
**CITY OF TEMPE
HEARING OFFICER**

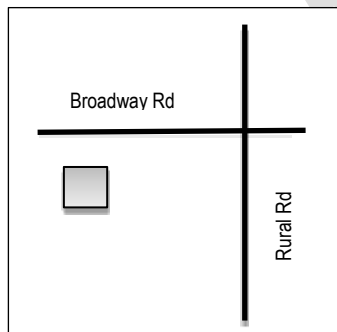
**Meeting Date: 11/20/2024
Agenda Item: 3**

ACTION: Request approval to abate public nuisance items at the VIVIFY RESTORATIONS LLC PROPERTY located at 2025 S. College Ave. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$4890.00 for abatement request: Remove all junk/debris, over height grass and weeds, dead trees, deteriorated landscape from the property.

RECOMMENDATION: Staff – Approval of 180-day open abatement

BACKGROUND INFORMATION: City of Tempe – Code Compliance Section requests approval to abate items in violation of the Tempe City Code at the VIVIFY RESTORATIONS LLC 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 CE241810: Remove all junk/debris, over height grass and weeds, dead trees, deteriorated landscape from the property.



Property Owner
Applicant
Zoning District:
Code Compliance
Inspector:

Vivify Restorations LLC- C/O Max Okun
City of Tempe – Code Compliance
R1-6: Single Family Residential
Andres Lara-Reyes

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 VIVIFY RESTORATIONS LLC PROPERTY located at 2025 S. College Ave. in the R1-6 Single Family Residential District. This case was initiated 03/11/2024, 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

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	VIVIFY RESTORATIONS LLC C/O MAX OKUN	EXISTING ZONING	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	2025 S COLLEGE AVE	SUITE(S)	CE241810 <input type="checkbox"/>
PROJECT DESCRIPTION	TRASH, DEAD VEGETATION, DEAD TREES FRONT AND BACK YARDS HEARING DATE: NOVEMBER 20, 2024	PARCEL No(s)	133-24-004 <input type="checkbox"/>

PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW)			
BUSINESS NAME	MAX OKUN	ADDRESS	2025 S COLLEGE AVE
CONTACT NAME		CITY	TEMPE, AZ 85282 STATE AZ ZIP
EMAIL		PHONE 1	PHONE 2

I hereby authorize the applicant below to process this application with the City of Tempe.

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

APPLICANT INFORMATION – REQUIRED			
COMPANY / FIRM NAME	CITY OF TEMPE	ADDRESS	
CONTACT NAME	ANDRES LARA-REYES	CITY	STATE ZIP
EMAIL		PHONE 1 (480) 350-8963	PHONE 2

I hereby attest that this application is accurate and the submitted documents are complete. I acknowledge that if the application is deemed to be incomplete it will be returned to me without review, to be resubmitted with any missing information.

APPLICANT SIGNATURE	X	DATE	10/11/2024
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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. SUBDIVISIONS / CONDOMINIUMS			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
TOTAL NUMBER OF APPLICATIONS	0			

FOR CITY USE ONLY			
DS TRACKING #		FILE THIS APPLICATION WITH CE / CM TRACKING #	DATE RECEIVED (STAMP)
PL TRACKING #			VALIDATION OF PAYMENT (STAMP)
SPR TRACKING # (if 2 nd or 3 rd submittal, use planning resubmittal form)			TOTAL APPLICATION FEES
			RECEIVED BY INTAKE STAFF (INITIALS)

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA



DATE: October 11, 2024
TO: John Salazar, Senior Code Compliance Inspector
FROM: Andres Lara-Reyes, Code Inspector
SUBJECT: CE241810, VIVIFY RESTORATIONS LLC C/O MAX OKUN Property Abatement

LOCATION: 2025 S COLLEGE AVE TEMPE, AZ 85282

PARCEL: 133-24-004

OWNER: VIVIFY RESTORATIONS LLC C/O MAX OKUN
2025 S COLLEGE AVE
TEMPE, AZ 85282

FINDINGS:

03/11/2024 The Code Compliance Division received a complaint; the property was inspected over height grass and weeds in the front & back yard areas.

3/12/2024 Property inspected and observed over height grass and weeds in the front & back yard areas. An initial notice was mailed to the owner.

