

Staff Summary Report



Hearing Officer Hearing Date: 01/17/12

Agenda Item Number: 2

SUBJECT: This is a public hearing for a request by the City of Tempe – Code Compliance Section to abate public nuisance items at the Patterson Property located at 1121 West Carson Drive.

DOCUMENT NAME: 20120117cds101 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by the City of Tempe – Code Compliance Section to abate public nuisance items in violation of the Tempe City Code for the **PATTERSON PROPERTY (PL110442 /ABT11049 /CE112238)** (Brandy Zedlar, Inspector; Barbara Patterson, property owner) located at 1121 West Carson Drive in the R1-6, Single Family Residential District.

PREPARED BY: Sherri Lesser, Senior Planner (480-350-8486)

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

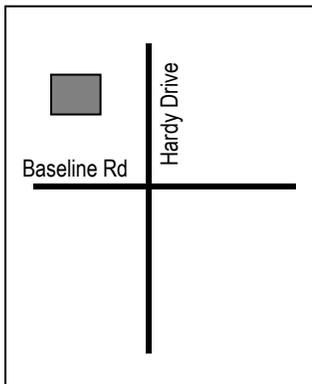
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

FISCAL NOTE: \$312.00 for abatement request, including unregistered/inoperable vehicle

RECOMMENDATION: **Staff – Approval of Abatement Proceedings**

ADDITIONAL INFO:



Code Compliance is requesting approval to abate the Patterson Property located at 1121 West Carson Drive in the R1-6, Single Family Residential District. 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 CE112238: unregistered/inoperable vehicle

PAGES:

1. List of Attachments
2. Comments; History & Facts/Description

ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-15. Code Compliance Report & Photographs

COMMENTS:

Code Compliance is requesting approval to abate the Patterson Property located at 1121 West Carson Drive in the R1-6, Single Family Residential District. This case was initiated 06/11 following which Code Compliance has attempted to obtain compliance through correspondence with the property owners regarding violations of the Tempe City Code.

