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**CITY OF TEMPE  
HEARING OFFICER**

**Meeting Date: 5/06/2025  
Agenda Item: 3**

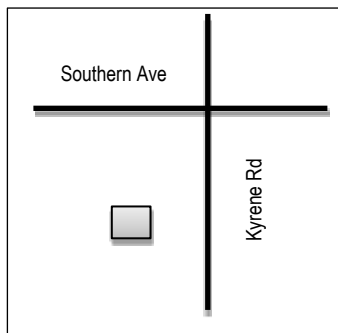
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**ACTION:** Request approval to abate public nuisance items at the MOORE PROPERTY located at 438 W. Hermosa Dr. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$3,150.00 for abatement request, including deteriorating landscaping, dead trees, high grass and weeds, junk and debris, damaged fence/debris, 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 MOORE 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 CE243279: including deteriorating landscaping, dead trees, high grass and weeds, junk and debris, damaged fence/debris, and security on site.



Property Owner  
Applicant

Zoning District:

Code Compliance Inspector:

Marilyn C. Moore

City of Tempe – Code Compliance

R1-6: Single Family Residential District

Sammy Baptiste, 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 Moore Property located at 438 W. Hermosa Dr. in the R1-6, Single Family Residential District. This case was initiated 04/30/24 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	Marilyn C Moore Property Abatement	EXISTING ZONING	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	438 W Hermosa Dr Tempe AZ 85282	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	Abatement of CE243279 Hearing Officer Date: 05-06-2025	PARCEL No(s)	123-46-093 <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	ADDRESS	21 E. 6th St. #208	
CONTACT NAME	CITY	STATE	ZIP
EMAIL	PHONE 1	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 3/11/25
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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)	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:** March 11, 2025  
**TO:** Anna Churan, Senior Code Inspector  
**FROM:** Sammy Baptiste, Code Inspector  
**SUBJECT:** CE243279, Marilyn C Moore Property Abatement

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**LOCATION:** 438 W HERMOSA DR TEMPE, AZ 85282

**LEGAL:** KNOELL TEMPE 3

**PARCEL:** 123-46-093

**OWNER:** MARILYN C MOORE  
438 W HERMOSA DR  
TEMPE, AZ 85282

**FINDINGS:**

4/30/2024 The Code Compliance Division received complaint for Deteriorated Landscape, deteriorated roof, junk, trash, and debris.

4/30/2024 Inspected property and observed over-height grass/weeds in the front, side, and backyards, dead tree, missing window that is covered with cardboard, deteriorated fence in the backyard, and deteriorated roof. Correction letter mailed to owner.

5/30/2024 Conducted inspection, violation remains with no progress made. 2<sup>nd</sup> Correction letter mailed to owner.

6/6/2024 Supervisor (John) Received a voicemail from Marilyn Moore (Via Jack) on 6/4/24 where she requested a call/ text back to 480-519-0817. He called that number several times and got a busy signal. He texted her a message on 6/4 to that number as she requested in her voicemail and no response. On 6/6, He drove by the residence and knocked on the front door and the carport entry door and no one answered. The over-height grass/weeds in the front and back yards are evident and appear to have been neglected for some time. The front window is missing and covered up with cardboard and tape. He was attempting to talk with her about the HEART program and City of Tempe grant program in an effort to assist her with the cleanup and repairs to her residence.

6/20/2024 Returned from military leave. Received forwarded message from Julie S. from owner requesting additional time to correct violations. I attempted to call back at

480-519-0817 but got a busy signal.

7/1/2024 Conducted inspection, I observed that all violations remain with no progress made. Attempted to call owner at 480-519-0817 but the number is asking for a mailbox number. I have not received any other calls from owner, and I am unable to reach them via the number that was provided. Final correction letter mailed to owner.

7/31/2024 Conducted inspection, all violations remain with no progress made. Attempted to contact the owner at 480-519-0817, but unable to reach by phone due to number being cut off. Revised final correction letter mailed to owner.

9/16/2024 Conducted inspection, all violations remain with no progress made nor any other contact received from the owner. Citation 1790576 has been issued and mailed via certified letter and copies to owner at listed owner address.

9/30/2024 Owner failed to appear for initial court hearing. New date set for 10/15/2024.

10/10/2024 Certified letter containing citation was returned as "Unclaimed". I visited the property and physically posted letter to the front door of the residence.

