CC — Violation: DETERIORATED ROOF — ☐ Domestic Violence Case — ☐ Criminal ☐ Criminal Traffic ☒ Municipal Code ☐ Civil Traffic ☐ Petty Offense
Docket Number — Disp. Code: — Date of Disposition: — Sanction:
MVD PEELED, CHIPPED, ROTTED ROOF TILES

B
Section: — ARS/CC — Violation: — ☐ Domestic Violence Case — ☐ Criminal ☐ Criminal Traffic ☐ Municipal Code ☐ Civil Traffic ☐ Petty Offense
Docket Number — Disp. Code: — Date of Disposition: — Sanction:
MVD

C
Section: — ARS/CC — Violation: — ☐ Domestic Violence Case — ☐ Criminal ☐ Criminal Traffic ☐ Municipal Code ☐ Civil Traffic ☐ Petty Offense
Docket Number — Disp. Code: — Date of Disposition: — Sanction:
MVD

D
Section: — ARS/CC — Violation: — ☐ Domestic Violence Case — ☐ Criminal ☐ Criminal Traffic ☐ Municipal Code ☐ Civil Traffic ☐ Petty Offense
Docket Number — Disp. Code: — Date of Disposition: — Sanction:
MVD

E
Section: — ARS/CC — Violation: — ☐ Domestic Violence Case — ☐ Criminal ☐ Criminal Traffic ☐ Municipal Code ☐ Civil Traffic ☐ Petty Offense
Docket Number — Disp. Code: — Date of Disposition: — Sanction:
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: DEC 5, 2006 — 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 MAILED 11/22/2006

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.

DONALD ALEXANDER — Complainant
CODE COMPLIANCE
8011 — PSN

Comments: FIRST VIOLATION: $100.00 FINE (A)

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

COMPLAINT

1334094

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona

Tempe

Complaint Number	Case Number	Social Security Number	Military	☐ Serious Physical Injury	☐ Accident ☐ Fatality ☐ 16 Passenger Vehicle	☐ Commercial ☐ Haz. Material
1302893	CE043321					

Driver's License No.	DLP	State	Class	Endorsements	Incident Report Number
	☐			M H N P T X D	

Defendant Name (First, Middle, Last): WILLIAM H. GRAFFIS — Juvenile

Residence Address, City, State, Zip Code: 210 E VAUGHN DR TEMPE AZ, 85283 — Residence Phone No. ( )

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	Expiration Date

Registered owner & address, City, State, Zip Code — Vehicle Identification Number

The Undersigned Certifies That:

On	Month	Day	Year	Time	Speed	Approx.	Posted	R & P	Speed Measurement Device	Direction of Travel
	02	03	2006	9:20 ☒ AM ☐ PM					☐ Radar ☐ Laser ☐ Pace	

At	Location		Area	Dist.
	210 E VAUGHN DR	☒ Tempe ☐ _____ State of Arizona		

The Defendant Committed the Following:

A
Section: 2 | 3 B 1 — ARS / CC — Violation: LITTER, TRASH, DEBRIS — ☐ Domestic Violence Case — ☐ Criminal ☐ Criminal Traffic ☒ Municipal Code ☐ Civil Traffic ☐ Petty Offense
Docket Number — Disp. Code: — Date of Disposition: — Sanction:
MVD

B
Section: — ARS / CC — Violation: — ☐ Domestic Violence Case — ☐ Criminal ☐ Criminal Traffic ☐ Municipal Code ☐ Civil Traffic ☐ Petty Offense
Docket Number — Disp. Code: — Date of Disposition: — Sanction:
MVD

C
Section: — ARS / CC — Violation: — ☐ Domestic Violence Case — ☐ Criminal ☐ Criminal Traffic ☐ Municipal Code ☐ Civil Traffic ☐ Petty Offense
Docket Number — Disp. Code: — Date of Disposition: — Sanction:
MVD

D
Section: — ARS / CC — Violation: — ☐ Domestic Violence Case — ☐ Criminal ☐ Criminal Traffic ☐ Municipal Code ☐ Civil Traffic ☐ Petty Offense
Docket Number — Disp. Code: — Date of Disposition: — Sanction:
MVD

E
Section: — ARS / CC — Violation: — ☐ Domestic Violence Case — ☐ Criminal ☐ Criminal Traffic ☐ Municipal Code ☐ Civil Traffic ☐ Petty Offense
Docket Number — Disp. Code: — Date of Disposition: — Sanction:
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: FEB 16, 2006 — 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 _____ MAILED 02/03/2006

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.

