
CITY OF TEMPE
HEARING OFFICER

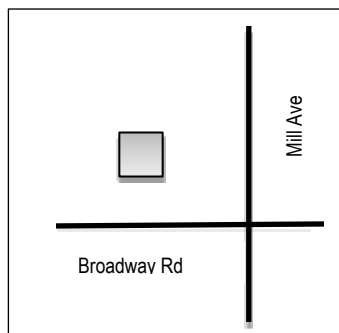
Meeting Date: 05/07/2024
Agenda Item: 3

ACTION: Request approval to abate public nuisance items at the FERA INC/ ABOYTE PROPERTY located at 526 W. 19th Street. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$1877.00 for abatement request: Remove junk/debris, deteriorated landscape, high grass and weeds

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 FERA INC / ABOYTE 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 CE234659: Removal of junk/debris, deteriorated landscape, high grass and weeds



Property Owner
Applicant
Zoning District:
Code Compliance
Inspector:

Fersa Inc. C/O Fabiola Aboyte
City of Tempe – Code Compliance
R1-6: Single Family Residential District
Melissa Ensing

ATTACHMENTS: Supporting Attachment

STAFF CONTACT: Jack Scofield, Code Administrator (480-350-8967)

Department Director: Jeffrey Tamulevich, Department Director
Legal review by: N/A
Prepared by: Shawn Daffara, CPTED Coordinator
Reviewed by: Jack Scofield, Code Administrator

COMMENTS:

Code Compliance is requesting approval to abate the FERA INC / ABOYTE PROPERTY. located at 526 W.19th St in the R1-6, Single-Family Residential District. This case was initiated 08/22/2023, 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 a 180-day open abatement of this public nuisance in accordance with Section 21-53 of the Tempe City Code.

HISTORY & FACTS:

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

ABATEMENT

Planning Application Submittal Form

Part 1 of 2

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



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

PROJECT INFORMATION - REQUIRED			
PROJECT NAME	FERSA INC/ABOYTE PROPERTY ABATEMENT	EXISTING ZONING	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	526 W 19TH ST., TEMPE, AZ 85281	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	ABATEMENT OF CE234659 MAY 07, 2024	PARCEL No(s)	124-64-085 <input type="checkbox"/>

PROPERTY OWNER INFORMATION - REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)			
BUSINESS NAME		ADDRESS	8218 W. Vermont Ave.
CONTACT NAME	Fersa Inc. c/o Fabiola Aboyte	CITY	Glendale STATE AZ ZIP 85303
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 ENFORCEMENT	ADDRESS	21 E. 6TH STREET, SUITE 208
CONTACT NAME	MELISSA ENSING/CODE INSPECTOR	CITY	TEMPE STATE AZ ZIP 85281
EMAIL	melissa_ensing@tempe.gov	PHONE 1	480-858-2085 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 <i>Melissa Ensing</i>	DATE	3/19/2024
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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 nd or 3 rd submittal, please use Planning Resubmittal Form)			RECEIVED BY INTAKE STAFF (INITIALS)

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA



DATE: March 19, 2024
TO: Dave Rich, Senior Code Inspector
FROM: Melissa Ensing, Code Inspector
SUBJECT: CE234659, Fersa Inc., c/o Fabiola Aboyte Property Abatement

LOCATION: 526 W. 19TH ST., TEMPE, AZ 85281

PARCEL: 124-64-085

OWNER: FERSA INC., C/O FABIOLA ABOYTE
8218 W VERMONT AVE
GLENDALE, AZ 85303

FINDINGS:

8/22/2023 The Code Compliance Division received complaint for deteriorated landscape, tree obstruction, deteriorated fence, trash and debris along with a tree stump not cut down. I inspected property and found a tree obstructing the sidewalk, deteriorated landscape in the front yard with grass and weeds growing in the dirt landscape as well as vegetation growing in the sidewalk and driveway; deteriorated fence with stucco crumbled next to it; a tree stump not cut down to ground level; trash and debris in the driveway; property showed it was not registered as a rental. Notice to comply mailed to owner and property manager.

09/05/2023 I received an email from the property's accountant letting me know they sold this property on 07/28/2023.

09/21/2023 Mailed final notice to comply to owner.

10/25/2023 I emailed the new owner to bring the property into compliance or a citation would be issued. Owner emailed back.

11/27/2023 I inspected property and there was improvement therefore I monitored the remaining violations.

12/11/2023 I inspected property and observed the violations had not been corrected and observed broken concrete in the driveway. I mailed an updated Final Notice.

1/11/2024 Civil Citation issued.



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 03/19/2024
CASE #: CE234659

**FERSA INC C/O ABOYTE, FABIOLA
8218 W VERMONT AVE
GLENDALE, AZ 85303**

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

LOCATION: 526 W 19TH ST TEMPE, AZ 85281
PARCEL: 12464085

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers **05/07/2024**. 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.7** Object, building, tree, bush or vehicle that interferes with or obstructs a sidewalk or street
- CC 21-3.b.15** A wall or fence deteriorated in appearance or which constitutes a hazard
- Sec.29-2.** Adjacent property owners to maintain sidewalks, gutters, alleys
- 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
- CC 21-3.b.8** Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance

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

- CC 21-3.b.7** PLEASE TRIM TREE IN THE FRONT YARD TO ALLOW FOR 8 FOOT UNOBSTRUCTED PASSAGE OF THE SIDEWALK AND 13 FOOT FOR STREET.

PLEASE TRIM BUSHES AND TREE IN REAR YARD TO ALLOW FOR 13 FOOT UNOBSTRUCTED PASSAGE OF THE ALLEY.
- CC 21-3.b.15** PLEASE REPAIR OR REPLACE DETERIORATED SECTIONS OF FRONT AND SIDE YARD FENCE. REPLACEMENT MATERIALS MUST BE CONSISTENT AND OF LIKE MATERIALS.
- Sec.29-2.** PLEASE REMOVE VEGETATION FROM SIDEWALK.

