



**CITY OF TEMPE  
HEARING OFFICER**

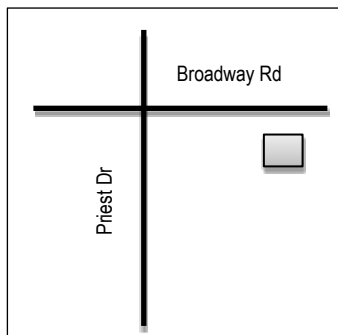
**Meeting Date: 4/01/2025  
Agenda Item: 2**

**ACTION:** Request approval to abate public nuisance items at the 833 W BROADWAY RD RE LLC PROPERTY located at 833 W. Broadway Rd. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$2,750.00 for abatement request, including deteriorating landscaping, dead trees, junk and debris, graffiti and security on site.

**RECOMMENDATION:** Staff – Approval

**BACKGROUND INFORMATION:** City of Tempe – Code Compliance Section requests approval to abate items in violation of the Tempe City Code at the 833 W BROADWAY RD RE 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 CM211405: including deteriorating landscaping, dead trees, junk and debris, graffiti and security on site.



Property Owner: 833 W Broadway Rd RE LLC  
Applicant: City of Tempe – Code Compliance  
Zoning District: GID, General Industrial District  
Code Compliance Inspector: Brian Shumway, Code Inspector

**ATTACHMENTS:** Supporting Attachment

**STAFF CONTACT:** Jack Scofield, Code Compliance Administrator (480-350-8967)  
Department Director: Jeff Tamulevich, Community Development Director  
Prepared by: Shawn Daffara, Crime Prevention Planning Coordinator (480-858-2284)  
Reviewed by: Drew Yocom, Deputy Community Development Director – Community Enhancement Division

**COMMENTS:**

Code Compliance is requesting approval to abate the 833 W Broadway Rd RE LLC located at 833 W. Broadway Rd in the GID, General Industrial District. This case was initiated 10/29/21 following 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 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.

ABATEMENT

# Planning Application Submittal Form

Part 1 of 2

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



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

PROJECT INFORMATION – REQUIRED			
PROJECT NAME	833 W Broadway Rd RE LLC, Property Abatement	EXISTING ZONING	GID <input type="checkbox"/>
PROJECT ADDRESS	833 W Broadway Rd Tempe, AZ 85282	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	Abatement of CM211405 April 01, 2025	PARCEL No(s)	123-550-04K <input type="checkbox"/>

PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)			
BUSINESS NAME	833 W Broadway Rd RE LLC	ADDRESS	9915 W Bell Rd Ste 436
CONTACT NAME		CITY	Sun City
		STATE	AZ
		ZIP	85351
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 St. Ste 208
CONTACT NAME	Brian Shumway, Code Inspector	CITY	Tempe
		STATE	AZ
		ZIP	85281
EMAIL	brian_shumway@tempe.gov	PHONE 1	480-858-2283
		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	2/28/25
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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 <a href="#">Planning &amp; Zoning Fee Schedule</a> 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)
PL TRACKING #			VALIDATION OF PAYMENT (STAMP)
SPR TRACKING # (if 2 <sup>nd</sup> or 3 <sup>rd</sup> submittal, please use Planning Resubmittal Form)			TOTAL APPLICATION FEES
			RECEIVED BY INTAKE STAFF (INITIALS)

**SEE REVERSE SIDE FOR REQUIRED PROJECT DATA**

# Planning Application Submittal Form

Part 2 of 2

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



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

PROJECT DATA (as applicable)			
GENERAL PLAN PROJECTED LAND USE		PROPOSED RESIDENTIAL DENSITY (DU/AC)	
GENERAL PLAN PROJECTED DENSITY		# OF UNITS	
CURRENT ZONING		# OF BEDROOMS / KEYS (IF HOTEL)	
PROPOSED ZONING		TOTAL BUILDING SQUARE FOOTAGE (GROSS)	
GROSS ACRES REQUIRED FOR GENERAL PLAN AMENDMENT, PAD & DEVELOPMENT PLAN REVIEW REQUEST <i>(actual property boundaries, excludes existing ROW, i.e. not measured to the 1/2 street or alley)</i>		TOTAL BUILDING HEIGHT	
NET ACRES REQUIRED FOR ZONING AMENDMENT <i>(same as gross unless ROW is to be dedicated)</i>		LOT COVERAGE (% AND S.F.)	
# OF EXISTING LOTS		LANDSCAPE AREA (% AND S.F.)	
# OF PROPOSED LOTS / CONDO UNITS REQUIRED FOR PLAT		TOTAL ONSITE PARKING PROVIDED	

## Know Your Rights Arizona Revised Statutes (ARS) and Your Request

For additional information on Municipal Regulations see AZ Revised Statutes- Title 9, Chapter 7, Article 4 <https://www.azleg.gov/arstitle/>

### 9-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.
- H. For additional information see ARS 9-831-9-840.

### 9-836. License application process

A municipality that issues licenses shall provide the following information to an applicant at the time the applicant obtains an application for a license

1. A list of all the steps the applicant is required to take in order to obtain the license.
2. The applicable licensing time frames.
3. The name and telephone number of a municipal contact person who can answer questions or provide assistance throughout the application process.
4. The website address and any other information, if applicable, to allow the regulated person to use electronic communication with the municipality.
5. Notice that an applicant may receive a clarification from the municipality of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement as provided in section 9-839.



**DATE:** February 28, 2025  
**TO:** Anna Churan, Senior Code Inspector  
**FROM:** Brian Shumway, Code Inspector  
**SUBJECT:** CM211405, 833 W. Broadway Rd. RE LLC - Abatement

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**LOCATION:** 833 W. Broadway Rd. Tempe, AZ 85281

**PARCEL:** 123-550-04K

**OWNER:** 833 W. Broadway Rd. RE LLC  
9915 W. Bell Rd. Ste 436  
Sun City, AZ 85351

**FINDINGS:**

This case originated on October 29, 2021, when Code Compliance Division received complaint for deteriorated landscape, graffiti, and junk, trash, debris at 833 W Broadway Rd in Tempe, Arizona. This case was originally assigned to Code Inspector, Michael Glab.