3/28/2024 Observed no changes, over height grass and weeds in the front & back yard areas. First notice mailed was returned to sender. First notice was remailed to forward address.

4/2/2024 Our office received a complaint from PD and a complainant concerned the property was unsecured. Property was inspected & secured the back yard gate with orange fencing. Left message for Max (owner) 480-201-4102 making him aware that PD was out this weekend and arrested transients that were trespassing on his property. asked him if he received my notices for the landscape. asked him to secure the home doors & side gates.

4/11/2024 Property inspected and observed over height grass and weeds in the front & back yard areas. Final notice mailed.

4/25/2024 Over height grass and weed cut.

4/29/2024 Notice posted to the front door of the property for trash, litter, debris & an unsecured building.

5/14/2024 Did not observed any unsecured doors or windows or any persons at the property front or back. need to remove the remaining trash, litter, debris, carboard & tree branches debris in the back porch & back yard areas - final mailed & emailed to owner.

5/15/2024 final notice posted to the front door.

6/7/2024 Building appeared secured; observed no changes, trash, litter, wood pallets & debris in the back porch area, tree branches debris in the back yard; there is still over height grass and weeds areas in the front & back yard - final notice mailed for both violations.

6/27/2024 building appear secured; observed no changes, trash, litter, wood pallets & debris in the back porch area, tree branches debris in the back yard; there is still over height grass and weeds areas in the front & back yard - final notice mailed for both violations to forward address.

7/11/2024 No changes or improvements done, property remains in violation for trash & over height grass and weeds. 1st citation mail certified & a copy of citation mailed to the owner to pay fine or request a hearing by 07/26/24.

8/15/2024 No changes or improvements done, property remains in violation for trash & over height grass and weeds. Second citation mail certified & a copy of citation mailed to the owner to pay fine or request a hearing by 08/29/24.


RECOMMENDATIONS:

I recommend an abatement of the nuisance violations at the property at 2025 S COLLEGE AVE due to property owner's failure to bring property into compliance with Tempe City Code 21-3.B.1 & 21-3.B.8. Mr. OKUN has been given ample time to come into compliance and maintain the property. The property owner was issued two civil citations with no response and failed to appear in court on both citations. There has been no indication that the property owner will bring the property into compliance. The property represents a health hazard and an eyesore to the community.

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

Respectfully submitted,

Andres Lara-Reyes
Code Inspector

ACTION TAKEN: Submit
NAME J. Salazar 
DATE: 10/11/24



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 10/11/2024
CASE #: CE241810

VIVIFY RESTORATIONS LLC C/O MAX OKUN
9850 E MCDOWELL MOUNTAIN RANCH RD #1026
SCOTTSDALE, AZ 85260

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

LOCATION: 2025 S COLLEGE AVE TEMPE, AZ 85282
PARCEL: 13324004

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers **11/20/2024 at 05:00 pm**. We are requesting Hearing Officer Authorization to abate this public nuisance in accordance with Section 21-53 of the Tempe City Code by removal and repair of:

- CC 21-3.b.8 Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance
- CC 21-3.b.1 Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building

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

- CC 21-3.b.8 Please remove all over height grass and weeds, dead vegetation, dead trees in the front and back yard areas.
- CC 21-3.b.1 Please remove all trash, litter, debris, carboard & tree branches debris in the back porch & back yard areas.

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 **\$4890.00**. 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: Andres Lara-Reyes
Phone Number: 480-350-8963
E-mail: andres_lara-reyes@tempe.gov



You have a new estimate from Skunky's Junk Removal

 **Service date:** Tue Oct 08, 2024

 **Address:** 2025 South College Avenue, Tempe, AZ 85282

 **Expires on:** Thu Nov 21, 2024

Option #1

\$4,890.00

APPROVE

DECLINE

Estimate Details

Services	Total
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CE241810	\$4,250.00
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Removal of any trash, litter & debris in the front & back yards

Removal of any dead trees, dead vegetation, bushes or shrubs, over height grass and weeds in the front & back yards

[SHOW MORE](#)

Services	Total
Security (Off-Duty Tempe PD) 3 hr. minimum	\$640.00
Services subtotal	\$4,890.00
Subtotal	\$4,890.00
Total	\$4,890.00

Note

Skunky's Junk Removal is a full service Junk removal company located in Tempe Arizona. Skunky's is dedicated to diverting waste from landfills and donates salvageable items to local charity's.