PLEASE REMOVE GRASS AND WEEDS FROM ALLEY.
- CC 21-3.b.1** PLEASE REMOVE TRASH, BROKEN CONCRETE, DEBRIS, AND OTHER MISC ITEMS FROM DRIVEWAY, FRONT AND REAR YARDS, AND ALLEY.
- CC 21-3.b.8** PLEASE RETURN ALL DEAD BROWN GRASS IN THE FRONT YARD TO A GREEN LIVING STATE AND INSTALL GRASS IN THE BARE DIRT SECTIONS IN THE YARD, OR YOU MAY INSTALL A FORM OF ACCEPTABLE AND RECOGNIZABLE LANDSCAPE. THE LANDSCAPE COULD CONSIST OF GRAVEL, GRASS, DESERT, OR A COMBINATION OF EACH WITH DEFINED BORDERS. IF OWNER OCCUPIED YARD CAN BE BARE DIRT FREE OF ALL GRASS AND WEEDS.

PLEASE TRIM OVER HEIGHT GRASS AND WEEDS IN REAR YARD.

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 **\$1877.00**. In addition to the actual cost of abatement, an administrative charge of fifteen percent (15%) 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: Melissa Ensing
Phone Number: 480-858-2085
E-mail: Melissa_Ensing@tempe.gov**



Artistic Land Management, Inc.

March 5, 2024

City of Tempe
Attn: Melissa Ensing
Code Compliance Inspector

RE: Clean-Up at 526 W. 19th St.

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 526 W. 19th St, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

Scope of Work

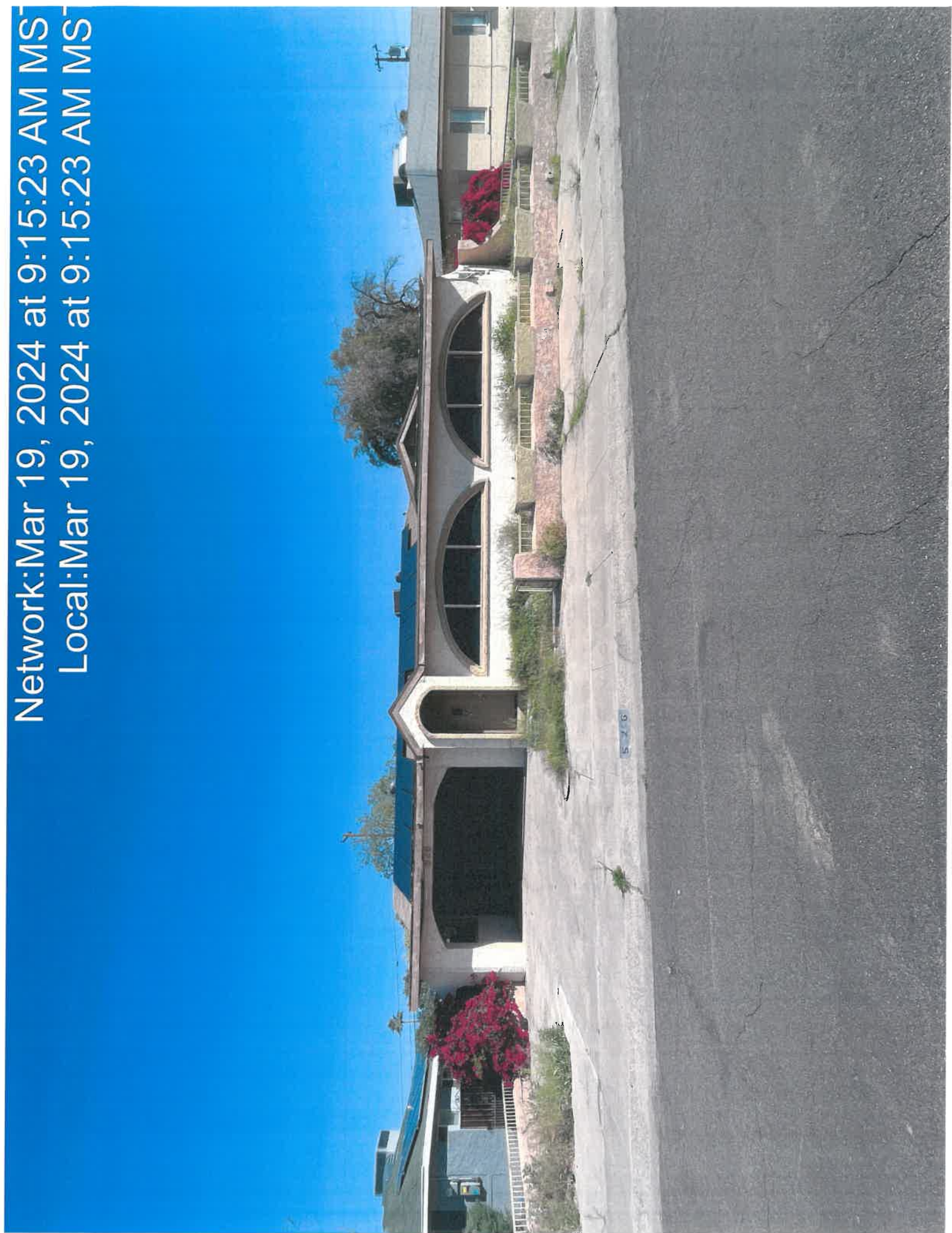
- Remove grass and weeds from the front dirt yard and sidewalk
- Trim over height grass and weeds in rear yard
- Remove vegetation from alley
- Remove trash and debris from front and rear yards and driveway
- Haul off debris
- Police presence on-site for duration of the visit