10/29/2021 Inspector went to the property and observed trash, junk, debris strewn about the south and east sides of the building. Also observed dead vegetation on at least one tree at frontage of the building. Notice to comply mailed to owner.

11/15/2021-11/23/2021, Inspector was in contact with the owner, Mark Ferris, 833 W Broadway Rd. RE LLC, who acknowledged receiving the notice of violation. Several other complaints came in on Tempe 311 about all the junk, trash, debris, and graffiti.

01/03/2022 Violations were still present, issued a Final Correction Notice.

01/26/2022 Inspector noted the graffiti was removed, but dead vegetation, junk, trash, and debris was still present. Also, Inspector noted homeless people were sleeping on the property. Emails were sent to Mr. Ferris about the violations and homeless on the property. Mr. Ferris responded and advised he is submitting plans to the city to renovate the building.

03/09/2022 Another complaint from 311 about the junk, trash, debris, dead and missing vegetation.

04/18/2022 Violations still present. Also observed sizeable pothole in parking lot. First Citation issued.

05/03/2022 Property has been noticeably cleaned up, minor trash, possibly blown by wind on to property. Pothole remains in parking lot. Dead tree at frontage appears to have been cut several feet down, but stump remains several feet high. Monitoring.

05/18/2022 First Citation dismissed by Code Compliance.

05/31/2022 Several windows broken out. Email was sent to Mr. Ferris.

07/05/2022 Plans submitted to Building Safety and Planning by Mr. Ferris to renovate the property.

7/8/2022 Blue graffiti on west side of west most block wall, facing the Dairy. Contacted Mr. Ferris.

07/15/2022- 11/17/2022 All violations remain; Over height grass/weeds, junk, trash, debris, graffiti, homeless sleeping on site was still present.

11/21/2022 Violations still present, second citation issued.

12/21/2022 Second Citation: Failure to Appear.

12/23/2022 Violations still present, third citation issued.

1/25/2023 Mr. Ferris acknowledged receipt of the second citation, said he could not grow anything without water, as water was turned off at the site. He advised that development would likely take another four months' time, as he had encountered issue with planning approval with regards to getting his drive thru approved to use as a drive thru.

01/31/2023 Third citation dismissed by Code Compliance.

4/14/2023 Email from Mr. Ferris, stating he has received plan approval as of 04/12/2023, bidding the work right now, plans to send someone out for the grass/weeds on an unspecified date.

05/03/2023 Violations remain, fourth citation issued.

05/31/2023 Fourth Citation, failure to appear, fines paid.

06/26/2023-06/27/2023, Inspector met at the property with owner Mark Ferris, Code Manager, City Planner. Mark was advised that the city was at the point of going criminal because of the citations issued.

6/30/2023 Received an anonymous complaint from 311 for unmaintained landscaping, deteriorating landscaping.

07/17/2023 Graffiti complaint received.

07/21/2023-07/08/2024 Property was slightly cleaned up, but still monitoring. Had correspondence with Mr. Ferris and several times he was advised of overgrown grass/weeds, junk/trash, and graffiti on the property. Mr. Ferris responded by having it cleaned up.

07/26/2024 Received anonymous complaint about this property being deteriorated in general, outside of building, parking lot, and landscape.

08/09/2024 Building Safety advised all building permits issued between 2022-2023 have expired and no work was done.

08/26/2024 Property was in violation, called Mr. Ferris, he listed the property for sale. He said he does not have the money to continue with building permits.

08/28/2024 Received an anonymous complaint from 311 on 8/28/2024 for missing address numbers.

09/17/2024-11/25/2024 Code Commercial Supervisor Churan noted property still in violation, vacant business, old bank. JTD, homeless encampments, G/W in gravel, missing address numbers, graffiti, det LS. 3 cites have been issued, first two vacated by courts, third to collections.

On December 26, 2024, I took over as the Inspector for this case. I inspected the property and noticed graffiti in numerous places on the property. Junk, trash, debris all over the property (old wood, old mattresses, old clothing). It appears several homeless encampments on the south end of the property. Several dead trees and dead vegetation throughout the property. Dead trees, where the stumps are still showing, not cut down to ground level. Missing vegetation on the property, along Broadway, and along Hardy Dr. Drywall and building material are missing on the drive-thru area and wood facing is deteriorated. South doors are boarded up, not in working condition. Several broken, damaged windows.

I mailed out final notice letters of violation to the LLC, Statutory agent, and Mr. Ferris.

01/30/2025 I inspected the property, and all the violations were still present. I was able to contact Mark Ferris by telephone and he told me the property is in foreclosure. He said possibly will be in bankruptcy at some point too. Mark said he is already out \$250,000 and it does not make since to put any more money into the property.

02/12/2025 Code Compliance received a complaint from PD about people getting into the building through unsecured door. I reached out to Mark and advised him.

02/14/2025 Mark provided me with a Notice of Foreclosure stating the property is in the beginning stages of foreclosure with an auction date of 03/25/25. I went by the property and noticed all the violations were still present.

02/18/2025- I returned to the property today and noticed all violations from December 26, 2024, remain. Fifth citation issued.

On 02/24/25, Posted notice to abate to property and mailed to owner.

**RECOMMENDATIONS:**

I recommend an abatement of the nuisance violations at the property at 833 W. Broadway Rd, Tempe due to property owner's failure to bring property into compliance with Tempe City Code Sec. 22-105, 21-3.b.8 and 21-3.b.1. Property owner has been given ample time to come into compliance and maintain the property. The property owner has been issued multiple civil citation and has failed to appear to court. 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,

Brian Shumway  
Code Inspector

ACTION TAKEN: Submit  
NAME: Ana Chura  
DATE: 3/4/2025



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 02/25/2025  
CASE #: CM211405

**833 W BROADWAY RD RE LLC  
9915 W BELL RD STE 436  
SUN CITY, AZ 853511264**

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

**LOCATION:** 833 W BROADWAY RD TEMPE, AZ 85282  
**PARCEL:** 12355004K

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers 04/01/2025 5:00 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:

- Sec.22-105. All sidewalks, walls, buildings, fences, signs, and other structures of surfaces shall be kept free from graffiti when the graffiti is visible from the street or other public or private property
- CC 21-3.b.8 Landscaping that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps
- 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:

- Sec.22-105. Please remove all graffiti on the property
- CC 21-3.b.8 Remove dead tree. Stumps need to be removed or cut to ground level
- CC 21-3.b.1 Please remove trash, litter and debris from property.

