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**CITY OF TEMPE  
HEARING OFFICER**

**Meeting Date: 4/15/2025  
Agenda Item: 3**

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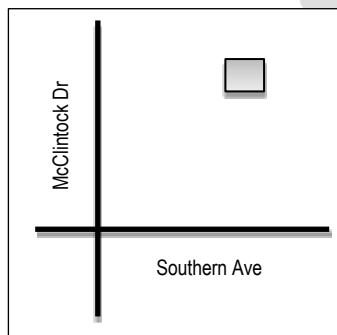
**ACTION:** Request approval to abate public nuisance items at the PADILLA PROPERTY located at 1978 E. Del Rio Dr. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$4,382.00 for abatement request, including deteriorated landscape, dead trees, high grass and weeds, 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 PADILLA 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 CE248005: including deteriorated landscape, dead trees, high grass and weeds, and security on site.

Case was continued from April 1 agenda to the April 15<sup>th</sup> agenda.



Property Owner: Jorge Padilla  
Applicant: City of Tempe – Code Compliance  
Zoning District: R1-6, Single Family Residential District  
Code Compliance Inspector: Missy Heinemann, 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 PADILLA PROPERTY located 1978 E. Del Rio Dr in the R1-6 Single Family Residential District. This case was initiated 11/19/24 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	PADILLA PROPERTY ABATEMENT	EXISTING ZONING	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	1978 E DEL RIO DR., TEMPE, AZ 85282	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	ABATEMENT OF CE248005 HEARING DATE 4/01/2025	PARCEL No(s)	133-34-348 <input type="checkbox"/>

PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)			
BUSINESS NAME	ADDRESS	*****	
CONTACT NAME	CITY	STATE	***** 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 CODE ENFORCEMENT	ADDRESS	21 E. 6TH STREET, SUITE 208
CONTACT NAME	MISSY HEINEMAN / CODE INSPECTOR	CITY	TEMPE STATE AZ ZIP 85281
EMAIL	MISSY_HEINEMAN@TEMPE.GOV	PHONE 1	(480) 350-8224 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 Missy Heineman	Digitally signed by Missy Heineman Date: 2025.02.14 08:53:39 -07'00'	DATE	2/14/25
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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 <i>Planning &amp; Zoning Fee Schedule</i> for types)	FOR CITY USE ONLY (Planning record tracking numbers)	
<input type="checkbox"/> A. PRELIMINARY SITE PLAN REVIEW			SPR	
<input type="checkbox"/> B. ADMINISTRATIVE APPLICATIONS			ADM	
<input type="checkbox"/> C. VARIANCES			VAR	
<input type="checkbox"/> D. USE PERMITS / USE PERMIT STANDARDS			ZUP	
<input type="checkbox"/> E. ZONING CODE AMENDMENTS			ZOA	ZON
<input type="checkbox"/> F. PLANNED AREA DEVELOPMENT OVERLAYS			PAD	REC
<input type="checkbox"/> G. SUBDIVISION / CONDOMINIUM PLATS			SBD	REC
<input type="checkbox"/> H. DEVELOPMENT PLAN REVIEW			DPR	
<input type="checkbox"/> I. APPEALS				
<input type="checkbox"/> J. GENERAL PLAN AMENDMENTS			GPA	
<input type="checkbox"/> K. ZONING VERIFICATION LETTERS			ZVL	
<input checked="" type="checkbox"/> L. ABATEMENTS			CE	CM
<input type="checkbox"/> M. SIGN TYPE K			GO	SE
TOTAL NUMBER OF APPLICATIONS	0			

FOR CITY USE ONLY			
DS TRACKING #	FILE APPLICATION WITH CE / CM / IP TRACKING #	DATE RECEIVED (STAMP)	VALIDATION OF PAYMENT (STAMP)
PL TRACKING #			TOTAL APPLICATION FEES
SPR TRACKING # (if 2 <sup>nd</sup> or 3 <sup>rd</sup> submittal, please use Planning Resubmittal Form)			RECEIVED BY INTAKE STAFF (INITIALS)

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA



**DATE:** February 14, 2025  
**TO:** David Rich, Senior Code Inspector  
**FROM:** Missy Heineman, Code Inspector  
**SUBJECT:** CE248005, JORGE PADILLA PROPERTY ABATEMENT

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**LOCATION:** 1978 E DEL RIO DR, AZ 85282

**PARCEL:** 133-34-348  
**OWNER:** JORGE PADILLA  
1978 E DEL RIO DR  
TEMPE, AZ 85282

**FINDINGS:**

11/19/2024 The Code Compliance Division received complaint for deteriorated landscape.

11/20/2024 Inspected property and found over height grass and weeds growing in the landscape of the front, side and back yards as well as dead portions of trees and bushes. Notice to comply mailed to property owner, Jorge Padilla, to remedy the violations.

12/05/2024 Inspected property and found over height grass and weeds growing in the landscape of the front, side and back yards as well as dead portions of trees and bushes. Final notice to comply mailed to property owner, Jorge Padilla, to remedy the violations.

1/07/2025 Inspected property and found over height grass and weeds growing in the landscape of the front, side and back yards as well as dead portions of trees and bushes. Pink final notice to comply posted to the property, asking for the property owner to contact me.

1/14/2025 Civil Citation #1790644 was issued for Deteriorated Landscape.

1/28/2025 Plead guilty and paid fine and fees.

2/03/2025 Photos taken that show the current condition of the property.

2/18/2025 Posted notice of intent to abate to property and mailed to property owner.