Total: \$1,877.00

Respectfully,

Freddie Panzella

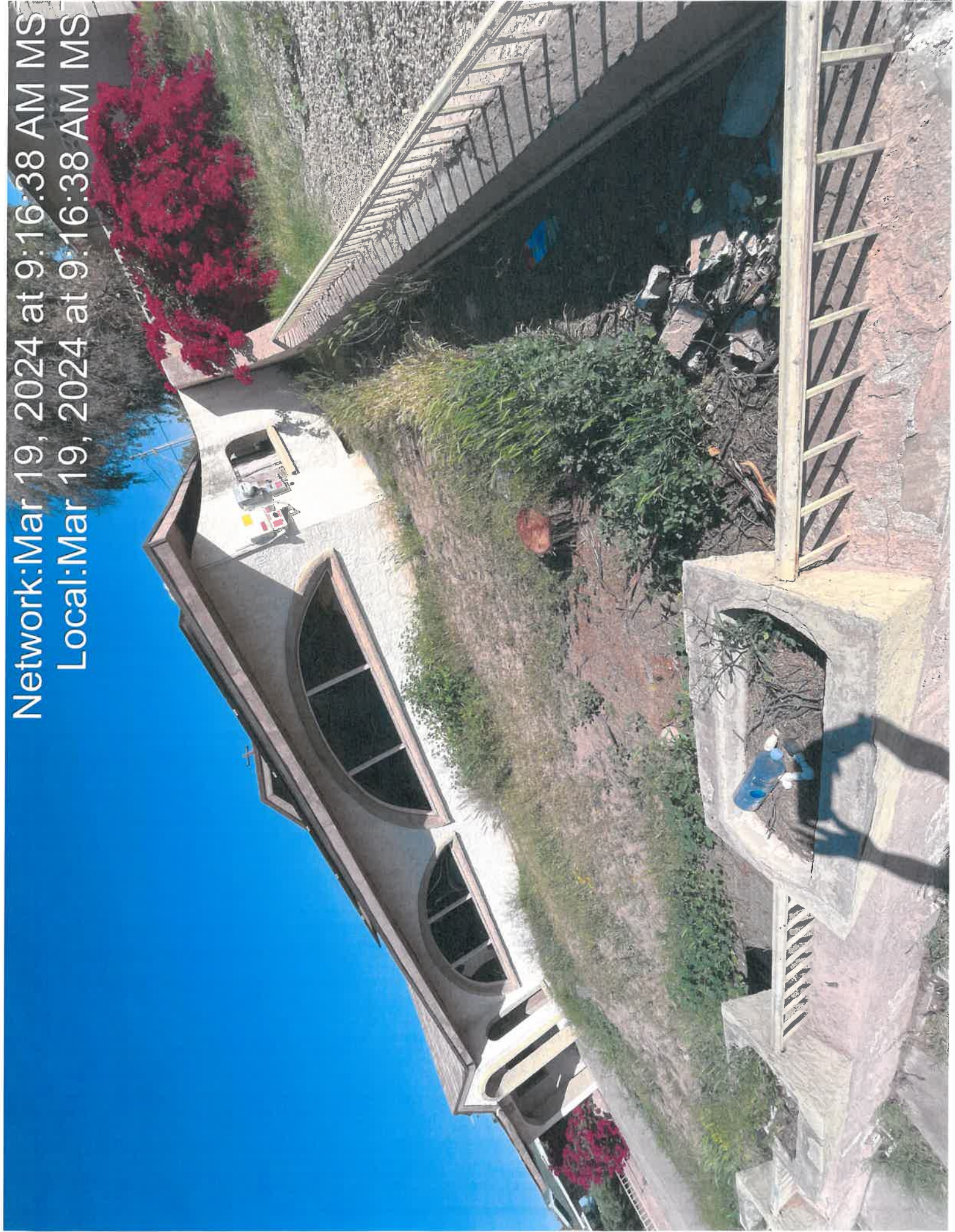
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Local:Mar 19, 2024 at 9:15:23 AM MS-



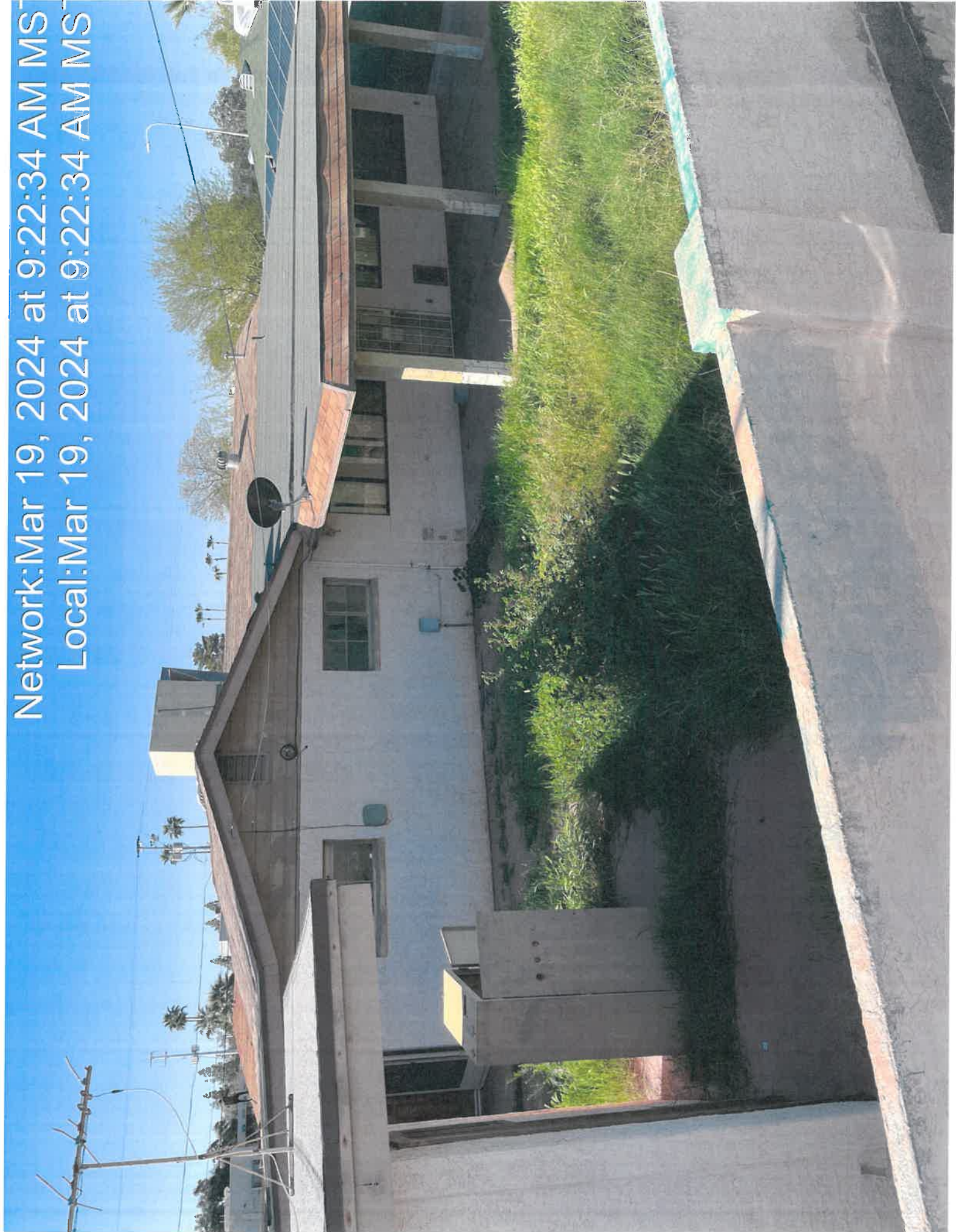
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Local: Mar 19, 2024 at 9:15:38 AM MS-