There has been multiple homeless encampments on-site, they are leaving behind junk, trash, and debris.

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 \$2,750.00. 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.**

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**Code Inspector: Brian Shumway**  
**Phone Number: 480-858-2283**  
**E-mail: [Brian\\_Shumway@tempe.gov](mailto:Brian_Shumway@tempe.gov)**



## Skunky's Junk Removal

833 West Broadway Road  
Tempe, AZ 85282

✉ emailprocurementofficerdirectly@none.com

ESTIMATE	#653
SERVICE DATE	Feb 22, 2025
EXPIRATION DATE	Apr 7, 2025
<b>TOTAL</b>	<b>\$2,750.00</b>

### CONTACT US

2618 W. First Street, Suite 7  
Tempe, AZ 85281

☎ (844) 758-6597

✉ info@skunkysjunk.com

## ESTIMATE

Services	amount
CM211405, 833 W Broadway Remove any junk, trash and debris from the front, sides and rear of the property. Cut the over height grass, weeds, remove any dead vegetation in the front, sides and rear of the property. Trim and/or remove any overgrown bushes, shrubs or trees in the front, side and rear of the property, including the removal of the stump on the property. Also, covering and/or removal of graffiti on the property.	\$2,750.00
	Services subtotal: \$2,750.00
<b>Total</b>	<b>\$2,750.00</b>

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.

Feb 25, 2025 at 9:57:35 AM



Feb 25, 2025 at 9:55:11 AM



Feb 25, 2025 at 9:56:03 AM



Feb 25, 2025 at 9:56:14 AM



Feb 25, 2025 11:57 AM



Feb 25, 2025 at 9:56:35 AM



Feb 25, 2025 at 9:57:14 AM



Feb 25, 2025 at 9:58:20 AM



Feb 25 2025 at 9:58:40 AM





COMMUNITY DEVELOPMENT DEPARTMENT  
 CODE COMPLIANCE  
 CORRECTION NOTICE

11/01/2021

833 W BROADWAY LLC  
 c/o MARK FERRIS 2810 OAHU AVE  
 HONOLULU, HI 96822

Case #: CM211405  
 Site Address: 833 W BROADWAY RD, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 10/29/2021 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
ZDC 4-102.E.1.	The owner or owner's association, or the lessee of the site, as applicable, shall maintain the development and property in conformance with the plans approved by the city. Any deterioration shall be considered a violation of this Code and any applicable ordinances. Such deterioration shall be based on the definition as defined in the City Code.
ZDC 4-102.E.2.	Any landscape feature required in this section that does not survive, function properly, or is in need of repair, shall be replaced within thirty (30) days of its demise or damage. The Community Development Director, or designee, may approve an extension when requested in writing, based on conflicts arising from construction activity, seasonal availability of materials, or a similar hardship.
ZDC 4-102.E.6.	The lack of maintenance shall constitute a violation of this Code, penalties for which are provided in Section 1-201.
Sec.22-105.	All sidewalks, walls, buildings, fences, signs, and other structures of surfaces shall be kept free from graffiti when the graffiti is visible from the street or other public or private property
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated appearance; uncultivated plants, weeds, tall grass, uncultivated shrubs or growth (whether growing or otherwise) higher than twelve (12) inches; or any dead trees, bushes, shrubs or portions thereof, including stumps; or any palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION	SITE REINSP ON OR AFTER
<b>Please remove the graffiti from the property. If painting over, please use a color of paint consistent with existing paint colors. Please remove the trash, litter, debris, etc., from the property</b>	11/15/2021
<b>Please remove dead vegetation from the property, and/or adjacent right of way. If cutting any trees down, please cut to stump level. Please replace any removed vegetation with same genus, species, etc. If replacing dead trees, please install 24 inch, boxed and double staked replacements</b>	12/01/2021

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

**Michael Glab**  
**Code Inspector**

**Direct: 480-350-5461**  
**Code Compliance: 480-350-4311**  
**Email: Michael\_Glab@tempe.gov**

**Please Note:** In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$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

11/01/2021

833 W BROADWAY RD RE LLC  
 9915 W BELL RD STE 436  
 SUN CITY, AZ 85351-1264

Case #: CM211405  
 Site Address: 833 W BROADWAY RD, TEMPE, AZ 85282

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

**Michael Glab**  
**Code Inspector**

**Direct: 480-350-5461**  
**Code Compliance: 480-350-4311**  
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**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

03/21/2022

833 W BROADWAY LLC  
c/o MARK FERRIS  
2810 OAHU AVE  
HONOLULU, HI 96822

Case #: CM211405  
Site Address: 833 W BROADWAY RD, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 03/21/2022 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
ZDC 4-102.E.1.	The owner or owner's association, or the lessee of the site, as applicable, shall maintain the development and property in conformance with the plans approved by the city. Any deterioration shall be considered a violation of this Code and any applicable ordinances. Such deterioration shall be based on the definition as defined in the City Code.
ZDC 4-102.E.2.	Any landscape feature required in this section that does not survive, function properly, or is in need of repair, shall be replaced within thirty (30) days of its demise or damage. The Community Development Director, or designee, may approve an extension when requested in writing, based on conflicts arising from construction activity, seasonal availability of materials, or a similar hardship.
ZDC 4-102.E.6.	The lack of maintenance shall constitute a violation of this Code, penalties for which are provided in Section 1-201.
Sec.22-105.	All sidewalks, walls, buildings, fences, signs, and other structures of surfaces shall be kept free from graffiti when the graffiti is visible from the street or other public or private property
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated appearance; uncultivated plants, weeds, tall grass, uncultivated shrubs or growth (whether growing or otherwise) higher than twelve (12) inches; or any dead trees, bushes, shrubs or portions thereof, including stumps; or any palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION	SITE REINSP ON OR AFTER
Please remove the graffiti from the property. If painting over, please use a color of paint consistent with existing paint colors. Please remove the trash, litter, debris, etc., from the property. Please remove persons, using the property as place to sleep, from the property	04/04/2022
Please remove dead vegetation from the property, and/or adjacent right of way. If cutting any trees down, please cut to stump level. Please replace any removed vegetation with same genus, species, etc. If replacing dead trees, please install 24 inch, boxed and double staked replacements	04/04/2022