8/22/2024 Conducted inspection, violation remains with no progress made. Also Received complaint about offensive odor, excessive pet feces, and high weeds in the backyard. I visited the property and observed all complaints and observed high weeds along rear wall in alley as well as junk/trash and debris consisting of broken up cinderblock. This is in Area C which is scheduled for bulk p/u Aug 26-30. Will send revised final letter and monitor for bulk.

9/24/2024 Conducted inspection, all violations remain with the addition of deteriorated pool with small amount of green water at the bottom. There is junk/trash consisting of broken up cement block material along rear wall in the alley. Sending revised final letter to owner. No correspondence has been received throughout this case even after attempts to call and leave notices on door.

10/10/2024 Conducted inspection, violations remain consisting of over-height grass/weeds in the front, sides, backyard, and alley. Junk/trash remain along rear wall in the alley and there is a small amount of water in pool. Pet feces remain on the ground in the backyard. Will start abatement process after return from military leave.

10/15/2024 Owner failed to appear for court. Supervisor Anna C. advised that Code Manager Jack Scofield received a voicemail from the homeowner Marilyn Moore, explaining she has multiple medical conditions and lives alone that is preventing her from getting the violations addressed in a timely manner. She had someone scheduled to fix the windows and they ended up going into the hospital. She had someone helping clean up the yard and then they stopped. She is requesting extension to address the items due to her medical conditions. She attempted to contact the owner on their phone, and it's asking to enter mailbox number and won't let her get through or leave a voicemail. The assigned inspector will reinspect on 11/15/24 and follow up with owner.

10/21/2025 Supervisor John S. conducted inspection, and noticed over-height grass/weeds, dead tree, and deteriorated fence in the backyard. Reinspection will be scheduled for when Sammy returns.

11/20/2025 Conducted inspection, all violations remain currently. Attempted to return missed call from Marilyn (480-519-0817) but after dialing the number, it does not ring. It requests a mailbox number.

1/22/2025 Conducted inspection, front of the property has been cleaned up, landscape debris has been removed, and junk/trash and debris are removed from the front. Rear yard and alley remain in the same condition. Per CMS, Case has been recalled from collections. Will monitor.

2/18/2025 Conducted inspection, grass/weeds are beginning to accumulate in the front/side yard. All other violations remain at this time, will return to monitor.

3/11/2025 Conducted inspection, violations remain consisting of over-height grass/weeds in the front, back and alley, junk/trash and debris in the back, Dead tree and deteriorated fence in the backyard as well. Starting abatement process.

**RECOMMENDATIONS:**

I recommend an abatement of the nuisance violations at the property at 438 W Hermosa Dr due to property owner's failure to bring property into compliance with Tempe City Code 21-3.B.1, 21-3.B.8, and 21-3.B.15. Miss. Moore has been given ample time to come into compliance and maintain the property. The property owner has been issued a 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,

Sammy Baptiste  
Code Inspector

ACTION TAKEN: Submit

NAME Ava Chuan

DATE: 4/8/2025



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 03/27/2025  
CASE #: CE243279

**MOORE MARILYN C TR  
438 W HERMOSA DR  
TEMPE, AZ 85282**

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

**LOCATION:** 438 W HERMOSA DR TEMPE, AZ 85282  
**PARCEL:** 12346093

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers **05/06/2025 at 5:00pm**. 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
- CC 21-3.b.1 Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building
- CC 21-3.b.15 A wall or fence deteriorated in appearance or which constitutes a hazard

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 REMOVE ALL GRASS AND OR WEEDS FROM THE FRONT, SIDES, ALLEY, AND BACK OF THE PROPERTY IN THE GRAVEL LANDSCAPED AREAS INCLUDING THE DRIVEWAY. ALL GRAVEL LANDSCAPES MUST BE MAINTAINED FREE AND CLEAR OF ANY UNCONTROLLED GROWTH REGARDLESS OF HEIGHT.  
REMOVE DEAD TREE IN THE BACK YARD. STUMPS MUST BE REMOVED OR CUT TO GROUND LEVEL.
- CC 21-3.b.1 REMOVE ALL JUNK, TRASH/DEBRIS IN THE FRONT, SIDES, AND BACK OF THE PROPERTY. THIS INCLUDES DETERIORATED FENCE MATERIAL, LOOSE TRASH, AND ALL OTHER MISC ITEMS.
- CC 21-3.b.15 REMOVE, REPAIR, OR REPLACE DETERIORATED FENCE IN BACK YARD.