**RECOMMENDATIONS:**

I recommend an abatement of the nuisance violations at the property at 1978 E DEL RIO DR due to property owner's failure to bring property into compliance with Tempe City Code 21-3.B.8 Deteriorated Landscape. MR. PADILLA has been given ample time to come into compliance and maintain the property. The property owner has been issued a civil citation, plead responsible and paid the fine and fees. 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,

Missy Heineman  
Code Inspector

ACTION TAKEN: Submit  
NAME:   
DATE: 2/18/2025



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 04/1/2025  
CASE #: CE248005

**PADILLA JORGE;MIREYA**  
**1978 E DEL RIO DR**  
**TEMPE , AZ 85282-2863**

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

**LOCATION:** 1978 E DEL RIO DR TEMPE, AZ 85282  
**PARCEL:** 13334348

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers **continued to 4/15/2025 at 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:

CC 21-3.b.8      Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps

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 CUT/REMOVE ALL OVERHEIGHT GRASS/WEEDS IN THE FRONT/SIDE/BACK YARDS OF THE PROPERTY AS WELL AS THE ALLEY. MAINTAIN LANDSCAPE FREE OF ANY UNCONTROLLED GROWTH OR DEAD VEGETATION. PLEASE REMOVE DEAD PORTIONS OF THE TREES/BUSHES IN THE FRONT AND/OR SIDE AND/OR BACK YARD LANDSCAPED AREAS. ALL LANDSCAPES MUST BE MAINTAINED FREE AND CLEAR OF ANY DEAD GROWTH.

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 **\$4,382.00**. 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: Missy Heineman**  
**Phone Number: 480-350-8224**  
**E-mail: [Missy\\_Heineman@tempe.gov](mailto:Missy_Heineman@tempe.gov)**



Mailed 1st class  
→ Posted to property  
2/18/24

## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 02/18/2025  
CASE #: CE248005

**PADILLA JORGE;MIREYA**  
**1978 E DEL RIO DR**  
**TEMPE , AZ 85282-2863**

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**LOCATION:** 1978 E DEL RIO DR TEMPE, AZ 85282  
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**If you have questions regarding this matter, please contact our office at (480)350-4311.**

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**Code Inspector: Missy Heineman**  
**Phone Number: 480-350-8224**  
**E-mail: [Missy\\_Heineman@tempe.gov](mailto:Missy_Heineman@tempe.gov)**



**Artistic Land Management, Inc.**

February 13, 2025

City of Tempe  
Attn: Missy Heineman  
Code Compliance Inspector

**RE: Clean-Up at 1978 E. Del Rio Dr.**

Thank you for giving Artistic Land Management, Inc the opportunity to serve your landscaping needs. Below is our price to provide all labor, equipment, landfill fees, and supervision to perform the work listed below at 1978 E. Del Rio Dr, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

#### Scope of Work

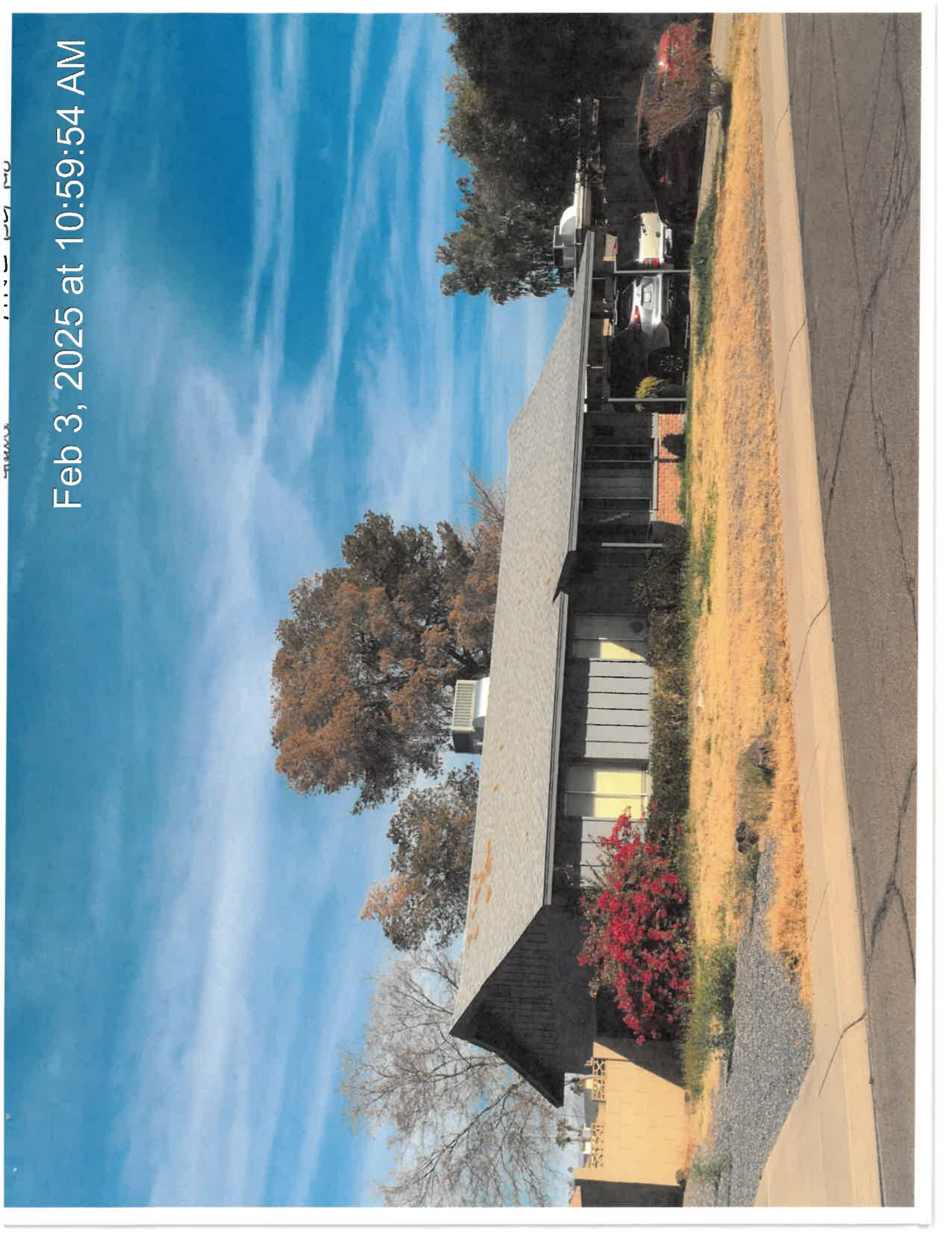
- Cut the over height grass and weeds in the front, side, and rear yards
- Trim and/or remove any overgrown bushes, shrubs, or trees in the front, side, and rear yard
- Remove dead portions of trees and bushes
- Haul off debris
- Police presence on-site for the duration of the visit