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

**Michael Glab**  
**Code Inspector**

**Direct: 480-350-5461**  
**Code Compliance: 480-350-4311**  
**Email: Michael\_Glab@tempe.gov**

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**Civil and Criminal Penalties**

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COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE

03/21/2022

833 W BROADWAY RD RE LLC  
9915 W BELL RD STE 436  
SUN CITY, AZ 85351-1264

Case #: CM211405  
Site Address: 833 W BROADWAY RD, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 03/21/2022 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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PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION	SITE REINSP ON OR AFTER
<b>Please remove the graffiti from the property. If painting over, please use a color of paint consistent with existing paint colors. Please remove the trash, litter, debris, etc., from the property. Please remove persons, using the property as place to sleep, from the property</b>	04/04/2022
<b>Please remove dead vegetation from the property, and/or adjacent right of way. If cutting any trees down, please cut to stump level. Please replace any removed vegetation with same genus, species, etc. If replacing dead trees, please install 24 inch, boxed and double staked replacements</b>	04/04/2022

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COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE

04/18/2022

833 W BROADWAY LLC  
c/o MARK FERRIS  
2810 OAHU AVE  
HONOLULU, HI 96822

Case #: CM211405  
Site Address: 833 W BROADWAY RD, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 04/18/2022 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.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building; including, but not limited to, areas that contain items such as cans, bottles, wood, metal, plastic, rags, boxes, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items; lumber, scrap iron, tin and other metal not neatly piled, or anything whatsoever that is or may become a hazard to public health and safety, or that may harbor insect, rodent or vermin infestation. This subsection shall not be deemed to include items kept in covered bins or metal receptacles approved by the County Health Officer or this Code or any other ordinance of the City;

**PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION**

<p><b>Please remove trash, litter, debris, etc., from entirety of parcel and/or adjacent right of way. Please remove transients residing on site. Please remove uncontrolled grass/weeds, throughout parcel and/or adjacent right of way. Please remove graffiti from the entirety of the property. If painting over, please use a color of paint consistent with existing paint colors.</b></p>	<p>05/02/2022</p>
<p><b>Please remove and replace all dead vegetation. Please replace remove vegetation with like species, genus, variety, etc., on a one for one basis. Place new vegetation as close to original site as possible. Stumps must be cut to ground level. Please fill in pothole(s) located in the parking lot.</b></p>	<p>05/18/2022</p>

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

**Michael Glab  
Code Inspector**

**Direct: 480-350-5461  
Code Compliance: 480-350-4311  
Email: Michael\_Glab@tempe.gov**

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COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE

04/18/2022

833 W BROADWAY RD RE LLC  
9915 W BELL RD STE 436  
SUN CITY, AZ 85351-1264

Case #: CM211405  
Site Address: 833 W BROADWAY RD, TEMPE, AZ 85282

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COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE

05/31/2022

833 W BROADWAY LLC  
c/o MARK FERRIS  
2810 OAHU AVE  
HONOLULU, HI 96822

Case #: CM211405  
Site Address: 833 W BROADWAY RD, TEMPE, AZ 85282

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**PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION**

**Please secure broken windows on site. Please fill the pothole(s) on site.**

**07/01/2022**

**Please continue to address transient, trash and graffiti removal on an as needed basis.**

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**Michael Glab  
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CORRECTION NOTICE

05/31/2022

833 W BROADWAY RD RE LLC  
9915 W BELL RD STE 436  
SUN CITY, AZ 85351-1264

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**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

10/12/2022

833 W BROADWAY LLC  
c/o MARK FERRIS  
2810 OAHU AVE  
HONOLULU, HI 96822

Case #: CM211405  
Site Address: 833 W BROADWAY RD, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 10/12/2022 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
ZDC 4-102.E.1.	The owner or owner's association, or the lessee of the site, as applicable, shall maintain the development and property in conformance with the plans approved by the city. Any deterioration shall be considered a violation of this Code and any applicable ordinances. Such deterioration shall be based on the definition as defined in the City Code.
ZDC 4-102.E.2.	Any landscape feature required in this section that does not survive, function properly, or is in need of repair, shall be replaced within thirty (30) days of its demise or damage. The Community Development Director, or designee, may approve an extension when requested in writing, based on conflicts arising from construction activity, seasonal availability of materials, or a similar hardship.
ZDC 4-102.E.6.	The lack of maintenance shall constitute a violation of this Code, penalties for which are provided in Section 1-201.
Sec.22-105.	Graffiti prohibited. All sidewalks, walls, buildings, fences, signs, and other structures or surfaces shall be kept free from graffiti when the graffiti is visible from the street or other public or private property.
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated appearance; uncultivated plants, weeds, tall grass, uncultivated shrubs or growth (whether growing or otherwise) higher than twelve (12) inches; or any dead trees, bushes, shrubs or portions thereof, including stumps; or any palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground;
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building; including, but not limited to, areas that contain items such as cans, bottles, wood, metal, plastic, rags, boxes, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items; lumber, scrap iron, tin and other metal not neatly piled, or anything whatsoever that is or may become a hazard to public health and safety, or that may harbor insect, rodent or vermin infestation. This subsection shall not be deemed to include items kept in covered bins or metal receptacles approved by the County Health Officer or this Code or any other ordinance of the City;

**PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION**

11/07/2022

**Please remove the over height grass/weeds from the entirety of the property and/or adjacent right of way (e.g. frontage along both Hardy and Broadway, etc.). Please paint over, or remove, the graffiti located on the site. If painting over, please use a color of paint consistent with existing paint colors. Please remove the abandoned, inoperable vehicle from the parking lot of the site. Please remove the junk, trash and/or debris from the site.**