INSP. DONALD ALEXANDER 8011
Complainant — CODE COMPLIANCE — PSN

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

THIRD VIOLATION: $300.00 FINE FOR EACH VIOLATION (A).

Date issued if not violation date

COMPLAINT

1302893

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona

Tempe

Complaint Number	Case Number	Social Security Number	Military	Serious Physical Injury	Accident / Fatality / 16 Passenger Vehicle	Commercial / Haz. Material
1334099	CE043321					

Driver's License No.	DLP	State	Class	Endorsements (M H N P T X D)	Incident Report Number

Defendant Name (First, Middle, Last): WILLIAM H GRAFFIS — Juvenile

Residence Address, City, State, Zip Code: 210 E VAUGHN DR TEMPE, AZ 85283 — Residence Phone No. ( )

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	Expiration Date

Registered owner & address, City, State, Zip Code — Vehicle Identification Number

The Undersigned Certifies That:

On	Month	Day	Year	Time	Speed	Approx.	Posted	R & P	Speed Measurement Device	Direction of Travel
	1	31	2007	12:30 ☐ AM ☒ PM					☐ Radar ☐ Laser ☐ Pace	

At	Location		Area	Dist.
	210 E VAUGHN DR	☒ Tempe ☐ _____ State of Arizona		

The Defendant Committed the Following:

A
Section: 21-4-2C 21 4 2 C — ARS / CC — Violation: DETERIORATED ROOF/CHIPPED TILES — ☐ Domestic Violence Case
Docket Number — Disp. Code: — Date of Disposition: — Sanction:
MVD
☐ Criminal ☐ Criminal Traffic ☒ Municipal Code ☐ Civil Traffic ☐ Petty Offense

B
Section: — ARS / CC — Violation: — ☐ Domestic Violence Case
Docket Number — Disp. Code: — Date of Disposition: — Sanction:
MVD
☐ Criminal ☐ Criminal Traffic ☐ Municipal Code ☐ Civil Traffic ☐ Petty Offense

C
Section: — ARS / CC — Violation: — ☐ Domestic Violence Case
Docket Number — Disp. Code: — Date of Disposition: — Sanction:
MVD
☐ Criminal ☐ Criminal Traffic ☐ Municipal Code ☐ Civil Traffic ☐ Petty Offense

D
Section: — ARS / CC — Violation: — ☐ Domestic Violence Case
Docket Number — Disp. Code: — Date of Disposition: — Sanction:
MVD
☐ Criminal ☐ Criminal Traffic ☐ Municipal Code ☐ Civil Traffic ☐ Petty Offense

E
Section: — ARS / CC — Violation: — ☐ Domestic Violence Case
Docket Number — Disp. Code: — Date of Disposition: — Sanction:
MVD
☐ Criminal ☐ Criminal Traffic ☐ Municipal Code ☐ Civil Traffic ☐ 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: FEB 13, 2007 — 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 _____

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.

DONALD R. ALEXANDER — 8011
Complainant: CODE COMPLIANCE — PSN

Comments: MAILED 1/31/2007 SECOND VIOLATION: $200.00 FINE (4)

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

COMPLAINT

1334099

ATTACHMENT 21

CASE #_CE043321__

CODE INSPECTOR DONALD ALEXANDER
480-350-8077
E-MAIL: donald_alexander@tempe.gov

WILLIAM GRAFFIS
210 E VAUGHN ST
TEMPE, AZ 85283

City of Tempe Code Compliance Division
Courtesy Notice
We need your help to keep our City clean

This is a courtesy notice to inform you that on 7/29/2005, 210 E VAUGHN ST was inspected and found to be in violation of the following subsection(s) of the Nuisance and Property Enhancement Ordinance, Section 21 of the Tempe City Code. A re-inspection will be conducted on or after the date indicated to verify compliance. If the property is brought into compliance with the code by 8/29/2005, you will not be subject to citations or fines for the violation(s). We appreciate your cooperation in this matter. For questions or further information please contact the Code Compliance Division at 480-350-8372.

21-4-(2) : For any residential property:

a. **Any wood surfaces unprotected from the elements by paint or other protective treatment, except those naturally resistant to decay.**
b. **Loose, cracked, scaling, chipping or peeling paint, visible from a public area, that presents a deteriorated or slum-like appearance.**
c. **Broken, rotted, split, curled or missing roofing material in such amounts as to present a deteriorated or slum-like appearance.**
d. **Replacement materials and paint used to repair exterior surfaces of a building shall be visually compatible with the remainder of the materials and paint on the exterior of the structure.**

21-3 (b) (1): Filthy, littered, debris or trash covered exterior areas, including exterior areas under any roof area 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 infesation .