Contact us

Skunky's Junk Removal

 (844) 758-6597

 info@skunkysjunk.com

See our [Terms & Conditions](#)

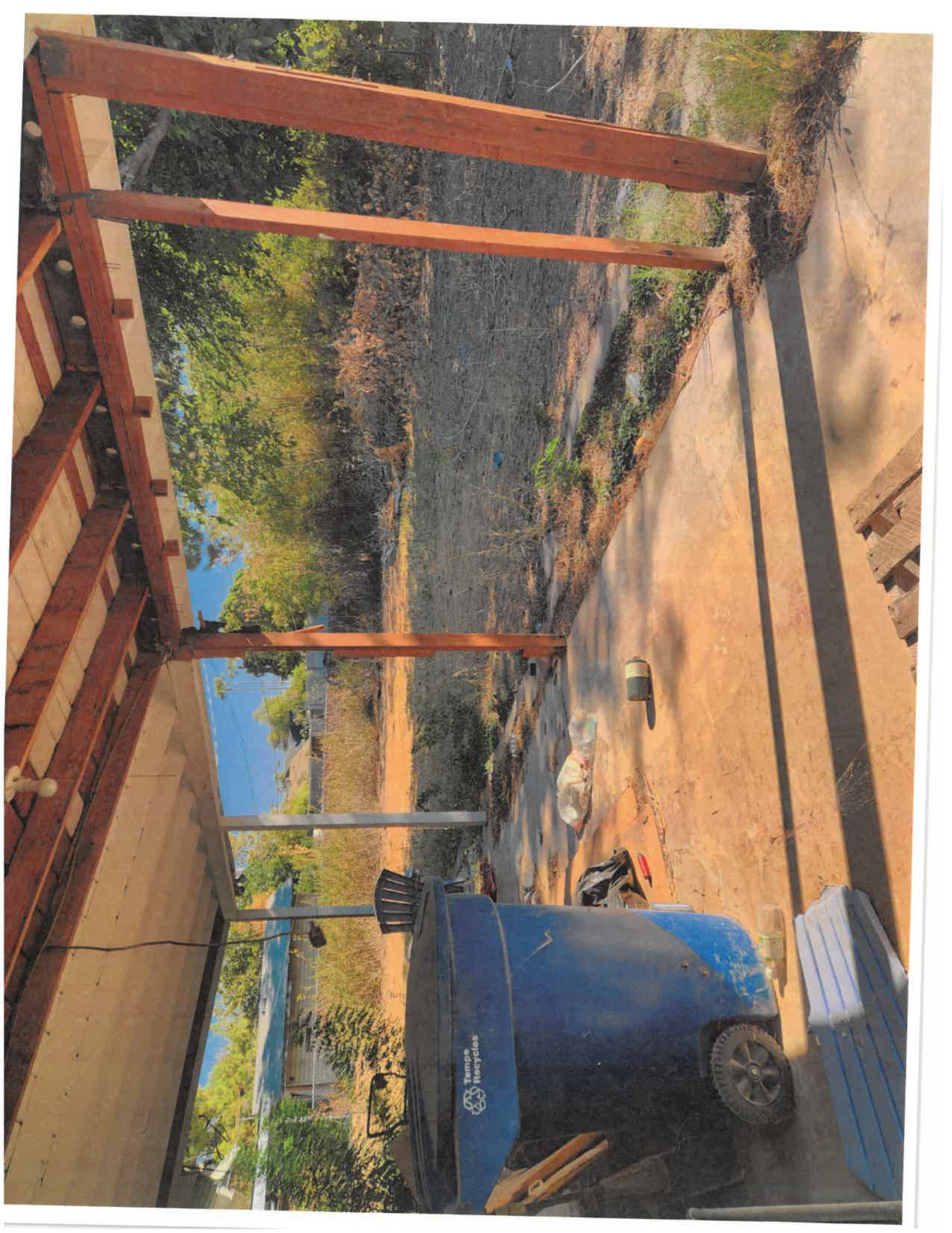
Communication preferences

These are your current preferences

Opt-in to email marketing messages











COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

03/12/2024

VIVIFY RESTORATIONS LLC
C/O MAX OKUN
1245 E LAGUNA DR
TEMPE, AZ 85282

Case #: CE241810
Site Address: 2025 S COLLEGE AVE, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 03/12/2024 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.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.8	Please cut all over height grass and weeds in the front yard landscape area	3/26/2024