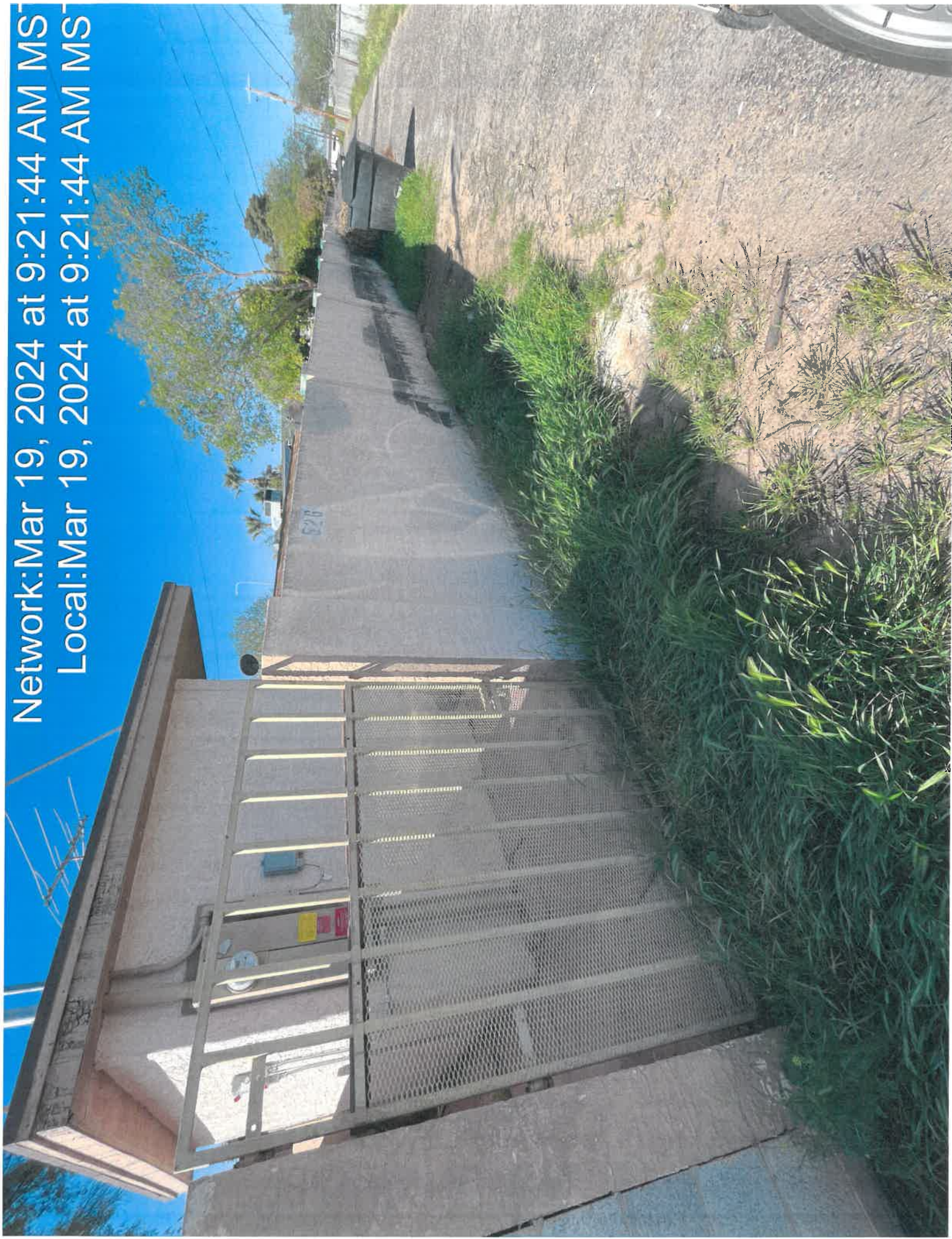
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Local: Mar 19, 2024 at 9:16:38 AM MS



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Local: Mar 19, 2024 at 9:22:34 AM MS-