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

**Michael Glab  
Code Inspector**

**Direct: 480-350-5461  
Code Compliance: 480-350-4311  
Email: Michael\_Glab@tempe.gov**

**Please Note:** In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$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

10/12/2022

833 W BROADWAY RD RE LLC  
9915 W BELL RD STE 436  
SUN CITY, AZ 85351-1264

Case #: CM211405  
Site Address: 833 W BROADWAY RD, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 10/12/2022 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
ZDC 4-102.E.1.	The owner or owner's association, or the lessee of the site, as applicable, shall maintain the development and property in conformance with the plans approved by the city. Any deterioration shall be considered a violation of this Code and any applicable ordinances. Such deterioration shall be based on the definition as defined in the City Code.
ZDC 4-102.E.2.	Any landscape feature required in this section that does not survive, function properly, or is in need of repair, shall be replaced within thirty (30) days of its demise or damage. The Community Development Director, or designee, may approve an extension when requested in writing, based on conflicts arising from construction activity, seasonal availability of materials, or a similar hardship.
ZDC 4-102.E.6.	The lack of maintenance shall constitute a violation of this Code, penalties for which are provided in Section 1-201.
Sec.22-105.	Graffiti prohibited. All sidewalks, walls, buildings, fences, signs, and other structures or surfaces shall be kept free from graffiti when the graffiti is visible from the street or other public or private property.
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated appearance; uncultivated plants, weeds, tall grass, uncultivated shrubs or growth (whether growing or otherwise) higher than twelve (12) inches; or any dead trees, bushes, shrubs or portions thereof, including stumps; or any palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground;
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building; including, but not limited to, areas that contain items such as cans, bottles, wood, metal, plastic, rags, boxes, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items; lumber, scrap iron, tin and other metal not neatly piled, or anything whatsoever that is or may become a hazard to public health and safety, or that may harbor insect, rodent or vermin infestation. This subsection shall not be deemed to include items kept in covered bins or metal receptacles approved by the County Health Officer or this Code or any other ordinance of the City;

**PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION**

**Please remove the over height grass/weeds from the entirety of the property and/or adjacent right of way (e.g. frontage along both Hardy and Broadway, etc.). Please paint over, or remove, the graffiti located on the site. If painting over, please use a color of paint consistent with existing paint colors. Please remove the abandoned, inoperable vehicle from the parking lot of the site. Please remove the junk, trash and/or debris from the site.**

11/07/2022

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**Michael Glab  
Code Inspector**

**Direct: 480-350-5461  
Code Compliance: 480-350-4311  
Email: Michael\_Glab@tempe.gov**

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**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

12/31/2024

MARK FERRIS C/O 833 W BROADWAY - RE LLC  
2120 W Guadalupe Rd, #4  
MESA, AZ 85202

Case #: CM211405  
Site Address: 833 W BROADWAY RD, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 12/27/2024 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.

<b>Section</b>	<b>Violation</b>
ZDC 4-102.E.1.	Site not maintained in accordance with approved plans
ZDC 4-102.E.2.	Dead or damaged landscape feature
ZDC 4-102.E.6.	Lack of maintenance
Sec.22-105.	All sidewalks, walls, buildings, fences, signs, and other structures of surfaces shall be kept free from graffiti when the graffiti is visible from the street or other public or private property
CC 21-3.b.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps
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
ZDC 4-903B.Address	Addresses shall be visible from public access and meet size specifications.

<b>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</b>		<b>SITE REINSP ON OR AFTER</b>
ZDC 4-102.E.1.	Maintain site in conformance with plans approved by the City	1/30/2025
ZDC 4-102.E.2.	Replace landscaping in accordance with last approved plans	1/30/2025
ZDC 4-102.E.6.	Maintain property free of trash, litter and/or debris.  This includes repairing pot holes in asphalt parking lot.	1/30/2025
Sec.22-105.	Please remove all graffiti on the property	1/30/2025
CC 21-3.b.8	Remove dead tree. Stumps need to be removed or cut to ground level	1/30/2025
CC 21-3.b.1	Please remove trash, litter and debris from property.  There has been multiple homeless encampments on-site, they are leaving behind junk, trash, and debris.	1/30/2025
ZDC 4-903B.Address	Replace sign per site plan.  Property address needs to be visible.	1/30/2025

### **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.

**Brian Shumway**  
Code Inspector

**Direct: 480-858-2283**  
**Code Compliance: 480-350-4311**  
**Email: Brian\_Shumway@tempe.gov**

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#### **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

12/31/2024

ATTN: MICHAEL BLAIRE BUEKERS C/O 833 W BROADWAY - RE LLC  
MPB REALTY SERVICES, INC.  
1450 E. Indian School Road, #104  
PHOENIX, AZ 85014

Case #: CM211405  
Site Address: 833 W BROADWAY RD, TEMPE, AZ 85282

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<b>Section</b>	<b>Violation</b>
ZDC 4-102.E.1.	Site not maintained in accordance with approved plans
ZDC 4-102.E.2.	Dead or damaged landscape feature
ZDC 4-102.E.6.	Lack of maintenance
Sec.22-105.	All sidewalks, walls, buildings, fences, signs, and other structures of surfaces shall be kept free from graffiti when the graffiti is visible from the street or other public or private property
CC 21-3.b.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps
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
ZDC 4-903B.Address	Addresses shall be visible from public access and meet size specifications.

<b>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</b>		<b>SITE REINSP ON OR AFTER</b>
ZDC 4-102.E.1.	Maintain site in conformance with plans approved by the City	1/30/2025
ZDC 4-102.E.2.	Replace landscaping in accordance with last approved plans	1/30/2025
ZDC 4-102.E.6.	Maintain property free of trash, litter and/or debris.  This includes repairing pot holes in asphalt parking lot.	1/30/2025
Sec.22-105.	Please remove all graffiti on the property	1/30/2025
CC 21-3.b.8	Remove dead tree. Stumps need to be removed or cut to ground level	1/30/2025
CC 21-3.b.1	Please remove trash, litter and debris from property.  There has been multiple homeless encampments on-site, they are leaving behind junk, trash, and debris.	1/30/2025
ZDC 4-903B.Address	Replace sign per site plan.  Property address needs to be visible.	1/30/2025

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**Brian Shumway**  
**Code Inspector**

**Direct: 480-858-2283**  
**Code Compliance: 480-350-4311**  
**Email: Brian\_Shumway@tempe.gov**

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COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
FINAL CORRECTION NOTICE

12/31/2024

833 W BROADWAY RD RE LLC  
9915 W BELL RD STE 436  
SUN CITY, AZ 853511264

Case #: CM211405  
Site Address: 833 W BROADWAY RD, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 12/27/2024 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.