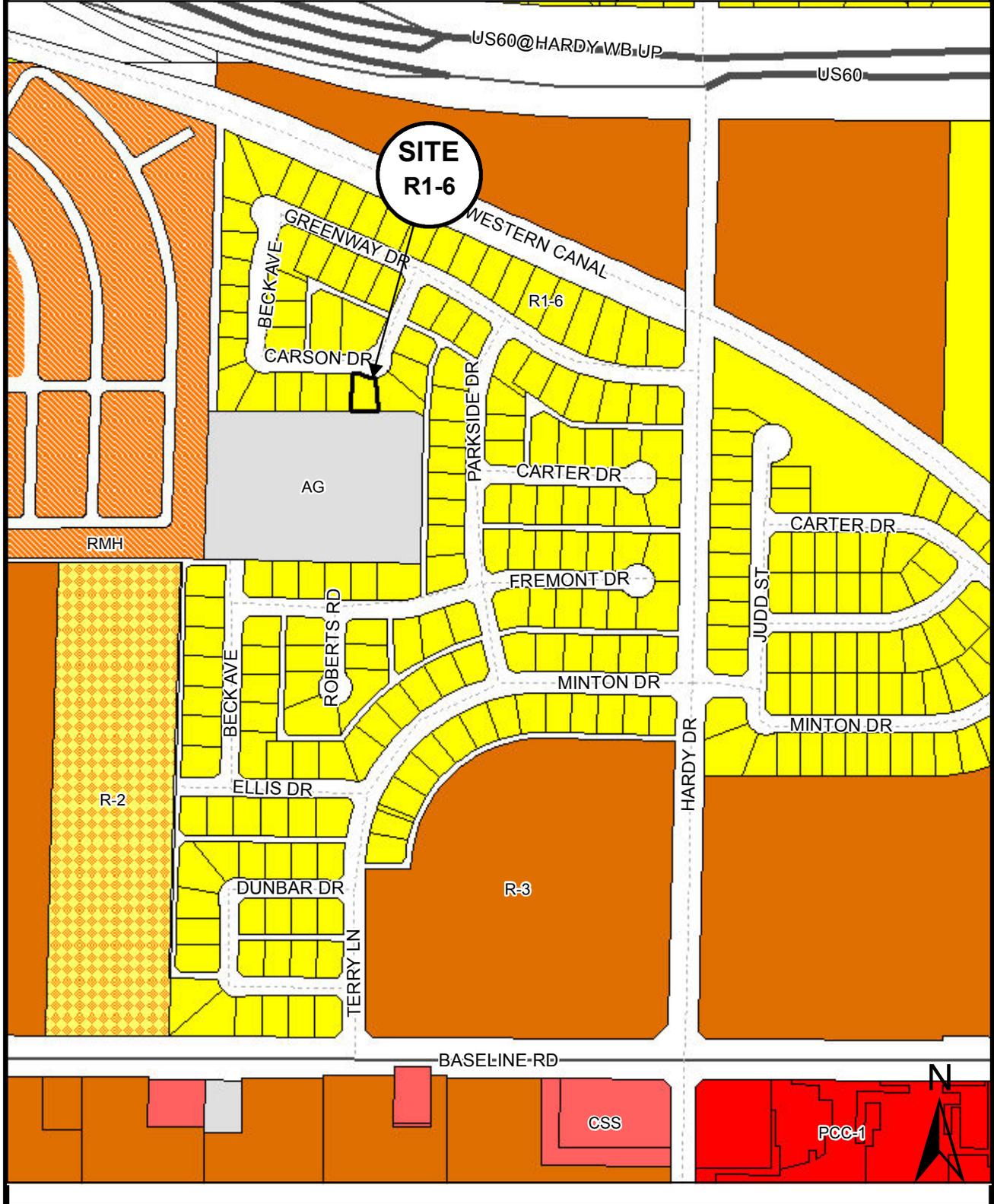
Without the intervention of abatement the property will continue to deteriorate. It is therefore requested that the City of Tempe Community Development Hearing Officer approve the abatement of this public nuisance in accordance with Section 21-53 of the Tempe City Code.

HISTORY & FACTS:

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

PATTERSON PROPERTY

PL110442



Location Map



PATTERSON PROPERTY (PL110442)

DATE: 12/14/11
TO: Jeff Tamulevich, Code Compliance Administrator
FROM: Brandy Zedlar
SUBJECT: Request to Authorize for Abatement- Reference Complaint #CE112238

LOCATION: 1121 W. Carson Dr., Tempe, AZ 85282
LEGAL: Parcel #123-52-033, as recorded with the Maricopa County Assessor
OWNER: Barbara Patterson
1121 W. Carson Dr.
Tempe, AZ 85282

FINDINGS:

6/27/11 – The Code Compliance Division received a complaint on the above property concerning an unregistered/inoperable vehicle.

6/30/11 - The property was inspected and found to have an unregistered white Dodge Van Lic #4RC-651 parked in the side yard. Notice to comply was mailed to Barbara Patterson.

7/19/11 – The property was inspected with no change in its condition. Final notice was mailed to Barbara Patterson.

8/15/11 – The property was inspected with no change in its condition. After research, the current water billing is under the name of Barbara Anderson. Notice to comply was mailed to Barbara Anderson.

9/07/11 – The property was inspected with no change in its condition. Final notice was mailed to Barbara Anderson.

9/27/11 – I spoke to Greg Anderson on the phone and he stated he would sell or register the Dodge Van Lic #4RC-651 in the next 30 days.

11/18/11 – The property was inspected with no change in its condition. Citation #1442857 was issued.

12/1/11 – Barbara Patterson defaulted on citation #1442857.

12/14/11 – The property was inspected with no change in its condition. Code Compliance filed for an Abatement Hearing.

PROPERTY HISTORY:

11/2002 – Lawn parking violation.

12/2008 – Unregistered vehicle violation.