**Total = \$4,382.00**

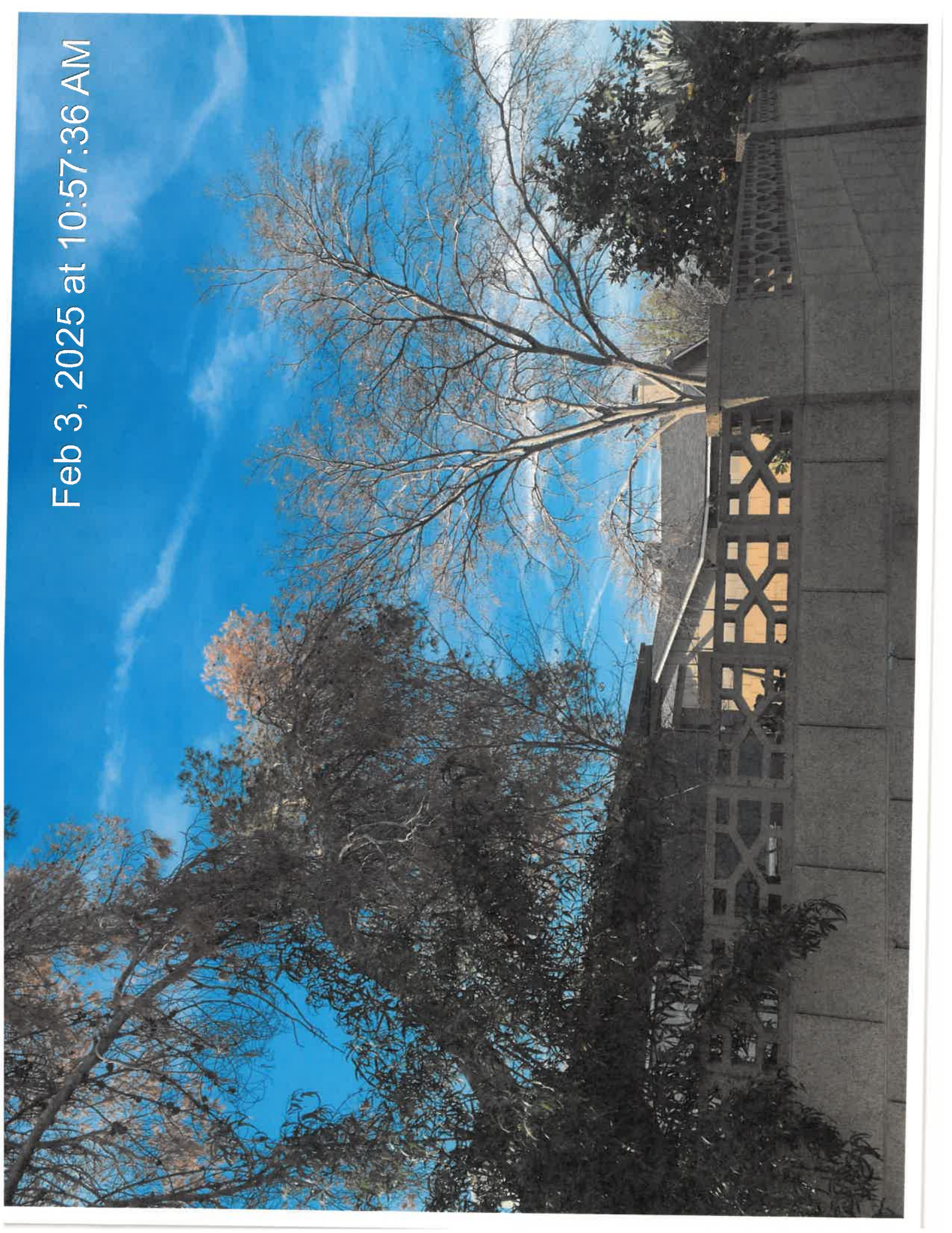
Respectfully,

Freddie Panzella

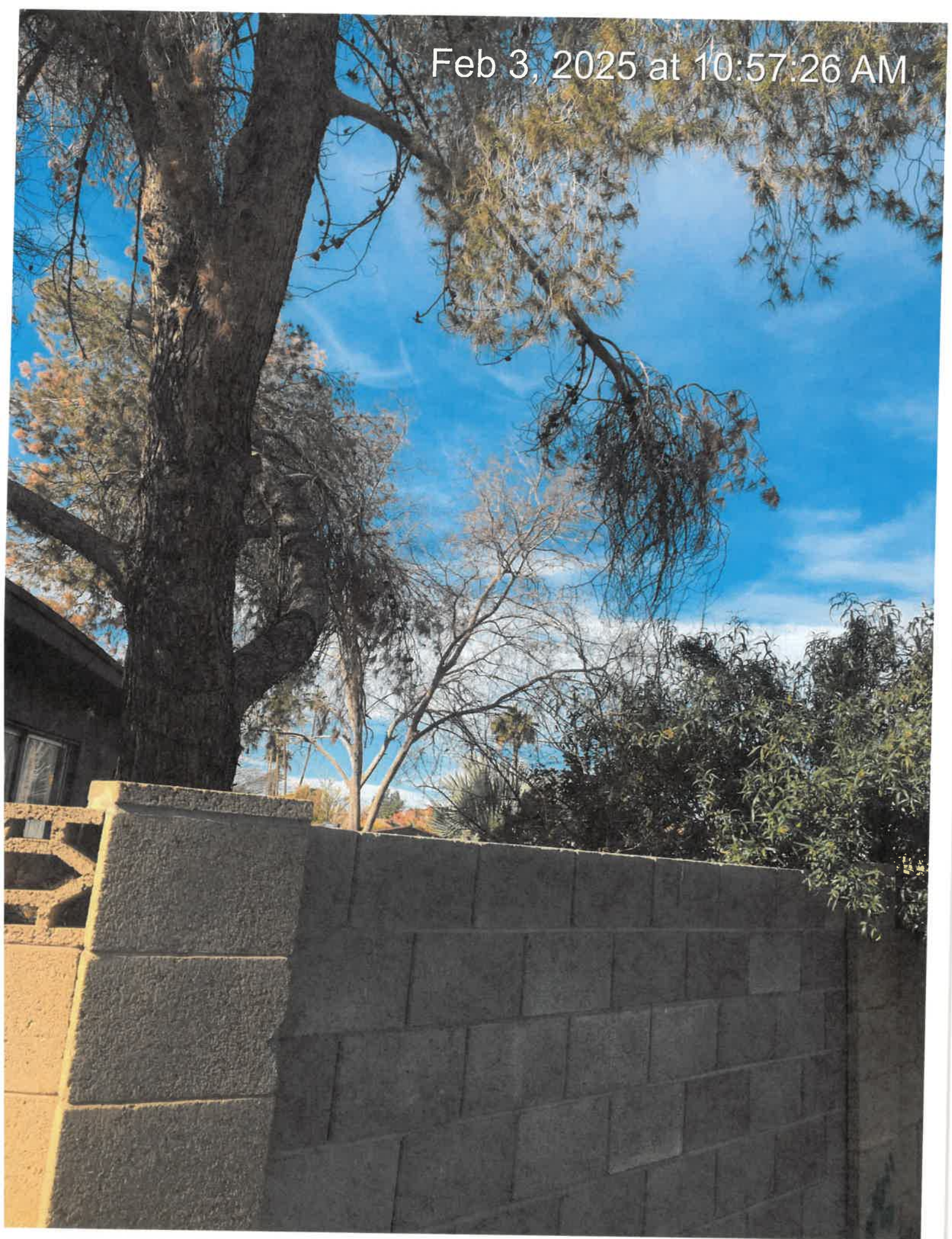
Feb 3, 2025 at 10:59:54 AM



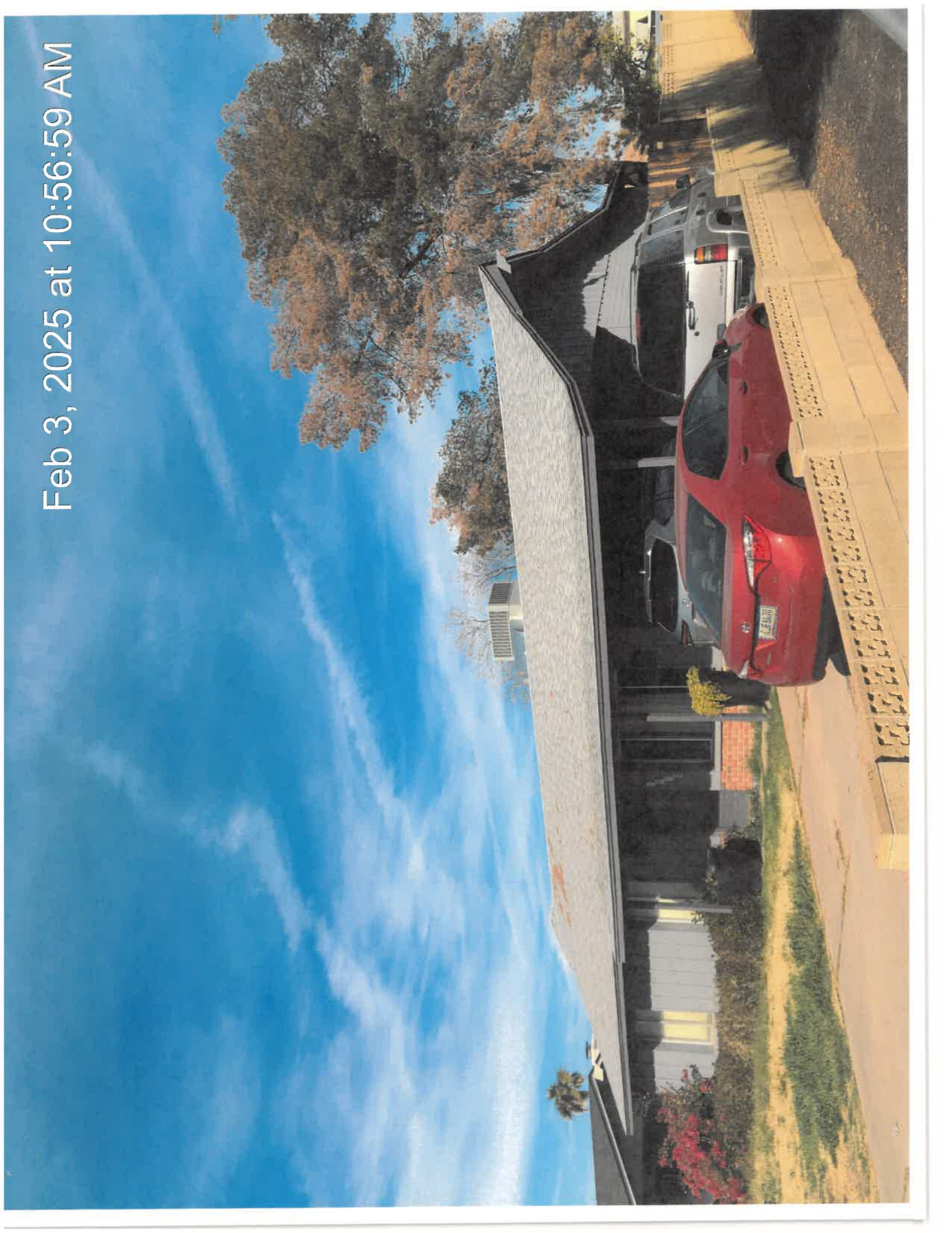
Feb 3, 2025 at 10:57:36 AM



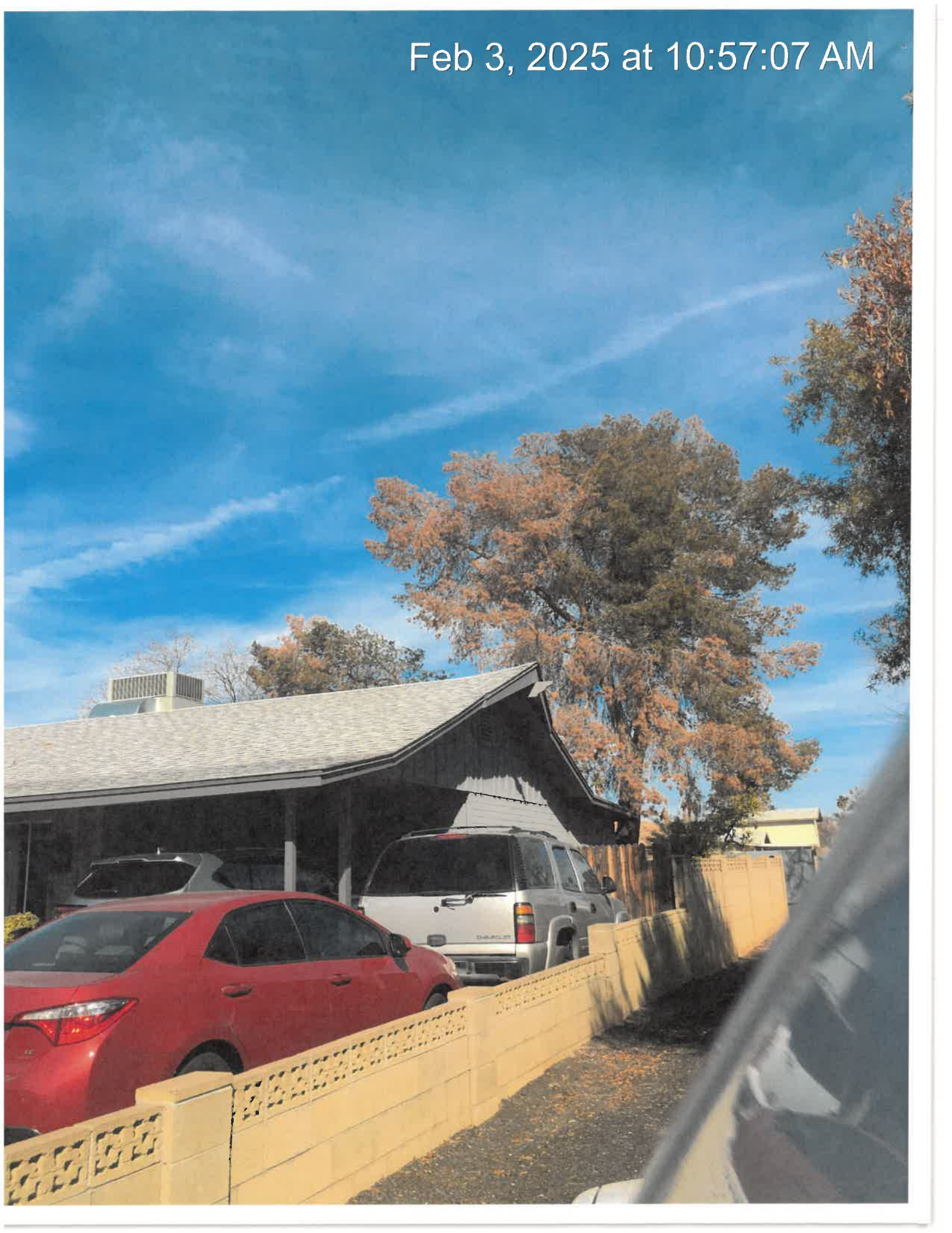
Feb 3, 2025 at 10:57:26 AM



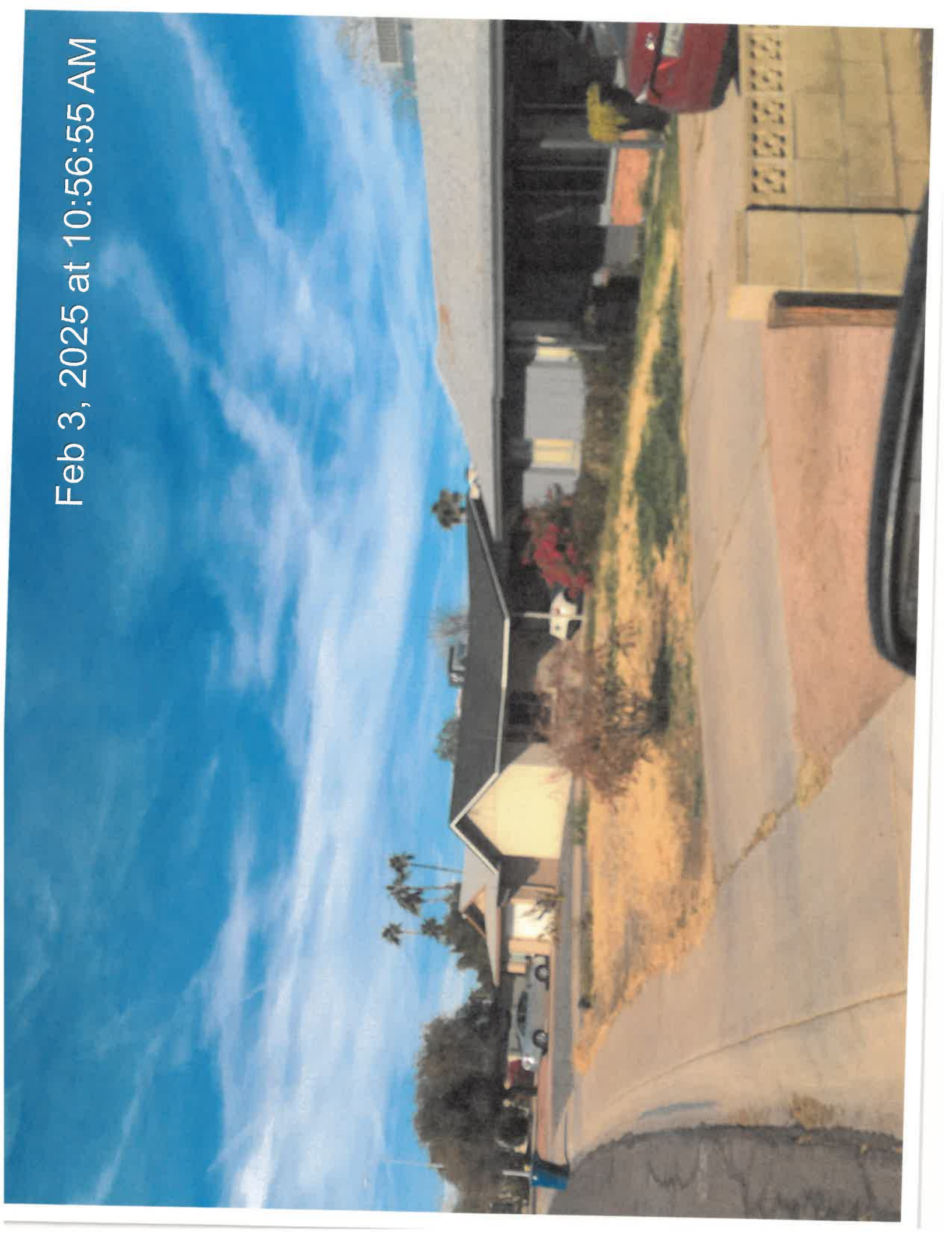
Feb 3, 2025 at 10:56:59 AM



Feb 3, 2025 at 10:57:07 AM