Network: Mar 19, 2024 at 9:21:44 AM MS-
Local: Mar 19, 2024 at 9:21:44 AM MS-



Network: Mar 19, 2024 at 9:23:26 AM MST
Local: Mar 19, 2024 at 9:23:26 AM MST





COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

08/22/2023

FERSA INC C/O ABOYTE, FABIOLA
8218 W VERMONT AVE
GLENDALE, AZ 85303

Case #: CE234659
Site Address: 526 W 19TH ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 08/22/2023 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.14	Any abandoned, unattended or discarded ice box, refrigerator or other container
CC 21-3.b.7	Object, building, tree, bush or vehicle that interferes with or obstructs a sidewalk or street
CC 21-3.b.15	A wall or fence deteriorated in appearance or which constitutes a hazard
CC 21-3.b.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps
Sec.29-2.	Adjacent property owners to maintain sidewalks, gutters, alleys
CC 21-38.h	Every rental housing unit shall have landscaping in all yard areas which are visible from a public street, alley, or sidewalk or a neighboring property
CC 21-25	Residential rental property not registered or updated with the Maricopa County Assessor

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.14	REMOVE APPLIANCE FROM DRIVEWAY.	9/21/2023
CC 21-3.b.7	TRIM TREE IN THE FRONT YARD TO ALLOW FOR 8 FOOT UNOBSTRUCTED PASSAGE OF THE SIDEWALK AND 13 FOOT FOR STREET.	9/21/2023
CC 21-3.b.15	REPAIR OR REPLACE DETERIORATED SECTIONS OF FRONT AND SIDE YARD FENCE. REPLACEMENT MATERIALS MUST BE CONSISTENT AND OF LIKE MATERIALS.	9/21/2023
CC 21-3.b.8	REMOVE DEAD TREE/STUMP FROM THE FRONT YARD/DRIVEWAY. STUMP MUST BE REMOVED OR CUT TO GROUND LEVEL.	9/21/2023
Sec.29-2.	REMOVE VEGETATION FROM SIDEWALK.	9/21/2023
CC 21-38.h	RETURN ALL DEAD BROWN GRASS IN THE FRONT YARD TO A GREEN LIVING STATE AND INSTALL GRASS IN THE BARE DIRT SECTIONS IN THE YARD, OR YOU MAY INSTALL A FORM OF ACCEPTABLE AND RECOGNIZABLE LANDSCAPE. THE LANDSCAPE COULD CONSIST OF GRAVEL, GRASS, DESERT, OR A COMBINATION OF EACH WITH DEFINED BORDERS.	9/21/2023

CC 21-25

REGISTER THE ABOVE LISTED RENTAL PROPERTY WITH MARICOPA COUNTY. To register go to <http://mcassessor.maricopa.gov> and fill out the online form for a Rental Registration.

9/21/2023

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

Melissa Ensing
Code Inspector

Direct: 480-858-2085
Code Compliance: 480-350-4311
Email:Melissa_Ensing@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 \$82.00 pursuant to City Code Section 21-51, subsection (b).

Civil and Criminal Penalties

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



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

08/22/2023

FERSA INC C/O ABOYTE, FABIOLA OR CURRENT RESIDENT
526 W 19TH ST
TEMPE, AZ 85281

Case #: CE234659
Site Address: 526 W 19TH ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 08/22/2023 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.

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Sec.29-2.	Adjacent property owners to maintain sidewalks, gutters, alleys	
CC 21-38.h	Every rental housing unit shall have landscaping in all yard areas which are visible from a public street, alley, or sidewalk or a neighboring property	
CC 21-25	Residential rental property not registered or updated with the Maricopa County Assessor	
PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		
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CC 21-3.b.7	TRIM TREE IN THE FRONT YARD TO ALLOW FOR 8 FOOT UNOBSTRUCTED PASSAGE OF THE SIDEWALK AND 13 FOOT FOR STREET.	9/21/2023
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CC 21-25

REGISTER THE ABOVE LISTED RENTAL PROPERTY WITH MARICOPA COUNTY. To register go to <http://mcassessor.maricopa.gov> and fill out the online form for a Rental Registration.

9/21/2023

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

Melissa Ensing
Code Inspector

Direct: 480-858-2085
Code Compliance: 480-350-4311
Email:Melissa_Ensing@tempe.gov

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COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
 CORRECTION NOTICE

08/22/2023

ITSSOLDAZ LLC
 16211 N SCOTTSDALE RD STE A-6-A 613 SUIT
 SCOTTSDALE, AZ 85254

Case #: CE234659
 Site Address: 526 W 19TH ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 08/22/2023 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.

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CC 21-25

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9/21/2023

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

Melissa Ensing
Code Inspector

Direct: 480-858-2085
Code Compliance: 480-350-4311
Email:Melissa_Ensing@tempe.gov

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COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

08/22/2023

ITSSOLDAZ LLC C/O Nino Abate
300 W. Clarendon Ave., Suite 130
Phoenix, AZ 85013

Case #: CE234659
Site Address: 526 W 19TH ST, TEMPE, AZ 85281

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CC 21-3.b.15	A wall or fence deteriorated in appearance or which constitutes a hazard
CC 21-3.b.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps
Sec.29-2.	Adjacent property owners to maintain sidewalks, gutters, alleys
CC 21-38.h	Every rental housing unit shall have landscaping in all yard areas which are visible from a public street, alley, or sidewalk or a neighboring property
CC 21-25	Residential rental property not registered or updated with the Maricopa County Assessor