Please take the following corrective action by 8/29/2005

Required Correction(s):

- **REPAIR THE DETERIORATED ROOF WITH SECTIONS OF ROTTED, SPLIT, OR CURLED ROOF TILES TO AVOID A $100.00 CITATION.**
- **REMOVE THE LITTER/TRASH/DEBRIS LOCATED WITHIN ALL YARDS (FRONT, BOTHSIDE, AND REAR YARDS) TO AVOID A $200.00 CITATION.**

If the violations have not been corrected by this date and additional re-inspections are necessary, you may be assessed a $75.00 re-inspection fee. Failure to comply may result in civil citation, criminal charges or abatement of the violation.

(FIRST VIOLATION/$100.00 FINE)
(SECOND VIOLATION/$200.00 FINE)
(THIRD VIOLATION/$300.00 FINE)
CE21-1 06/02

CASE # CE043321

CODE INSPECTOR DONALD ALEXANDER
480-350-8077
E-MAIL: donald_alexander@tempe.gov

WILLIAM GRAFFIS
210 E VAUGHN ST
TEMPE, AZ 85283

City of Tempe Code Compliance Division
Courtesy Notice
We need your help to keep our City clean

This is a courtesy notice to inform you that on 7/29/2005, 210 E VAUGHN ST was inspected and found to be in violation of the following subsection(s) of the Nuisance and Property Enhancement Ordinance, Section 21 of the Tempe City Code. A re-inspection will be conducted on or after the date indicated to verify compliance. If the property is brought into compliance with the code by 8/11/2005, you will not be subject to citations or fines for the violation(s). We appreciate your cooperation in this matter. For questions or further information please contact the Code Compliance Division at 480-350-8372.

21-3 (b) (3) : 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.

21-3(b)(11): The erection, continuance or use of any building, room or other place in the city that, by noxious exhalations, including but not limited to smoke, soot, dust, fumes or other gases, offensive odors or other annoyances, is discomforting or offensive or detrimental to the health of individuals or of the public.

Please take the following corrective action by 8/11/2005

Required Correction(s):

- **REMOVE THE UNREGISTERED VEHICLE PARKED WITHIN THE FRONT DRIVEWAY (AZ PLATE # KHC-352 OCT/04) TO AVOID A $200.00 CITATION.**
- **REMOVE THE ODOR OF CAT URINE FROM WITHIN THE INTERIOR OF THE RESIDENCE TO AVOID A $300.00 CITATION. PLEASE PAY PARTICULAR ATTENTION TO THE GARAGE AREA.**

If the violations have not been corrected by this date and additional re-inspections are necessary, you may be assessed a $75.00 re-inspection fee. Failure to comply may result in civil citation, criminal charges or abatement of the violation.

(FIRST VIOLATION/$100.00 FINE)
(SECOND VIOLATION/$200.00 FINE)
(THIRD VIOLATION/$300.00 FINE)
CE21-1 06/02

CASE # CE043321

CODE INSPECTOR DONALD ALEXANDER
480-350-8077
E-MAIL: donald_alexander@tempe.gov

WILLIAM GRAFFIS
210 E VAUGHN ST
TEMPE, AZ 85283

City of Tempe Code Compliance Division
Courtesy Notice
We need your help to keep our City clean

This is a courtesy notice to inform you that on 11/4/2005, 210 E VAUGHN ST was inspected and found to be in violation of the following subsection(s) of the Nuisance and Property Enhancement Ordinance, Section 21 of the Tempe City Code. A re-inspection will be conducted on or after the date indicated to verify compliance. If the property is brought into compliance with the code by 12/1/2005, you will not be subject to citations or fines for the violation(s). We appreciate your cooperation in this matter. For questions or further information please contact the Code Compliance Division at 480-350-8372.

21-3 (b) (1): Filthy, littered, debris or trash covered exterior areas, including exterior areas under any roof area 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 infesation .

Please take the following corrective action by 12/1/2005

Required Correction(s):

- **REMOVE THE LITTER/TRASH/DEBRIS LOCATED WITHIN ALL YARDS (FRONT, BOTHSIDE, AND REAR YARDS) TO AVOID A $300.00 CITATION.**

If the violations have not been corrected by this date and additional re-inspections are necessary, you may be assessed a $75.00 re-inspection fee. Failure to comply may result in civil citation, criminal charges or abatement of the violation.