Feb 3, 2025 at 10:56:55 AM





COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE

11/21/2024

PADILLA JORGE;MIREYA  
1978 E DEL RIO DR  
TEMPE , AZ 85282-2863

Case #: CE248005  
Site Address: 1978 E DEL RIO DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 11/20/2024 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.19	Dog barking or otherwise making noises which disturbs others
CC 21-3.b.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.19	PLEASE TAKE CORRECTIVE ACTION TO ENSURE YOUR DOGS' BARKING IS NOT A DISTURBANCE TO THE NEIGHBORHOOD.	12/5/2024
CC 21-3.b.8	PLEASE CUT/REMOVE ALL OVERHEIGHT GRASS/WEEDS IN THE FRONT/SIDE/BACK YARDS OF THE PROPERTY AS WELL AS THE ALLEY. MAINTAIN LANDSCAPE FREE OF ANY UNCONTROLLED GROWTH OR DEAD VEGETATION. PLEASE REMOVE DEAD PORTIONS OF THE TREES/BUSHES IN THE FRONT AND/OR SIDE AND/OR BACK YARD LANDSCAPED AREAS. ALL LANDSCAPES MUST BE MAINTAINED FREE AND CLEAR OF ANY DEAD GROWTH.	12/5/2024

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

Missy Heineman  
Code Inspector

Direct: 480-350-8224  
Code Compliance: 480-350-4311  
Email: Missy\_Heineman@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.