RECOMMENDATIONS:

I recommend the approval for abatement at 1121 W. Carson Dr., which is owned by Barbara Patterson. Ms. Patterson has been given ample time and opportunities to bring the property into compliance and has failed to take corrective action. There has been no indication from Ms. Patterson that she plans to correct and maintain the property.

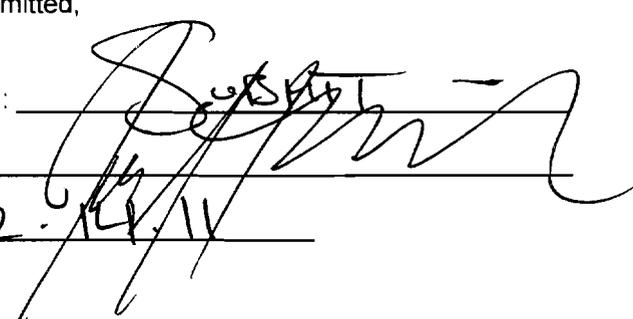
Respectfully submitted,
Brandy Zedlar

ACTION TAKEN: _____

NAME: _____

DATE: _____

12-14-11

A large, stylized handwritten signature in black ink, written over the signature line and extending upwards into the ACTION TAKEN line. The signature is cursive and appears to read 'Brandy Zedlar'.



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Property Information

Parcel #: 123-52-033
MCR #: 21013
Property Address: 1121 W CARSON DR
 TEMPE 85282
Property Description: SOUTHERN PALMS UNIT FOUR MCR 210-13
Section Township Range: 33 1N 4E
Associated Parcel:

Subdivision Name: SOUTHERN PALMS UNIT 4
Lot #: 30
School Dist: TEMPE SCHOOL DISTRICT
Local Jurisdiction: TEMPE
[Tax District FAQs](#)

Owner Information

[View Tax Information](#)

Owner: PATTERSON BARBARA L
In Care Of:
Mailing Address: 1121 W CARSON DR
 TEMPE AZ 85283 USA
Deed #: 16216-1171
Deed Date: 8/12/1982

Sales Price: n/a
Sales Month/Year: n/a

Valuation Information

[View Similar Parcels](#)

Tax Year:	2012	2011	2010
Full Cash Value (FCV):	\$95,200	\$118,800	\$138,800
Limited Property Value (LPV):	\$95,200	\$118,800	\$138,800
Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.			
Legal Class:	3	3	3
Assessment Ratio:	10.0%	10.0%	10.0%
Assessed FCV:	\$9,520	\$11,880	\$13,880
Assessed LPV:	\$9,520	\$11,880	\$13,880
Property Use Code:	0131	0131	0131
Tax Area Code:	031600	031600	031600

Additional Component Information (for this parcel)

[Valuation](#)

[Characteristics](#)

[Commercial Property Overview](#)

New Search Helpful Information:

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Disclaimer

The data contained in this database is deemed reliable but not guaranteed. This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of this data; however, this material may be slightly dated which would have an impact on its accuracy. The Maricopa County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data.

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Maricopa County Assessor || 301 W. Jefferson St. || Phoenix, AZ 85003
 602-506-3406

Query Response (Order 23014594)

Plate Number DLK927
VIN
Name

ARIZONA MOTOR VEHICLE RECORD AS OF 06/30/2011

PLATE DLK927 - 001 TAB DLK927 CAT A VIN 1FMCU14T8GUC34770
MAKE FORD YEAR 1986 VST SW FLP 011501
GVW 000000 FUEL G MFR AUG 1986 EXP JUL 31, 2010
PRD FNEED 00000000