(FIRST VIOLATION/$100.00 FINE)
(SECOND VIOLATION/$200.00 FINE)
(THIRD VIOLATION/$300.00 FINE)
CE21-1 06/02

CASE # CE043321

CODE INSPECTOR DONALD ALEXANDER
480-350-8077
E-MAIL: donald_alexander@tempe.gov

WILLIAM GRAFFIS
210 E VAUGHN ST
TEMPE, AZ 85283

FINAL NOTICE
City of Tempe Code Compliance Division
Courtesy Notice
We need your help to keep our City clean

This is a courtesy notice to inform you that on 12/21/2005, 210 E VAUGHN ST was inspected and found to be in violation of the following subsection(s) of the Nuisance and Property Enhancement Ordinance, Section 21 of the Tempe City Code. A re-inspection will be conducted on or after the date indicated to verify compliance. If the property is brought into compliance with the code by 2/2/2006, you will not be subject to citations or fines for the violation(s). We appreciate your cooperation in this matter. For questions or further information please contact the Code Compliance Division at 480-350-8372.

21-3 (b) (1): Filthy, littered, debris or trash covered exterior areas, including exterior areas under any roof area 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 infesation .

Please take the following corrective action by 2/2/2006

Required Correction(s):

- **REMOVE THE LITTER/TRASH/DEBRIS LOCATED WITHIN ALL YARDS (FRONT, BOTHSIDE, AND REAR YARDS) TO AVOID A $300.00 CITATION.**

If the violations have not been corrected by this date and additional re-inspections are necessary, you may be assessed a $75.00 re-inspection fee. Failure to comply may result in civil citation, criminal charges or abatement of the violation.

(FIRST VIOLATION/$100.00 FINE)
(SECOND VIOLATION/$200.00 FINE)
(THIRD VIOLATION/$300.00 FINE)
CE21-1 06/02

CASE # CE043321

CODE INSPECTOR DONALD ALEXANDER
480-350-8077
E-MAIL: donald_alexander@tempe.gov

WILLIAM GRAFFIS
210 E VAUGHN ST
TEMPE, AZ 85283

FINAL NOTICE
City of Tempe Code Compliance Division
Courtesy Notice
We need your help to keep our City clean

This is a courtesy notice to inform you that on 2/3/2006, 210 E VAUGHN ST was inspected and found to be in violation of the following subsection(s) of the Nuisance and Property Enhancement Ordinance, Section 21 of the Tempe City Code. A re-inspection will be conducted on or after the date indicated to verify compliance. If the property is brought into compliance with the code by 3/6/2006, you will not be subject to citations or fines for the violation(s). We appreciate your cooperation in this matter. For questions or further information please contact the Code Compliance Division at 480-350-8372.

21-3 (b) (1): Filthy, littered, debris or trash covered exterior areas, including exterior areas under any roof area 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 infesation .

Please take the following corrective action by 3/6/2006

Required Correction(s):

- **PLEASE REMOVE THE LITTER/TRASH/DEBRIS LOCATED WITHIN ALL YARDS (FRONT, BOTHSIDE, REAR YARDS AND DRIVEWAY AREAS) TO AVOID AN ABATEMENT OF THE PROPERTY AND THE FILING OF CRIMINAL CHARGES WITH THE CITY OF TEMPE PROSECUTORS OFFICE WITH THE FOLLOWING RECOMMENDATION:**

1. **THE DEFENDANT IS PLACED ON PROBATION FOR THREE TO SIX YEARS.**
2. **THE DEFENDANT SERVES A MINIMUM OF SIX MONTHS IN JAIL.**
3. **THE PROPERTY IS SUBJECT TO THREE TO SIX COURT ORDERED ABATEMENTS WITHOUT NOTIFICATION WITHIN THE DEFENDANTS PERIOD OF PROBATION.**
4. **THE DEFENDANT BE SUBJECTED TO PAY A MINIMUM $1000.00 FINE.**

If the violations have not been corrected by this date and additional re-inspections are necessary, you may be assessed a $75.00 re-inspection fee. Failure to comply may result in civil citation, criminal charges or abatement of the violation.