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.14	REMOVE APPLIANCE FROM DRIVEWAY.	9/21/2023
CC 21-3.b.7	TRIM TREE IN THE FRONT YARD TO ALLOW FOR 8 FOOT UNOBSTRUCTED PASSAGE OF THE SIDEWALK AND 13 FOOT FOR STREET.	9/21/2023
CC 21-3.b.15	REPAIR OR REPLACE DETERIORATED SECTIONS OF FRONT AND SIDE YARD FENCE. REPLACEMENT MATERIALS MUST BE CONSISTENT AND OF LIKE MATERIALS.	9/21/2023
CC 21-3.b.8	REMOVE DEAD TREE/STUMP FROM THE FRONT YARD/DRIVEWAY. STUMP MUST BE REMOVED OR CUT TO GROUND LEVEL.	9/21/2023
Sec.29-2.	REMOVE VEGETATION FROM SIDEWALK.	9/21/2023
CC 21-38.h	RETURN ALL DEAD BROWN GRASS IN THE FRONT YARD TO A GREEN LIVING STATE AND INSTALL GRASS IN THE BARE DIRT SECTIONS IN THE YARD, OR YOU MAY INSTALL A FORM OF ACCEPTABLE AND RECOGNIZABLE LANDSCAPE. THE LANDSCAPE COULD CONSIST OF GRAVEL, GRASS, DESERT, OR A COMBINATION OF EACH WITH DEFINED BORDERS.	9/21/2023

CC 21-25

REGISTER THE ABOVE LISTED RENTAL PROPERTY WITH MARICOPA COUNTY. To register go to <http://mccassessor.maricopa.gov> and fill out the online form for a Rental Registration.

9/21/2023

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

Melissa Ensing
Code Inspector

Direct: 480-858-2085
Code Compliance: 480-350-4311
Email:Melissa_Ensing@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 \$82.00 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
FINAL CORRECTION NOTICE

09/21/2023

FERSA INC C/O ABOYTE, FABIOLA
 8218 W VERMONT AVE
 GLENDALE, AZ 85303

Case #: CE234659
 Site Address: 526 W 19TH ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 09/21/2023 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.14	Any abandoned, unattended or discarded ice box, refrigerator or other container
CC 21-3.b.7	Object, building, tree, bush or vehicle that interferes with or obstructs a sidewalk or street
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Sec.29-2.	Adjacent property owners to maintain sidewalks, gutters, alleys
CC 21-38.h	Every rental housing unit shall have landscaping in all yard areas which are visible from a public street, alley, or sidewalk or a neighboring property
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PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.14	REMOVE APPLIANCE FROM DRIVEWAY.	10/24/2023
CC 21-3.b.7	TRIM TREE IN THE FRONT YARD TO ALLOW FOR 8 FOOT UNOBSTRUCTED PASSAGE OF THE SIDEWALK AND 13 FOOT FOR STREET.	10/24/2023
CC 21-3.b.15	REPAIR OR REPLACE DETERIORATED SECTIONS OF FRONT AND SIDE YARD FENCE. REPLACEMENT MATERIALS MUST BE CONSISTENT AND OF LIKE MATERIALS.	10/24/2023
CC 21-3.b.8	REMOVE DEAD TREE/STUMP FROM THE FRONT YARD/DRIVEWAY. STUMP MUST BE REMOVED OR CUT TO GROUND LEVEL.	10/24/2023
Sec.29-2.	REMOVE VEGETATION FROM SIDEWALK.	10/24/2023
CC 21-38.h	RETURN ALL DEAD BROWN GRASS IN THE FRONT YARD TO A GREEN LIVING STATE AND INSTALL GRASS IN THE BARE DIRT SECTIONS IN THE YARD, OR YOU MAY INSTALL A FORM OF ACCEPTABLE AND RECOGNIZABLE LANDSCAPE. THE LANDSCAPE COULD CONSIST OF GRAVEL, GRASS, DESERT, OR A COMBINATION OF EACH WITH DEFINED BORDERS.	10/24/2023

CORRECTIVE ACTION MUST BE COMPLETED OR CITATIONS WILL BE ISSUED.

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

Melissa Ensing
Code Inspector

Direct: 480-858-2085
Code Compliance: 480-350-4311
Email: Melissa_Ensing@tempe.gov

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Civil and Criminal Penalties

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COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
FINAL CORRECTION NOTICE

09/21/2023

FERSA INC C/O ABOYTE, FABIOLA OR CURRENT RESIDENT
 526 W 19TH ST
 TEMPE, AZ 85281

Case #: CE234659
 Site Address: 526 W 19TH ST, TEMPE, AZ 85281

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COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
FINAL CORRECTION NOTICE UPDATED

12/12/2023

FERSA INC C/O ABOYTE, FABIOLA
 8218 W VERMONT AVE
 GLENDALE, AZ 85303

Case #: CE234659
 Site Address: 526 W 19TH ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 12/11/2023 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.

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CC 21-3.b.15	A wall or fence deteriorated in appearance or which constitutes a hazard
Sec.29-2.	Adjacent property owners to maintain sidewalks, gutters, alleys
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
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.7	PLEASE TRIM TREE IN THE FRONT YARD TO ALLOW FOR 8 FOOT UNOBSTRUCTED PASSAGE OF THE SIDEWALK AND 13 FOOT FOR STREET. PLEASE TRIM BUSHES AND TREE IN REAR YARD TO ALLOW FOR 13 FOOT UNOBSTRUCTED PASSAGE OF THE ALLEY.	01/11/2024
CC 21-3.b.15	PLEASE REPAIR OR REPLACE DETERIORATED SECTIONS OF FRONT AND SIDE YARD FENCE. REPLACEMENT MATERIALS MUST BE CONSISTENT AND OF LIKE MATERIALS.	01/11/2024
Sec.29-2.	PLEASE REMOVE VEGETATION FROM SIDEWALK. PLEASE REMOVE GRASS AND WEEDS FROM ALLEY.	10/24/2023
CC 21-3.b.1	PLEASE REMOVE TRASH, BROKEN CONCRETE, DEBRIS, AND OTHER MISC ITEMS FROM DRIVEWAY, FRONT AND REAR YARDS, AND ALLEY.	01/11/2024
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GRAVEL, GRASS, DESERT, OR A COMBINATION OF EACH WITH DEFINED BORDERS. IF OWNER OCCUPIED YARD CAN BE BARE DIRT FREE OF ALL GRASS AND WEEDS.