# Code Compliance Reinspection Fee Invoice

A re-inspection fee of \$82.00 has been assessed to the property owner and/or tenant of the address listed below for having two (2) or more of the same violation within a 365-day period.

Date of Issuance: 12/5/2024

Current Case Number: CE248005

2nd Case Number: CE241708

**Nuisance Code Violation(s):**

CC 21-3.b.8 - Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps

Site Address: 1978 E DEL RIO DR

**Property Owner Information:**

Name: PADILLA JORGE;MIREYA

Residence Address: 1978 E DEL RIO DR TEMPE AZ 85282-2863

**Total Amount Due: \$82.00**

(Failure to pay in 30-days will result in fee being sent to collections)

Make check payable to City of Tempe and mail to:  
City of Tempe / Community Development  
P.O. Box 5002  
Tempe, AZ 85280

Credit card payments by phone  
You will need your CE number, address and payment information when you call

City of Tempe / Code Compliance  
21 E. 6th St., Suite 208  
Tempe, AZ 85281

**Sec. 21-51. Collection of civil sanction, reinspection fees.**

(b) Any person who neglects, fails or refuses to correct the violations contained within a notice to comply or other similar device issued pursuant to this chapter may be assessed a reinspection fee for inspections which occur after the compliance date. The fee for these reinspection's shall be set by resolution of the city council. Failure to pay reinspection fees within fourteen (14) days of assessment is a violation of this section. Reinspection fees may be collected as a lien against the real property where the violation occurred in accordance with §21-53.



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

12/05/2024

PADILLA JORGE;MIREYA  
1978 E DEL RIO DR  
TEMPE , AZ 85282-2863

Case #: CE248005  
Site Address: 1978 E DEL RIO DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 12/05/2024 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	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	PLEASE CUT/REMOVE ALL OVERHEIGHT GRASS/WEEDS IN THE FRONT/SIDE/BACK YARDS OF THE PROPERTY AS WELL AS THE ALLEY. MAINTAIN LANDSCAPE FREE OF ANY UNCONTROLLED GROWTH OR DEAD VEGETATION. PLEASE REMOVE DEAD PORTIONS OF THE TREES/BUSHES IN THE FRONT AND/OR SIDE AND/OR BACK YARD LANDSCAPED AREAS. ALL LANDSCAPES MUST BE MAINTAINED FREE AND CLEAR OF ANY DEAD GROWTH.	12/19/2024

**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.

**Missy Heineman**  
Code Inspector

Direct: 480-350-8224  
Code Compliance: 480-350-4311  
Email: Missy\_Heineman@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.

1978 E Del Rio Dr



**Tempe**

**City of Tempe  
Code Compliance**  
Community Development  
21 E. 6th St., #208  
Tempe, AZ 85281

**Phone: 480-350-4311**

Code Compliance Office Hours  
Monday - Friday 8 a.m. to 5 p.m.

We attempted to contact you on 4/7/25  
regarding the indicated violation:

- Deteriorated landscape
- Inoperable/Unregistered vehicle
- Junk, rubbish or debris
- Lawn parking
- Street or sidewalk obstruction
- Swimming pool \_\_\_\_\_
- Tall grass or weeds in gravel landscape
- Other barking dog