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

Andres Lara-Reyes
Code Inspector

Direct: 480-350-8963
Code Compliance: 480-350-4311
Email: andres_lara-reyes@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

03/28/2024

VIVIFY RESTORATIONS LLC
C/O MAX OKUN
3108 S FAIRWAY DR
TEMPE, AZ 85282

Case #: CE241810
Site Address: 2025 S COLLEGE AVE, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 03/28/2024 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.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.8	Please cut all over height grass and weeds in the front yard landscape area	4/11/2024

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

Andres Lara-Reyes
Code Inspector

Direct: 480-350-8963
Code Compliance: 480-350-4311
Email: andres_lara-reyes@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

04/29/2024

VIVIFY RESTORATIONS LLC
C/O MAX OKUN
3108 S FAIRWAY DR
TEMPE, AZ 85282

Case #: CE241810
Site Address: 2025 S COLLEGE AVE, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 04/26/2024 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building
CC 21-3.b.9	Dangerous, deteriorated, abandoned, partially destroyed or unfinished structure; vacated or abandoned building not securely closed with appropriate materials

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all trash, litter & debris in the back yard.	5/13/2024
CC 21-3.b.9	Please securely close and lock the home front and rear doors and windows with compatible material(s) that uniforms with the building.	5/13/2024

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

Andres Lara-Reyes
Code Inspector

Direct: 480-350-8963
Code Compliance: 480-350-4311
Email: andres_lara-reyes@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

05/14/2024

VIVIFY RESTORATIONS LLC
C/O MAX OKUN
3108 S FAIRWAY DR
TEMPE, AZ 85282

Case #: CE241810
Site Address: 2025 S COLLEGE AVE, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 05/14/2024 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building

**SITE REINSP
ON OR
AFTER**

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION

CC 21-3.b.1	Please remove the remaining trash, litter, debris, carboard & tree branches debris in the back porch & back yard areas.	5/28/2024
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Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

Andres Lara-Reyes
Code Inspector

Direct: 480-350-8963
Code Compliance: 480-350-4311
Email: andres_lara-reyes@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).

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COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
FINAL CORRECTION NOTICE

06/07/2024

VIVIFY RESTORATIONS LLC
C/O MAX OKUN
3108 S FAIRWAY DR
TEMPE, AZ 85282

Case #: CE241810
Site Address: 2025 S COLLEGE AVE, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 06/07/2024 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.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance	
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	
PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	Please cut all over height grass and weeds in the front and back yard areas.	06/28/2024
CC 21-3.b.1	Please remove the remaining trash, litter, debris, carboard & tree branches debris in the back porch & back yard areas.	06/28/2024

CORRECTIVE ACTION MUST BE COMPLETED OR CITATIONS MAY BE ISSUED

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

Andres Lara-Reyes
Code Inspector

Direct: 480-350-8963
Code Compliance: 480-350-4311
Email: andres_lara-reyes@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

06/27/2024

VIVIFY RESTORATIONS LLC
C/O MAX OKUN
9850 E MCDOWELL MOUNTAIN RANCH RD #1026
SCOTTSDALE, AZ 85260

Case #: CE241810
Site Address: 2025 S COLLEGE AVE, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 06/27/2024 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.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance
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

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	Please cut all over height grass and weeds in the front and back yard areas.	7/11/2024
CC 21-3.b.1	Please remove the remaining trash, litter, debris, carboard & tree branches debris in the back porch & back yard areas.	7/11/2024

CORRECTIVE ACTION MUST BE COMPLETED OR CITATIONS MAY BE ISSUED

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

Andres Lara-Reyes
Code Inspector

Direct: 480-350-8963
Code Compliance: 480-350-4311
Email: andres_lara-reyes@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.