ESTIMATE	#652
SERVICE DATE	Feb 22, 2025
EXPIRATION DATE	Apr 7, 2025
<b>TOTAL</b>	<b>\$3,150.00</b>

## Skunkys Junk Removal

438 West Hermosa Drive  
Tempe, AZ 85282

### CONTACT US

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

✉ emailprocurementofficerdirectly@none.com

☎ (844) 758-6597

✉ info@skunkysjunk.com

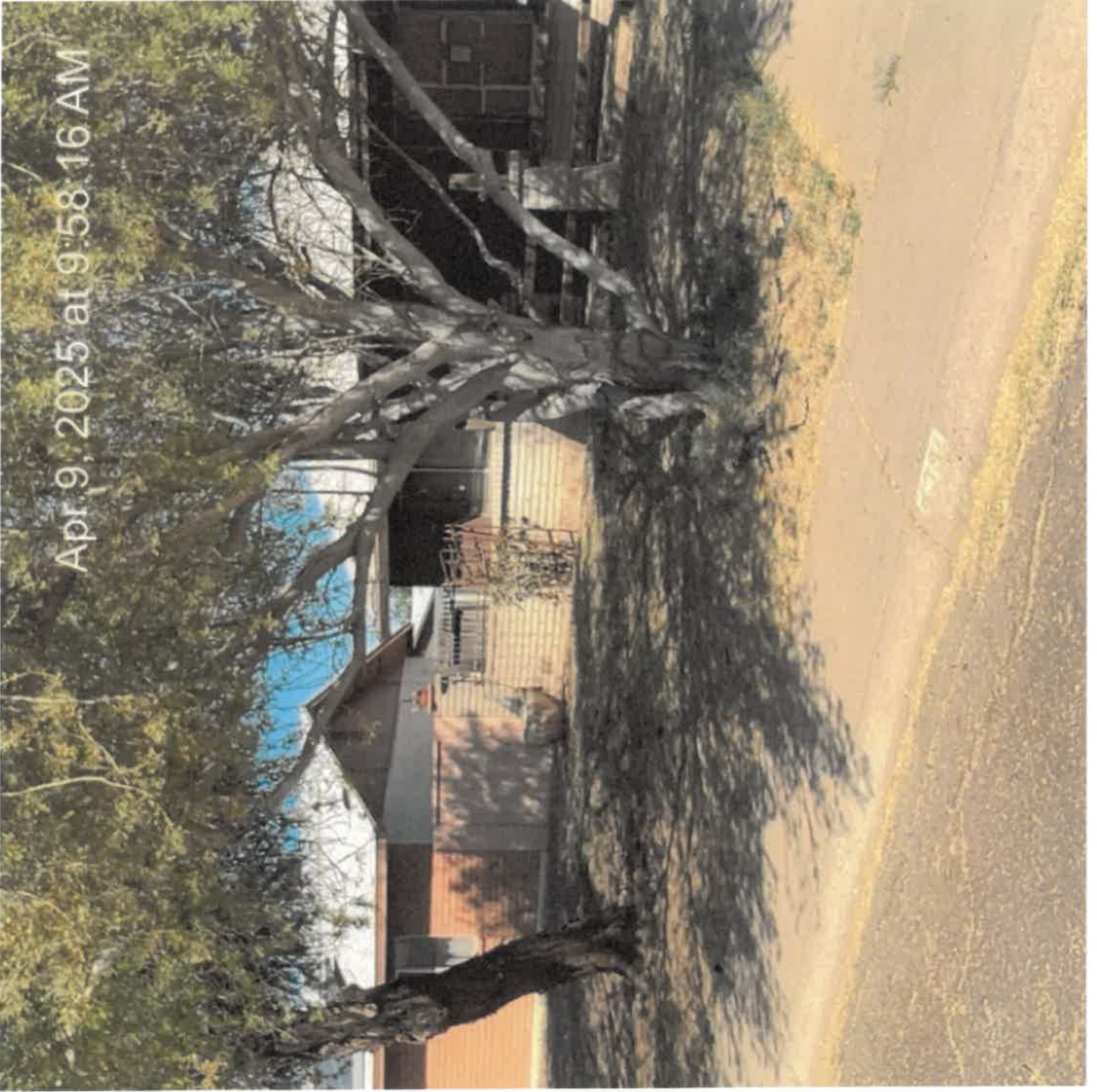
## ESTIMATE

Services	amount
CE243279, 438 W Hermosa	\$2,750.00
REMOVING OVER-HEIGHT GRASS/WEEDS AND DEAD LANDSCAPE MATERIAL FROM THE FRONT, SIDES, AND BACK OF THE PROPERTY INCLUDING THE ALLEY	