(FIRST VIOLATION/$100.00 FINE)
(SECOND VIOLATION/$200.00 FINE)
(THIRD VIOLATION/$300.00 FINE)
CE21-1 06/02

CASE # CE043321

CODE INSPECTOR DONALD ALEXANDER
480-350-8077
E-MAIL: donald_alexander@tempe.gov

WILLIAM GRAFFIS
210 E VAUGHN ST
TEMPE, AZ 85283

POSTED 5/5/2006
NOTICE TO COMPLY
City of Tempe Code Compliance Division
Courtesy Notice
We need your help to keep our City clean

This is a courtesy notice to inform you that on 5/5/2006, 210 E VAUGHN ST was inspected and found to be in violation of the following subsection(s) of the Nuisance and Property Enhancement Ordinance, Section 21 of the Tempe City Code. A re-inspection will be conducted on or after the date indicated to verify compliance. If the property is brought into compliance with the code by 6/5/2006, you will not be subject to citations or fines for the violation(s). We appreciate your cooperation in this matter. For questions or further information please contact the Code Compliance Division at 480-350-8372.

21-4-(2) : For any residential property:

a. **Any wood surfaces unprotected from the elements by paint or other protective treatment, except those naturally resistant to decay.**
b. **Loose, cracked, scaling, chipping or peeling paint, visible from a public area, that presents a deteriorated or slum-like appearance.**
c. **Broken, rotted, split, curled or missing roofing material in such amounts as to present a deteriorated or slum-like appearance.**
d. **Replacement materials and paint used to repair exterior surfaces of a building shall be visually compatible with the remainder of the materials and paint on the exterior of the structure.**

Please take the following corrective action by 6/5/2006

Required Correction(s):

- **PLEASE REPAIR THE DETERIORATED ROOF WITH SECTIONS OF ROTTED, SPLIT, OR CURLED ROOF TILES TO AVOID A $200.00 CITATION AND A FILING OF CRIMINAL CHARGES WITH THE CITY OF TEMPE PROSECUTORS OFFICE.**

If the violations have not been corrected by this date and additional re-inspections are necessary, you may be assessed a $75.00 re-inspection fee. Failure to comply may result in civil citation, criminal charges or abatement of the violation.

(FIRST VIOLATION/$100.00 FINE)
(SECOND VIOLATION/$200.00 FINE)
(THIRD VIOLATION/$300.00 FINE)
CE21-1 06/02

CASE # CE043321

CODE INSPECTOR DONALD ALEXANDER
480-350-8077
E-MAIL: donald_alexander@tempe.gov

WILLIAM GRAFFIS
210 E VAUGHN ST
TEMPE, AZ 85283

FINAL NOTICE
City of Tempe Code Compliance Division
Courtesy Notice
We need your help to keep our City clean

This is a courtesy notice to inform you that on 6/5/2006, 210 E VAUGHN ST was inspected and found to be in violation of the following subsection(s) of the Nuisance and Property Enhancement Ordinance, Section 21 of the Tempe City Code. A re-inspection will be conducted on or after the date indicated to verify compliance. If the property is brought into compliance with the code by 7/5/2006, you will not be subject to citations or fines for the violation(s). We appreciate your cooperation in this matter. For questions or further information please contact the Code Compliance Division at 480-350-8372.

21-4-(2) : For any residential property:

a. **Any wood surfaces unprotected from the elements by paint or other protective treatment, except those naturally resistant to decay.**
b. **Loose, cracked, scaling, chipping or peeling paint, visible from a public area, that presents a deteriorated or slum-like appearance.**
c. **Broken, rotted, split, curled or missing roofing material in such amounts as to present a deteriorated or slum-like appearance.**
d. **Replacement materials and paint used to repair exterior surfaces of a building shall be visually compatible with the remainder of the materials and paint on the exterior of the structure.**

Please take the following corrective action by 7/5/2006

Required Correction(s):

- **PLEASE REPAIR THE DETERIORATED ROOF WITH SECTIONS OF ROTTED, SPLIT, OR CURLED ROOF TILES TO AVOID A $200.00 CITATION AND A FILING OF CRIMINAL CHARGES WITH THE CITY OF TEMPE PROSECUTORS OFFICE.**

If the violations have not been corrected by this date and additional re-inspections are necessary, you may be assessed a $75.00 re-inspection fee. Failure to comply may result in civil citation, criminal charges or abatement of the violation.

(FIRST VIOLATION/$100.00 FINE)
(SECOND VIOLATION/$200.00 FINE)
(THIRD VIOLATION/$300.00 FINE)
CE21-1 06/02

Carry Out
FREE
PIZZA
Buy Any 2 Get 1 Free