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1790130	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 241 810		<input type="checkbox"/> 16 Passenger Vehicle	<input type="checkbox"/> Haz. Material	
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language									
Defendant Name (First, Middle, Last) MAX OKUN							Juvenile		
Residence Address, City, State, Zip Code 9850 E MCDOWELL MOUNTAIN RANCH RD #1026							Telephone: (cell phone) <input type="checkbox"/>		
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions	Email Address Scottsdale, AZ 85260	
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	<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 2025 S COLLEGE AVE						Temp	85282		State of Arizona		Area	Dist.

The Defendant Committed the Following:

A	Section: ICC 21-3A	ARS Violation: 21-3.B.1 TRASH, LITTER, DEBRIS	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
MVD					
B	Section: ICC 21-3A	ARS Violation: 21-3.B.8 DETERIORATED LANDSCAPE	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
MVD					
C	Section:	ARS Violation:	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
MVD					
D	Section:	ARS Violation:	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
MVD					
E	Section:	ARS Violation:	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
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: 07/26/2024	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 MAIL CERTIFIED	Complainant: <i>[Signature]</i>	ID # 8036

Comments: **1ST VIOLATION \$400.00** **CODE COMPLIANCE**

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

Initials _____ Date issued if not violation date _____

If 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.



1790130

COMPLAINT

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1790132	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 241810		

Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language	Defendant Name (First, Middle, Last) VIVIFY RESTORATIONS LLC c/o MAX OKUN	Juvenile						
Residence Address, City, State, Zip Code 9850 E McDOWELL MNTN RANCH RD #1026 Scottsdale AZ	Telephone: (cell phone) <input type="checkbox"/>							
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions	Email Address 85260
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 08	Day 15	Year 24	Time 9:24	<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 3025 S COLLEGE AVE								<input checked="" type="checkbox"/> Tempe <input type="checkbox"/>	85282	State of Arizona	Area	Dist.

The Defendant Committed the Following:

A	Section: CC 21-3 A	ARS Violation: CC 21.3.B.1 TRASH LITTER DEBRIS	Domestic Violence Case <input type="checkbox"/>	Criminal <input checked="" type="checkbox"/>	Criminal Traffic <input type="checkbox"/>	Municipal Code <input checked="" type="checkbox"/>	Civil Traffic <input type="checkbox"/>	Petty Offense <input type="checkbox"/>
B	Section: CC 21-3 A	ARS Violation: CC 21.3.B.8 DEGRADED LANDSCAPE	Domestic Violence Case <input type="checkbox"/>	Criminal <input checked="" type="checkbox"/>	Criminal Traffic <input type="checkbox"/>	Municipal Code <input checked="" type="checkbox"/>	Civil Traffic <input type="checkbox"/>	Petty Offense <input type="checkbox"/>
C	Section:	ARS Violation: CC	Domestic Violence Case <input type="checkbox"/>	Criminal <input type="checkbox"/>	Criminal Traffic <input type="checkbox"/>	Municipal Code <input type="checkbox"/>	Civil Traffic <input type="checkbox"/>	Petty Offense <input type="checkbox"/>
D	Section:	ARS Violation: CC	Domestic Violence Case <input type="checkbox"/>	Criminal <input type="checkbox"/>	Criminal Traffic <input type="checkbox"/>	Municipal Code <input type="checkbox"/>	Civil Traffic <input type="checkbox"/>	Petty Offense <input type="checkbox"/>
E	Section:	ARS Violation: CC	Domestic Violence Case <input type="checkbox"/>	Criminal <input type="checkbox"/>	Criminal Traffic <input type="checkbox"/>	Municipal Code <input type="checkbox"/>	Civil Traffic <input type="checkbox"/>	Petty Offense <input type="checkbox"/>

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: 8/29/2024	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		Date:	Time:	<input type="checkbox"/> AM <input type="checkbox"/> PM Court No.

Criminal: <input type="checkbox"/> Without admitting guilt, I promise to appear as directed hereon.	Victim? <input type="checkbox"/>	Victim Notified? <input type="checkbox"/>
Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.	I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant.	
X MAIL CERT. FILED	Complaint ID #	8036

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.

2nd VIOLATION #600.00

CODE COMPLIANCE

Initials _____ Date issued if not violation date _____

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.

COMPLAINT

1790132