REMOVE DEAD TREE IN THE BACKYARD	
REMOVING JUNK/TRASH AND DEBRIS FROM THE FRONT, SIDES, AND BACK OF THE PROPERTY INCLUDING THE ALLEY	
REMOVE DETERIORATED WOODEN FENCE IN THE BACKYARD	
Security (Off-Duty Tempe PD)	\$400.00
3 hr. minimum	
Services subtotal: \$3,150.00	
Subtotal	\$3,150.00
<b>Total</b>	<b>\$3,150.00</b>

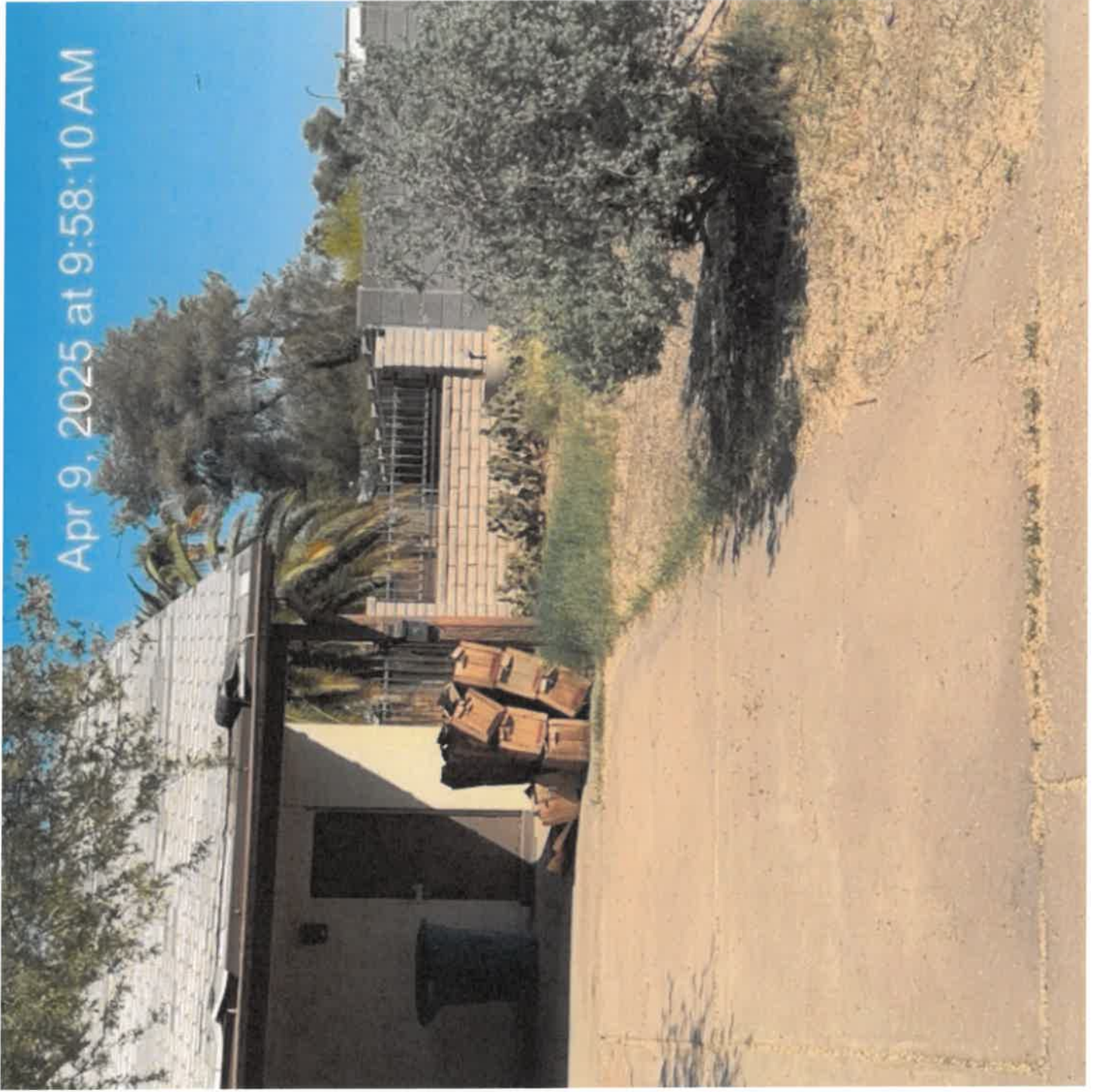
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Apr 9, 2025 at 9:58:16 AM