<b>Section</b>	<b>Violation</b>
ZDC 4-102.E.1.	Site not maintained in accordance with approved plans
ZDC 4-102.E.2.	Dead or damaged landscape feature
ZDC 4-102.E.6.	Lack of maintenance
Sec.22-105.	All sidewalks, walls, buildings, fences, signs, and other structures of surfaces shall be kept free from graffiti when the graffiti is visible from the street or other public or private property
CC 21-3.b.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps
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
ZDC 4-903B.Address	Addresses shall be visible from public access and meet size specifications.

<b>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</b>		<b>SITE REINSP ON OR AFTER</b>
ZDC 4-102.E.1.	Maintain site in conformance with plans approved by the City	1/30/2025
ZDC 4-102.E.2.	Replace landscaping in accordance with last approved plans	1/30/2025
ZDC 4-102.E.6.	Maintain property free of trash, litter and/or debris.  This includes repairing pot holes in asphalt parking lot.	1/30/2025
Sec.22-105.	Please remove all graffiti on the property	1/30/2025
CC 21-3.b.8	Remove dead tree. Stumps need to be removed or cut to ground level	1/30/2025
CC 21-3.b.1	Please remove trash, litter and debris from property.  There has been multiple homeless encampments on-site, they are leaving behind junk, trash, and debris.	1/30/2025
ZDC 4-903B.Address	Replace sign per site plan.  Property address needs to be visible.	1/30/2025

### **CORRECTIVE ACTION MUST BE COMPLETED OR CITATIONS MAY BE ISSUED**

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**Brian Shumway**  
**Code Inspector**

**Direct: 480-858-2283**  
**Code Compliance: 480-350-4311**  
**Email: [Brian\\_Shumway@tempe.gov](mailto:Brian_Shumway@tempe.gov)**

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COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
FINAL CORRECTION NOTICE

12/31/2024

833 W BROADWAY LLC  
c/o MARK FERRIS 3820 W IRON SPRINGS RD  
PRESCOTT, AZ 86305

Case #: CM211405  
Site Address: 833 W BROADWAY RD, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 12/27/2024 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.

<b>Section</b>	<b>Violation</b>
ZDC 4-102.E.1.	Site not maintained in accordance with approved plans
ZDC 4-102.E.2.	Dead or damaged landscape feature
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ZDC 4-903B.Address	Addresses shall be visible from public access and meet size specifications.

<b>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</b>		<b>SITE REINSP ON OR AFTER</b>
ZDC 4-102.E.1.	Maintain site in conformance with plans approved by the City	1/30/2025
ZDC 4-102.E.2.	Replace landscaping in accordance with last approved plans	1/30/2025
ZDC 4-102.E.6.	Maintain property free of trash, litter and/or debris.  This includes repairing pot holes in asphalt parking lot.	1/30/2025
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CC 21-3.b.1	Please remove trash, litter and debris from property.  There has been multiple homeless encampments on-site, they are leaving behind junk, trash, and debris.	1/30/2025
ZDC 4-903B.Address	Replace sign per site plan.  Property address needs to be visible.	1/30/2025

### **CORRECTIVE ACTION MUST BE COMPLETED OR CITATIONS MAY BE ISSUED**

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**Brian Shumway**  
**Code Inspector**

**Direct: 480-858-2283**  
**Code Compliance: 480-350-4311**  
**Email: [Brian\\_Shumway@tempe.gov](mailto:Brian_Shumway@tempe.gov)**

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# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1702458</b>	Case Number	Social Security Number	Military	<input type="checkbox"/> Serious Physical Injury	<input type="checkbox"/> Accident	<input type="checkbox"/> Fatality	<input type="checkbox"/> Commercial
Driver's License No.	DLP <input type="checkbox"/>	State	Class	Endorsements M H N P T X D	Incident Report Number <b>CM211905</b>		
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language	Defendant Name (First, Middle, Last) <b>833 W BROADWAY - RE LLC / MARK FERRIS</b>						Juvenile
Residence Address, City, State, Zip Code <b>2810 CAHO AVE HONOLULU, HI 96822</b>	Telephone: (cell phone) <input type="checkbox"/>						
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions
Business Address, City, State, Zip Code <b>9915 W BELL RD #436 SUN CITY AZ 85351</b>							Business Phone No.
Vehicle	Color	Year	Make	Model	Style	License Plate	State
Registered owner & address, City, State, Zip Code						Vehicle Identification Number	

The Undersigned Certifies That:

On	Month <b>04</b>	Day <b>18</b>	Year <b>2022</b>	Time <b>1034</b>	<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 <b>833 W BROADWAY RD</b>								<input checked="" type="checkbox"/> Tempe	Area	Dist.

The Defendant Committed the Following:

<b>A</b>	Section: <b>TCC 21308</b>	ARS Violation: <b>CC DETERIORATED LANDSCAPE</b>	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction: <input checked="" type="checkbox"/> Municipal Code	
<b>B</b>	Section: <del>ZDC 4102 56</del>	ARS Violation: <del>CC ERROR</del>	<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	
<b>C</b>	Section: <b>ZDC 1201 A</b>	ARS Violation: <b>CC ZDC 4-202 EL LACK OF MOVEMENT</b>	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction: <input checked="" type="checkbox"/> Municipal Code	
<b>D</b>	Section:	ARS 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	
<b>E</b>	Section:	ARS 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	

**You must appear on the date and time indicated at:**

<b>Tempe Municipal Court</b> 140 E. 5th Street Tempe, AZ 85281 Court No. 0753	<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor	Date: <b>05/02/22</b>	Time: <b>Between 9AM &amp; 4PM</b>
<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:  Without admitting guilt, I promise to appear as directed hereon.  
Civil:  Without admitting responsibility, I acknowledge receipt of this complaint.