TITLE	ST	DATE	FILM	OTC	OD	CODE
M498848	AZ	09151986	M498848		0000010	A

OWNER1 GREGORY, KENT, ANDERSON
OWNER2 RENON, SUSAN, ANDERSON
LEGAL STATUS
OR

M/ADR	L/ADR	CITY	ST	CO
1121 W CARSON DR		TEMPE	AZ	07
			ST	00

COMMENTS

LIEN1 FORD MOTOR CREDIT COMPANY DATE 07301986 LEGAL STATUS
ADR PO BOX 15508 PHOENIX AZ 850605508
LIEN2 DATE LEGAL STATUS
ADR
LIEN3 DATE
ADR
STATUS CODE 86 25



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

6-30-2011

BARBARA PATTERSON
1121 W CARSON DR
TEMPE, AZ 85282

Case#: CE112238
Site Address: 1121 W CARSON DR

SITE REINSPECTION ON OR AFTER: 7/15/11

This is a notice to inform you that this site was inspected on **6/28/11** and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

VIOLATION SECTION:

Sec. 21-3. Enumerated violations.

(b) A nuisance includes any one or more of the following conditions:

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

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION:

- 1. Please provide valid registration (tags) on the white Dodge Van Lic #4RC-651 or move the vehicle into an enclosed area. (garage or back yard)**

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

**Brandy Zedlar
Code Inspector II
email**

**Direct: 480-350-8623
Code Compliance: 480-350-8372
brandy_zedlar@tempe.gov**

Civil and Criminal Penalties

City Code Section 21-3, subsections (b) 1-8, 15 and 17-19; Section 21-4; Sections 21-13; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$170 per violation, 2nd occurrence \$250 per violation, 3rd occurrence \$350 per violation | Sections 21-31, 21-32, 21-33, 21-35, 21-36: 1st occurrence \$250 per violation, 2nd occurrence \$450 per violation, 3rd occurrence \$650 per violation | Section 21-3, subsections (b) 9-14, 16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$350 per violation, 2nd occurrence \$650 per violation, 3rd occurrence \$950 per violation. | Section 21-25: \$1000 per violation plus an additional \$100 for each month after the date of the original violation until compliance occurs. | Section 21-4 (B) Habitual Offender: 1st occurrence \$500 in addition to other fines, 2nd occurrence \$1000 in addition to other fines, 3rd occurrence, \$1500 in addition to other fines. | Zoning and Development Code: 1st occurrence \$120 per violation, 2nd occurrence \$370 per violation, 3rd occurrence \$770 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.



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

7-19-2011

BARBARA PATTERSON
1121 W CARSON DR
TEMPE, AZ 85282

Case#: CE112238
Site Address: 1121 W CARSON DR

SITE REINSPECTION ON OR AFTER: 8/03/11

This is a notice to inform you that this site was inspected on **7/18/11** and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

VIOLATION SECTION:

Sec. 21-3. Enumerated violations.

(b) A nuisance includes any one or more of the following conditions:

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

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION:

1. Please provide valid registration (tags) on the white Dodge Van Lic #4RC-651 or move the vehicle into an enclosed area. (garage or back yard)

*****If the above required correction is not satisfied by 8/3/11, a \$170 civil citation will be issued.**

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

Brandy Zedlar
Code Inspector II
email

Direct: 480-350-8623
Code Compliance: 480-350-8372
brandy_zedlar@tempe.gov

Civil and Criminal Penalties

City Code Section 21-3, subsections (b) 1-8, 15 and 17-19; Section 21-4; Sections 21-13; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$170 per violation, 2nd occurrence \$250 per violation, 3rd occurrence \$350 per violation | Sections 21-31, 21-32, 21-33, 21-35, 21-36: 1st occurrence \$250 per violation, 2nd occurrence \$450 per violation, 3rd occurrence \$650 per violation | Section 21-3, subsections (b) 9-14, 16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$350 per violation, 2nd occurrence \$650 per violation, 3rd occurrence \$950 per violation. | Section 21-25: \$1000 per violation plus an additional \$100 for each month after the date of the original violation until compliance occurs. | Section 21-4 (B) Habitual Offender: 1st occurrence \$500 in addition to other fines, 2nd occurrence \$1000 in addition to other fines, 3rd occurrence, \$1500 in addition to other fines. | Zoning and Development Code: 1st occurrence \$120 per violation, 2nd occurrence \$370 per violation, 3rd occurrence \$770 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
FIRST CORRECTION NOTICE**