PLEASE TRIM OVER HEIGHT GRASS AND WEEDS IN REAR YARD.

CORRECTIVE ACTION MUST BE COMPLETED OR \$1000 CITATION WILL BE ISSUED.

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**Melissa Ensing
Code Inspector**

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COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
FINAL CORRECTION NOTICE UPDATED

12/12/2023

FERSA INC C/O ABOYTE, FABIOLA OR CURRENT RESIDENT
 526 W 19TH ST
 TEMPE, AZ 85281

Case #: CE234659
 Site Address: 526 W 19TH ST, TEMPE, AZ 85281

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Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1790150		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 CE 234659			
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language											
Defendant		Name (First, Middle, Last) Fersa Inc % Fabiola Aboyte						Juvenile			
Residence Address, City, State, Zip Code 8218 W Vermont Ave Glendale, AZ 85303								Telephone: (cell phone) <input type="checkbox"/>			
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions	Email Address			
Business Address, City, State, Zip Code								Business Phone No. ()			
Vehicle		Color	Year	Make	Model	Style	License Plate	State	Expiration Date		
Registered owner & address, City, State, Zip Code						Vehicle Identification Number					
The Undersigned Certifies That:											
On	Month 01	Day 11	Year 2024	Time 10:20	<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 5260 W. 19th St.						<input checked="" type="checkbox"/> Tempe <input type="checkbox"/> 85281	State of Arizona		Area	Dist.
The Defendant Committed the Following:											
A	Section: TCC 21-3 A		ARS Violation: CC 21-3.B.7 Tree obstruction		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code		
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense		
MVD											
B	Section: TCC 21-3 A		ARS Violation: CC 21-3.B.8 Deteriorated landscape		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code		
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense		
MVD											
C	Section: TCC 21-3 A		ARS Violation: CC 21-3.B.15 Deteriorated fence		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code		
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense		
MVD											
D	Section: TCC 21-3 A		ARS Violation: CC 21-3.B.1 Trash and Debris		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code		
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense		
MVD											
E	Section:		ARS Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input type="checkbox"/> Municipal Code		
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<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: 01/25/2024		Time: Between 9AM & 4PM				
	<input type="checkbox"/> Court:		<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor		Date: _____		Time: _____		<input type="checkbox"/> AM <input type="checkbox"/> PM		
	Court Address, City, State, Zip Code										
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 <i>mailed certified</i>				<i>Yndira S</i> Complainant			17445 ID #				
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 _____				Date issued if not violation date _____							
COMPLAINT											

If you were charged with a civil ordinance violation and you fail to appear as directed in this complaint, a default judgement will be entered, and a monetary penalty will be imposed



1790150

Network:Jan 11, 2024 at 10:20:46 AM MS-
Local:Jan 11, 2024 at 10:20:46 AM MS-



Network: Jan 11, 2024 at 10:21:13 AM MS
Local: Jan 11, 2024 at 10:21:13 AM MS

526



Network:Jan 11, 2024 at 10:26:47 AM MS-
Local:Jan 11, 2024 at 10:26:47 AM MS-



Network: Jan 11, 2024 at 10:21:21 AM MS-
Local: Jan 11, 2024 at 10:21:21 AM MS-



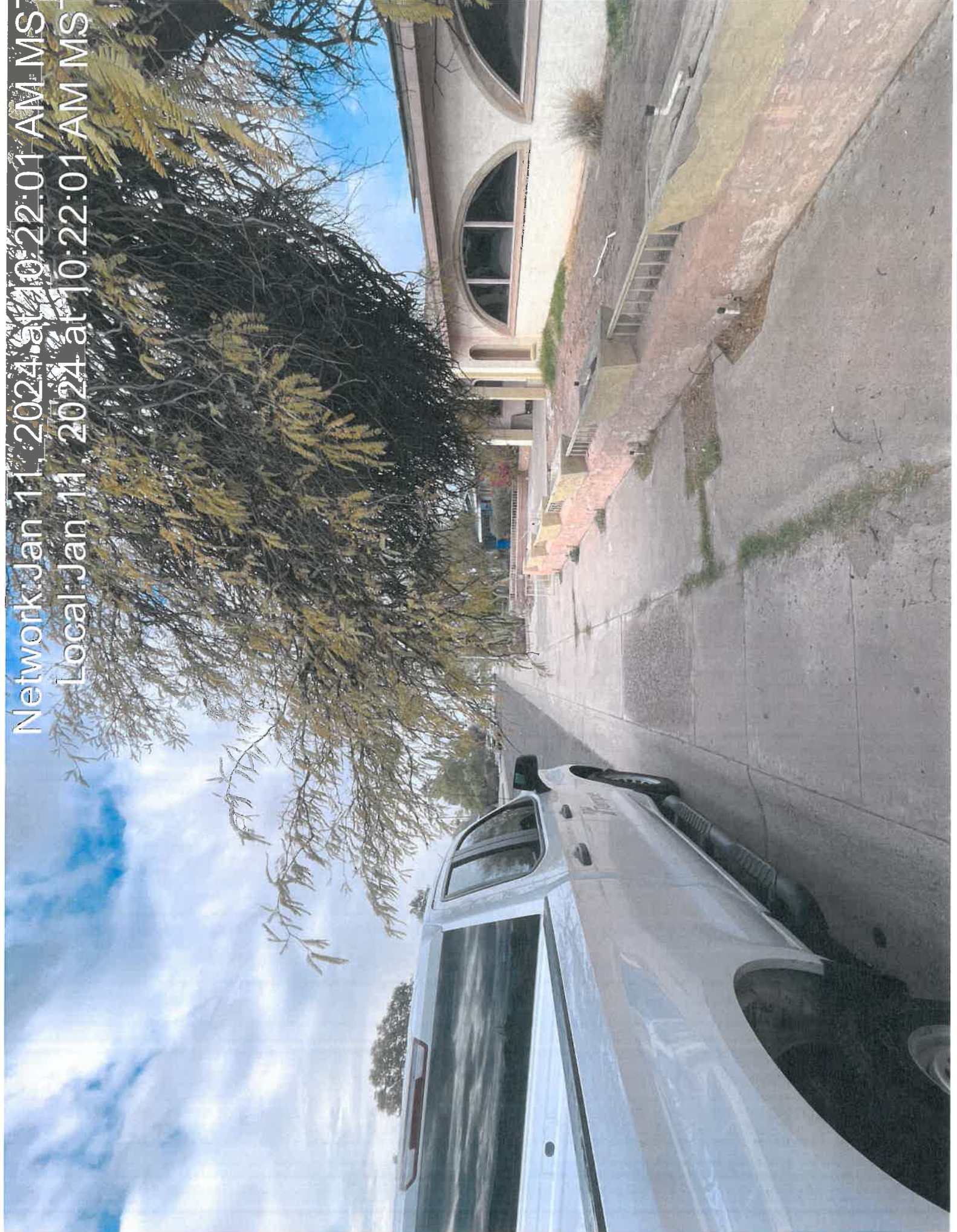
Network Jan 11, 2024 at 10:26:42 AM MST
Local Jan 11, 2024 at 10:26:42 AM MST