**MAILED US CERTIFIED**

Victim?  Victim Notified?

I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant.

Complainant: **CODE COMPLIANCE** PSN **8041**

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 \_\_\_\_\_

**\$370.00**  
**\$370.00**

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.



1702458

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1702616</b>	Case Number <b>82-024813-4</b>	Social Security Number	Military	<input type="checkbox"/> Serious Physical Injury	<input type="checkbox"/> Accident	<input type="checkbox"/> Fatality	<input type="checkbox"/> Commercial
Driver's License No.	DLP <input type="checkbox"/>	State	Class	Endorsements M H N P T X D	Incident Report Number <b>CM211405</b>		

Interpreter Required?  Spanish  Other Language

**Defendant** Name (First, Middle, Last) **833 W BROADWAY RD RE LLC / MARK FERRIS** Juvenile

Residence Address, City, State, Zip Code Telephone (cell phone) ( )

Sex Height Weight Eyes Hair Origin Date of Birth Restrictions Email Address

Business Address City, State, Zip Code Business Phone No. ( )

**2810 OAHU AVE HONOLULU HI 96822**

**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 **17** Year **2022** Time **9:21**  AM  PM **Speed** Approx. Posted R & P Speed Measurement Device  Radar  Laser  Pace Direction of Travel

At Location **833 W BROADWAY RD**  Tempe  State of Arizona Area Dist.

The Defendant Committed the Following:

<b>A</b>	Section: <b>TCC 21-3 A</b>	ARS Violation: <b>21-3.B.B DETERIORATED LANDSCAPE</b>	<input checked="" type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic <input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
<b>B</b>	Section:	ARS Violation:	<input type="checkbox"/> 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
<b>C</b>	Section:	ARS Violation:	<input type="checkbox"/> 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
<b>D</b>	Section:	ARS Violation:	<input type="checkbox"/> 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
<b>E</b>	Section:	ARS Violation:	<input type="checkbox"/> 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

**You must appear on the date and time indicated at:**

**Tempe Municipal Court**  
140 E. 5th Street  
Tempe, AZ 85281  
Court No. 0753

Traffic Court Suite 150, 1st Floor Date: **12/06/2022** Time: Between 9AM & 4PM

Criminal Court Suite 200, 2nd Floor Date: \_\_\_\_\_ Time: \_\_\_\_\_  AM  PM

Court No. \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_  AM  PM

Court Address, City, State, Zip Code

Criminal:  Without admitting guilt, I promise to appear as directed hereon.

Civil:  Without admitting responsibility, I acknowledge receipt of this complaint.

**X MAILED USPS CERTIFIED MAIL**

Victim?  Victim Notified?

I certify that upon reasonable grounds I believe the defendant committed the act described, contrary to law and I have served a copy of this complaint upon the defendant.

**Michael A Seal** **8041**  
Complainant **CODE COMPLAINT** PSN

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

**1ST CITE = \$200.00**

**11/18/2022**  
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.

61:01W 12:00W...



1702616

COMPLAINT

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1702619</b>	Case Number	Social Security Number	Military	<input type="checkbox"/> Serious Physical Injury	<input type="checkbox"/> Accident	<input type="checkbox"/> Fatality	<input type="checkbox"/> Commercial
Driver's License No.			<input type="checkbox"/> DLP	State	Class	Endorsements M H N P T X D	Incident Report Number <b>CM211405</b>

Interpreter Required?  Spanish  Other Language

**Defendant** Name (First Middle Last) **833 W BROADWAY RE LLC / MARK FERRIS** Juvenile

Residence Address, City, State, Zip Code Telephone: (cell phone)

Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions	Email Address	
Business Address, City, State, Zip Code <b>9915 W BELL RD STE 436 SUN CITY AZ 85351</b>								Business Phone No.	
<b>Vehicle</b>		Color	Year	Make	Model	Style	License Plate	State	Expiration Date
Registered owner & address, City, State, Zip Code							Vehicle Identification Number		

The Undersigned Certifies That:

On	Month	Day	Year	Time	Speed	Approx.	Posted	R & P	Speed Measurement Device	Direction of Travel	
	12	23	2022	0812					<input type="checkbox"/> Radar <input type="checkbox"/> Laser <input type="checkbox"/> Pace		
At	Location <b>833 W BROADWAY RD</b>						Tempe		State of Arizona	Area	Dist.

The Defendant Committed the Following:

A	Section: <b>TCC 21-3A</b>	ARS Violation: <b>CC TCC 21-3 B.8 DETERIORATED LAND</b>	Domestic Violence Case <input type="checkbox"/>	Criminal <input type="checkbox"/>	Criminal Traffic <input type="checkbox"/>	Municipal Code <input checked="" type="checkbox"/>	Civil Traffic <input type="checkbox"/>	Petty Offense <input type="checkbox"/>
Docket Number		Disp. Code:	Date of Disposition:	Sanction:		MVD		
B	Section:	ARS Violation:	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"/>
Docket Number		Disp. Code:	Date of Disposition:	Sanction:		MVD		
C	Section:	ARS Violation:	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"/>
Docket Number		Disp. Code:	Date of Disposition:	Sanction:		MVD		
D	Section:	ARS Violation:	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"/>
Docket Number		Disp. Code:	Date of Disposition:	Sanction:		MVD		
E	Section:	ARS Violation:	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"/>
Docket Number		Disp. Code:	Date of Disposition:	Sanction:		MVD		

**You must appear on the date and time indicated at:**

<b>Tempe Municipal Court</b> 140 E. 5th Street Tempe, AZ 85281 Court No. 0753	<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor	Date: <b>01/11/2023</b>	Time: <b>Between 9AM &amp; 4PM</b>
<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 Address, City, State, Zip Code			

Criminal:  Without admitting guilt, I promise to appear as directed hereon.  
Civil:  Without admitting responsibility, I acknowledge receipt of this complaint.

**X MAILED US CERTIFIED MAIL**

Victim?  Victim Notified?

I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant.