8-15-2011

BARBARA ANDERSON
1121 W CARSON DR
TEMPE, AZ 85282

Case#: CE112238
Site Address: 1121 W CARSON DR

SITE REINSPECTION ON OR AFTER: 8/31/11

This is a notice to inform you that this site was inspected on **8/12/11** and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

VIOLATION SECTION:

Sec. 21-3. Enumerated violations.

(b) A nuisance includes any one or more of the following conditions:

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

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION:

- 1. Please provide valid registration (tags) on the white Dodge Van Lic #4RC-651 or move the vehicle into an enclosed area. (garage or back yard)**

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

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Civil and Criminal Penalties

City Code Section 21-3, subsections (b) 1-8, 15 and 17-19; Section 21-4; Sections 21-13; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$170 per violation, 2nd occurrence \$250 per violation, 3rd occurrence \$350 per violation | Sections 21-31, 21-32, 21-33, 21-35, 21-36: 1st occurrence \$250 per violation, 2nd occurrence \$450 per violation, 3rd occurrence \$650 per violation | Section 21-3, subsections (b) 9-14, 16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$350 per violation, 2nd occurrence \$650 per violation, 3rd occurrence \$950 per violation. | Section 21-25: \$1000 per violation plus an additional \$100 for each month after the date of the original violation until compliance occurs. | Section 21-4 (B) Habitual Offender: 1st occurrence \$500 in addition to other fines, 2nd occurrence \$1000 in addition to other fines, 3rd occurrence, \$1500 in addition to other fines. | Zoning and Development Code: 1st occurrence \$120 per violation, 2nd occurrence \$370 per violation, 3rd occurrence \$770 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.



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

9-07-2011

BARBARA ANDERSON
1121 W CARSON DR
TEMPE, AZ 85282

Case#: CE112238
Site Address: 1121 W CARSON DR

SITE REINSPECTION ON OR AFTER: 9/23/11

This is a notice to inform you that this site was inspected on **9/06/11** and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

VIOLATION SECTION:

Sec. 21-3. Enumerated violations.

(b) A nuisance includes any one or more of the following conditions:

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

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION:

- 1. Please provide valid registration (tags) on the white Dodge Van Lic #4RC-651 or move the vehicle into an enclosed area. (garage or back yard)**

*****If the above required correction is not satisfied by 9/23/11, a \$170 civil citation will be issued.**

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

**Brandy Zedlar
Code Inspector II
email**

**Direct: 480-350-8623
Code Compliance: 480-350-8372
brandy_zedlar@tempe.gov**

Civil and Criminal Penalties

City Code Section 21-3, subsections (b) 1-8, 15 and 17-19; Section 21-4; Sections 21-13; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$170 per violation, 2nd occurrence \$250 per violation, 3rd occurrence \$350 per violation | Sections 21-31, 21-32, 21-33, 21-35, 21-36: 1st occurrence \$250 per violation, 2nd occurrence \$450 per violation, 3rd occurrence \$650 per violation | Section 21-3, subsections (b) 9-14, 16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$350 per violation, 2nd occurrence \$650 per violation, 3rd occurrence \$950 per violation. | Section 21-25: \$1000 per violation plus an additional \$100 for each month after the date of the original violation until compliance occurs. | Section 21-4 (B) Habitual Offender: 1st occurrence \$500 in addition to other fines, 2nd occurrence \$1000 in addition to other fines, 3rd occurrence, \$1500 in addition to other fines. | Zoning and Development Code: 1st occurrence \$120 per violation, 2nd occurrence \$370 per violation, 3rd occurrence \$770 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 1442857		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.				<input type="checkbox"/> DLP	State	Class	Endorsements M H N P T X D					Incident Report Number CE110238	
Defendant		Name (First, Middle, Last) BARBARA ANDERSON										Juvenile	
Residence Address, City, State, Zip Code 1121 W CARSON DR., TEMPE, AZ 85282										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 11	Day 18	Year 11	Time 10:30	<input checked="" type="checkbox"/> AM <input 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 1121 W. CARSON DR.						<input checked="" type="checkbox"/> Tempe			State of Arizona			