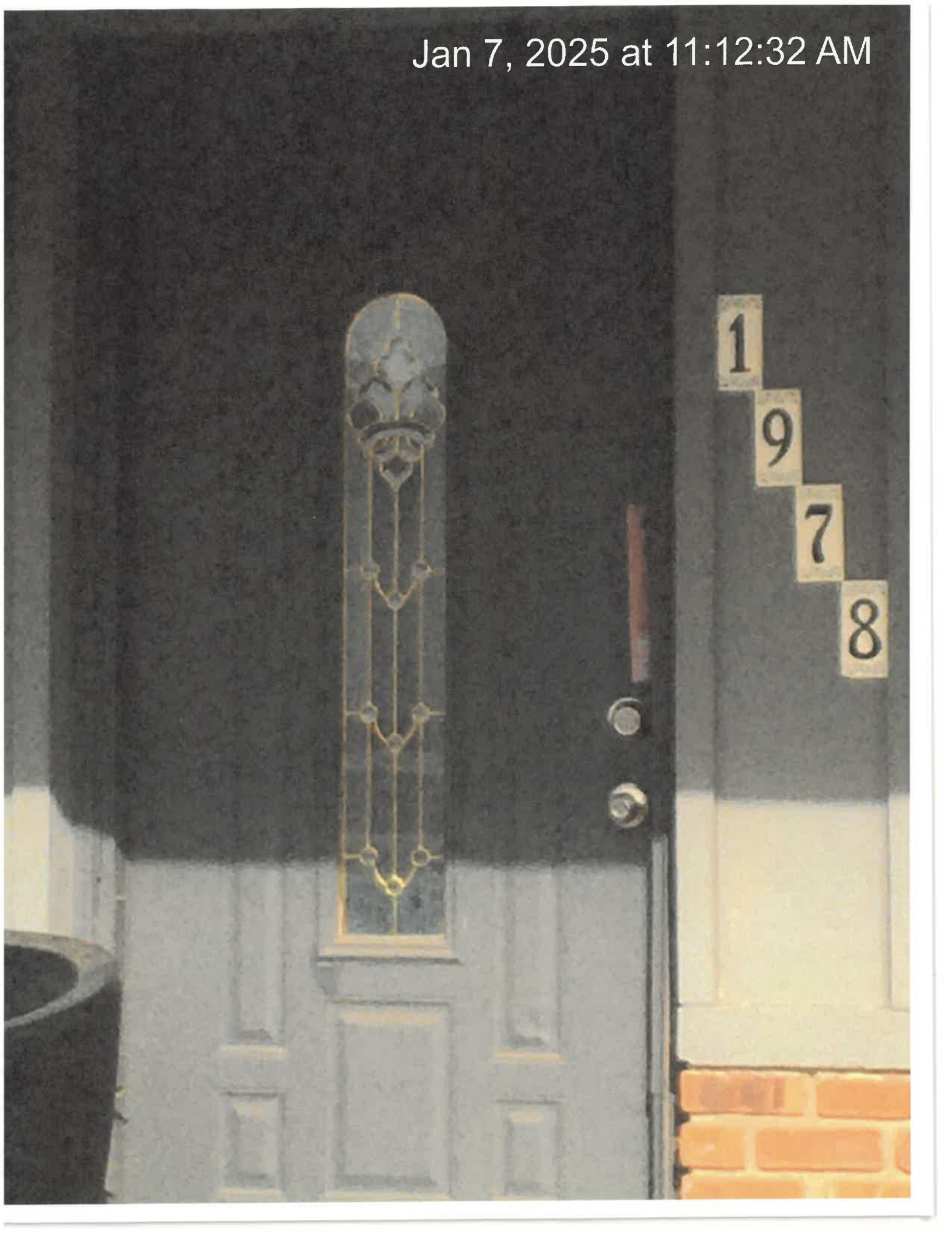
**Message**

PLEASE GET IN TOUCH WITH ME BEFORE THE CLOSE  
OF BUSINESS ON: 4/10/25

TO AVOID RECEIVING A CITATION ON: 4/13/25

MISSY HEINEMAN  
(480) 350-8224  
MISSY\_HEINEMAN@TEMPE.GOV

Jan 7, 2025 at 11:12:32 AM



# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1790644</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>CE 248005</b>		

Interpreter Required?  Spanish  Other Language

**Defendant** Name (First, Middle, Last) **Jorge Padilla** Juvenile

Residence Address, City, State, Zip Code **1978 E Del Rio Dr Tempe AZ 85282** Telephone: (cell phone)

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

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

**Vehicle** Color Year Make Model Style License Plate State Expiration Date

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

The Undersigned Certifies That:

On **01/14/2025** Time **1:40**  AM  PM **Speed** Approx. Posted R & P Speed Measurement Device  Radar  Laser  Pace Direction of Travel

At Location **1978 E Del Rio Dr**  Tempe **85282** State of Arizona Area Dist.

The Defendant Committed the Following:

**A** Section: **CC 21-3 A** ARS Violation: **CC 21-3.6.8 Deteriorated landscape**  Criminal  Criminal Traffic  Municipal Code  Civil Traffic  Petty Offense

**B** Section: ARS Violation:  Domestic Violence Case  Criminal  Criminal Traffic  Municipal Code  Civil Traffic  Petty Offense

**C** Section: ARS Violation:  Domestic Violence Case  Criminal  Criminal Traffic  Municipal Code  Civil Traffic  Petty Offense

**D** Section: ARS Violation:  Domestic Violence Case  Criminal  Criminal Traffic  Municipal Code  Civil Traffic  Petty Offense

**E** Section: ARS Violation:  Domestic Violence Case  Criminal  Criminal Traffic  Municipal Code  Civil Traffic  Petty Offense

You must appear on the date and time indicated at:

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

Traffic Court  
Suite 150, 1st Floor Date: **1/28/2025** Time: Between 9AM & 4PM

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

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

Court Address, City, State, Zip Code

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

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

*Just class + 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: **M Huynh** ID# **23780**

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.

**First Violation Fees Apply**  
**A = 200**  
**\$200 total**

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

COMPLAINT

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



1790644

**Case No: 25-001352-4**

**Title: CITY OF TEMPE vs JORGE PADILLA**

PADILLA, JORGE  
1978 E DEL RIO DR  
TEMPE, AZ 85282

**Case Status:** Closed  
**Case Balance Owning:** \$0.00  
**Filed:** 1/22/2025  
**Stayed Balance Owning:** \$0.00

**TPC Due Date:**  
**TPC Amount Due:**

Cite Number	Code	Violation Date	Description	Filed	Disposition	Disp Date
1790644A	21-3B8	01/14/2025	LANDSCAPING-DEAD, DAMAGED, UNCONTROL	1/22/2025	11 - PLEAD GUILTY/RESP - SENT IMPOSED	1/28/2025

# Citations: 1

**REGISTER OF ACTION**

Date	Cite Number	Action	Amount	Judge	User
1/22/2025		ATTC FILED			JR
1/22/2025		FIRST VIOLATION FEES APPLY A=200			JR
1/22/2025	1790644 A	CIVIL ARRAIGNMENT NLT 1/28/2025			JR
1/28/2025	1790644 A	11 - PLEAD GUILTY/RESP - SENT IMPOSED		ADM	ML3
1/28/2025	1790644 A	FINE AND APPLICABLE FEES IMPOSED	\$200.00	ADM	ML3
1/28/2025		FINANCIAL ORDER ISSUED PAYMENT DUE BY 1/28/2025	\$200.00	ADM	ML3
1/28/2025		FINES AND FEES PAID	\$200.00		PJT
1/28/2025		CLOSED CASE FILE PURGE DATE SET TO 1/28/2030			SYS

# Actions: 8