Complainant: **CODE COMPLIANCE** PSN: **8041**

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 \_\_\_\_\_

**2ND CITE = \$300.00**

Date issued if not violation date: **12/28/2023**

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

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1789876</b>		Case Number	Social Security Number		Military	<input type="checkbox"/> Serious Physical Injury	<input type="checkbox"/> Accident	<input type="checkbox"/> Fatality	<input type="checkbox"/> Commercial		
Driver's License No.		DLP <input type="checkbox"/>	State	Class	Endorsements M H N P T X D			Incident Report Number <b>CM211405</b>			
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language											
Defendant Name (First, Middle, Last) <b>833 W BROADWAY RE LLC / MARK FERRIS</b>								Juvenile			
Residence Address, City, State, Zip Code <b>833 W BELL RD. STE 436 SUN CITY AZ 85351</b>								Telephone: (cell phone) <input type="checkbox"/>			
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions	Email Address			
Business Address, City, State, Zip Code								Business Phone No.			
Vehicle					Color	Year	Make	Model	Style		
Registered owner & address, City, State, Zip Code					License Plate					State	Expiration Date
					Vehicle Identification Number						

The Undersigned Certifies That:

On	Month <b>05</b>	Day <b>03</b>	Year <b>2023</b>	Time <b>1128</b>	<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 <b>833 W BROADWAY RD.</b>								<input checked="" type="checkbox"/> Tempe <input type="checkbox"/> State of Arizona	Area	Dist.

The Defendant Committed the Following:

<b>A</b>	Section: <b>ZDC 1-201 A</b>	ARS Violation: <b>ZDC 4-102.E.6 LACK OF MAINTENANCE</b>	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
MVD					
<b>B</b>	Section:	ARS 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					
<b>C</b>	Section:	ARS 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					
<b>D</b>	Section:	ARS 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					
<b>E</b>	Section:	ARS 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					

<p><b>You must appear on the date and time indicated at:</b></p>	<p><b>Tempe Municipal Court</b> 140 E. 5th Street Tempe, AZ 85281 Court No. 0753</p>	<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor	Date: <b>05/17/2023</b> Time: <b>Between 9AM &amp; 4PM</b>
	<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. Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.	Victim? <input type="checkbox"/> Victim Notified? <input type="checkbox"/> 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.
<p><b>X MAILED VIA US CERTIFIED MAIL</b></p>	Complainant: <b>Michael A. [Signature]</b> ID #: <b>8041</b>

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

**3RD CITE, 1ST W/ THIS CHARGE = \$170.00**

Date issued if not violation date \_\_\_\_\_

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1790488</b>	Case Number	Social Security Number	Military	<input type="checkbox"/> Serious Physical Injury	<input type="checkbox"/> Accident	<input type="checkbox"/> Fatality	<input type="checkbox"/> Commercial
Driver's License No.	DLP <input type="checkbox"/>	State	Class	Endorsements M H N P T X D			Incident Report Number <b>CM211405</b>
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language	Defendant Name (First, Middle, Last) <b>833 W. Broadway Rd RE LLC C/O MPB Realty Services Inc.</b>						Juvenile
Residence Address, City, State, Zip Code						Telephone: (cell phone) <input type="checkbox"/>	
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions
Business Address, City, State, Zip Code <b>9915 W. Broadway Rd Ste 436 Sun City, AZ 85351</b>						Business Phone No.	
Vehicle	Color	Year	Make	Model	Style	License Plate	State
Registered owner & address, City, State, Zip Code						Vehicle identification Number	

The Undersigned Certifies That:

On	Month <b>02</b>	Day <b>18</b>	Year <b>2025</b>	Time <b>10:30</b>	<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 <b>833 W. Broadway Rd</b>								<input checked="" type="checkbox"/> Tempe <b>85282</b>	State of Arizona	Area	Dist.

The Defendant Committed the Following:

<b>A</b>	Section: <b>ZDC 1-201 A</b>	Violation: <b>CC 201-4-102.E.1 SITE NOT MAINTAINED</b>	Domestic Violence Case <input type="checkbox"/>	Criminal <input type="checkbox"/>	Criminal Traffic <input type="checkbox"/>	Municipal Code <input checked="" type="checkbox"/>	Civil Traffic <input type="checkbox"/>	Petty Offense <input type="checkbox"/>
<b>B</b>	Section: <b>ZDC 1-201 A</b>	Violation: <b>CC 201-4-102.E.6 LACK OF MAINTENANCE</b>	Domestic Violence Case <input type="checkbox"/>	Criminal <input type="checkbox"/>	Criminal Traffic <input type="checkbox"/>	Municipal Code <input checked="" type="checkbox"/>	Civil Traffic <input type="checkbox"/>	Petty Offense <input type="checkbox"/>
<b>C</b>	Section: <b>CC 21-3 A</b>	Violation: <b>CC 21-3.B.1 Debris or Trash covered exterior Areas</b>	Domestic Violence Case <input type="checkbox"/>	Criminal <input type="checkbox"/>	Criminal Traffic <input type="checkbox"/>	Municipal Code <input checked="" type="checkbox"/>	Civil Traffic <input type="checkbox"/>	Petty Offense <input type="checkbox"/>
<b>D</b>	Section: <b>CC 21-3 A</b>	Violation: <b>CC 21-3.B.8 Dead or Damaged Landscaping</b>	Domestic Violence Case <input type="checkbox"/>	Criminal <input type="checkbox"/>	Criminal Traffic <input type="checkbox"/>	Municipal Code <input checked="" type="checkbox"/>	Civil Traffic <input type="checkbox"/>	Petty Offense <input type="checkbox"/>
<b>E</b>	Section: <b>ZDC 1-201 A</b>	Violation: <b>CC 201-4-903 B No visible Property Address</b>	Domestic Violence Case <input type="checkbox"/>	Criminal <input type="checkbox"/>	Criminal Traffic <input type="checkbox"/>	Municipal Code <input checked="" 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: <b>MARCH 05, 2025</b>	Time: <b>BETWEEN 9AM &amp; 4PM</b>
	<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.	
<b>X</b> <u>Mailed / Cert to Statutory Agent and LLC B. SHERWAY</u>	Complainant	<b>27838</b> 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.	Total = \$910	
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



1790488