The Defendant Committed the Following:

A	Section:	21-3B3	ARS CC	Violation:	UNREGISTERED VEHICLE			<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic	
	Docket Number	Disp. Code:		Date of Disposition:	Sanction:		<input checked="" type="checkbox"/> Municipal Code		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense		
MVD											
B	Section:		ARS CC	Violation:			<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		
	Docket Number	Disp. Code:		Date of Disposition:	Sanction:		<input type="checkbox"/> Municipal Code		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense		
MVD											
C	Section:		ARS CC	Violation:			<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		
	Docket Number	Disp. Code:		Date of Disposition:	Sanction:		<input type="checkbox"/> Municipal Code		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense		
MVD											
D	Section:		ARS CC	Violation:			<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		
	Docket Number	Disp. Code:		Date of Disposition:	Sanction:		<input type="checkbox"/> Municipal Code		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense		
MVD											
E	Section:		ARS CC	Violation:			<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		
	Docket Number	Disp. Code:		Date of Disposition:	Sanction:		<input type="checkbox"/> Municipal Code		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense		
MVD											

You must appear on the date and time indicated at:	Tempe Municipal Court 140 E. 5th Street Tempe, AZ 85281 Court No. 0753		<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor		Date:	12/7/11	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.	
X MAILED 11/18/11	Dandy Jello 8021 Cotrainant PSN	

Comments: **1st violation #170, 82**

CODE COMPLIANCE

Date issued if not violation date

COMPLAINT



1442857



City of Tempe
P. O. Box 5002
Tempe, AZ 85280
www.tempe.gov
(480) 350-8372
(480) 858-2231 (fax)

Code Compliance Division

NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: December 14, 2011

TO: BARBARA PATTERSON
1121 W CARSON DR
TEMPE, AZ 85282

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

LEGAL: Parcel # 123-52-033, as recorded with the Maricopa County Assessor.

LOCATION 1121 W. Carson Dr., Tempe, AZ 85282

This office will submit this complaint to the Community Development Abatement Hearing Officer to be placed on the Hearing Officer agenda of January 17, 2012. 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: Those items constituting a violation of TCC 21-3-b-3 which would include the following: removal of the unregistered vehicle (License #4RC-651).

As owner of the property, you have thirty (30) days after receipt of this letter to abate or correct the violation. If the violations have not been corrected within thirty days, our office will proceed with the abatement process. 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 \$312.00. 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 for 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) 350-8372.

Code Enforcement Officer: Brandy Zedlar

Phone Number 480-350-8623

JACK HARRINGTON
3831 W AVALON
PHOENIX, AZ. 85019
TEL: (602) 446-2630
FAX: (602) 347-5487
EMAIL: JACKHBOARDUPS@YAHOO.COM

THE FOLLOWING DOCUMENT IS FOR:

NAME: BRANDY ZEDLAR
FIRM: CITY OF TEMPE CODE COMPLIANCE

THIS TRANSMISSION MEMORANDUM PLUS 0 PAGE(S)

DATE: 12-13-11

PROPOSAL

WE PROPOSE TO DO THE FOLLOWING WORK FOR THE CITY OF TEMPE
UNDER CONTRACT # TO8-092-02

ADDRESS: 1121 W CARSON TEMPE, AZ.

1. REMOVAL OF VEHICLE FEOM PROPERTY	\$135.00
2. POLICE OFFICER 3 HOUR MIN	177.00

TOTAL COST FOR JOB	\$312.00

THANK YOU

ACCEPTANCE

JACK HARRINGTON