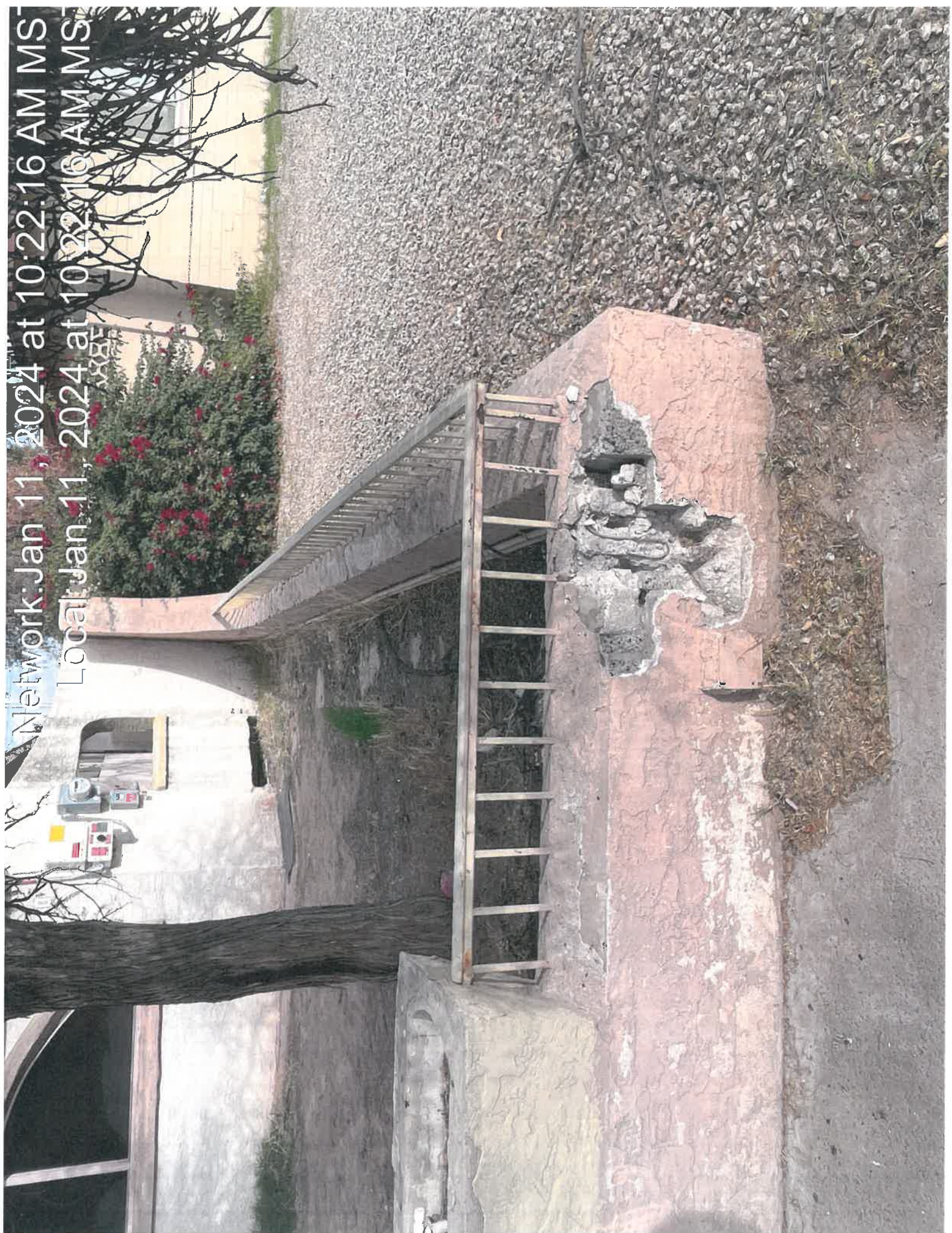
Network: Jan 11, 2024 at 10:20:57 AM MS
Local: Jan 11, 2024 at 10:20:57 AM MS



Network: Jan 11, 2024 at 10:22:01 AM MS
Local: Jan 11, 2024 at 10:22:01 AM MS



Network: Jan 11, 2024 at 10:22:16 AM MST
Local: Jan 11, 2024 at 10:22:16 AM MST



Network-Jan 11, 2024 at 10:22:25 AM MS
Local-Jan 11, 2024 at 10:22:25 AM MS



Network: Jan 11, 2024 at 10:28:30 AM MST
Local: Jan 11, 2024 at 10:28:30 AM MST