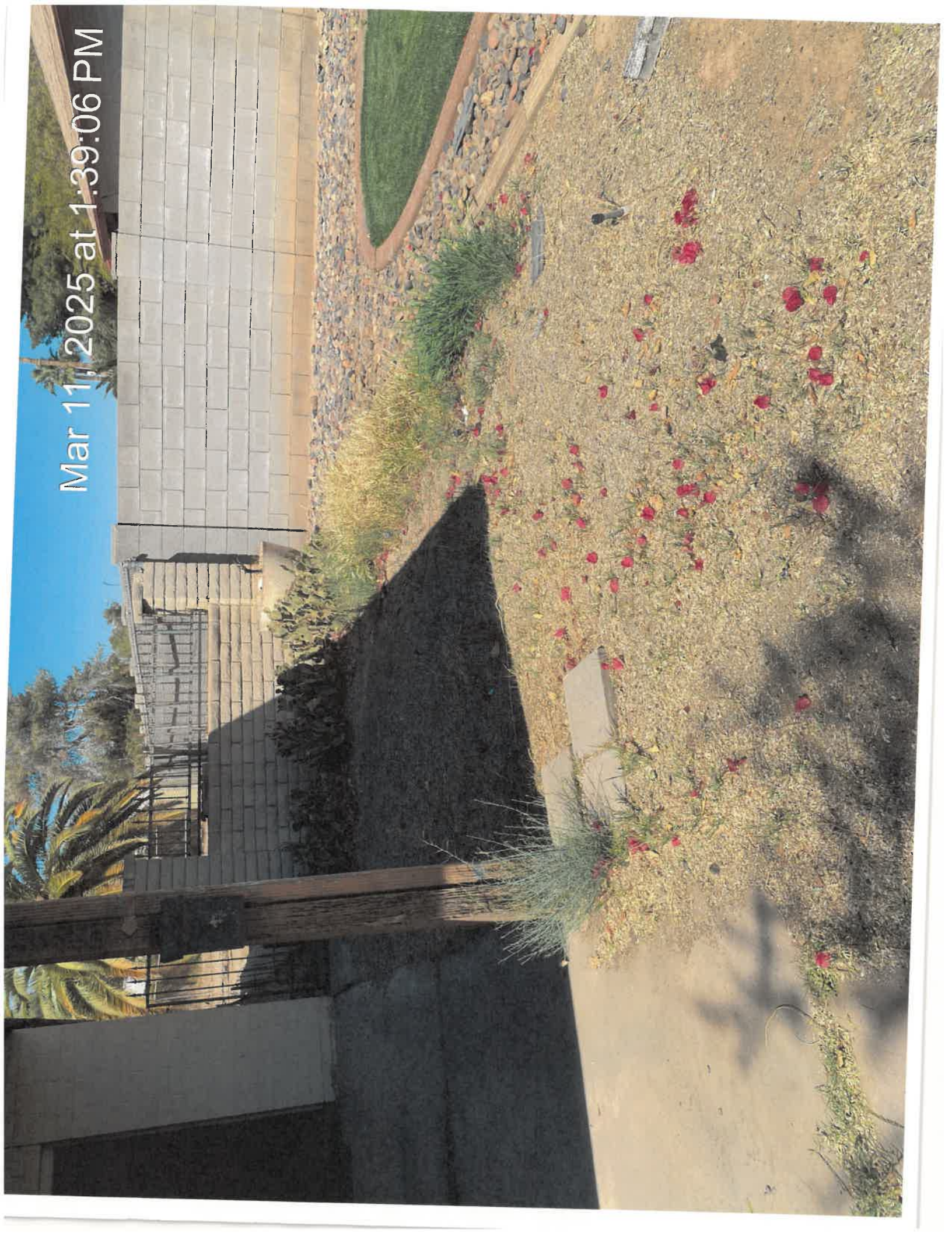


Apr 9, 2025 at 9:58:10 AM

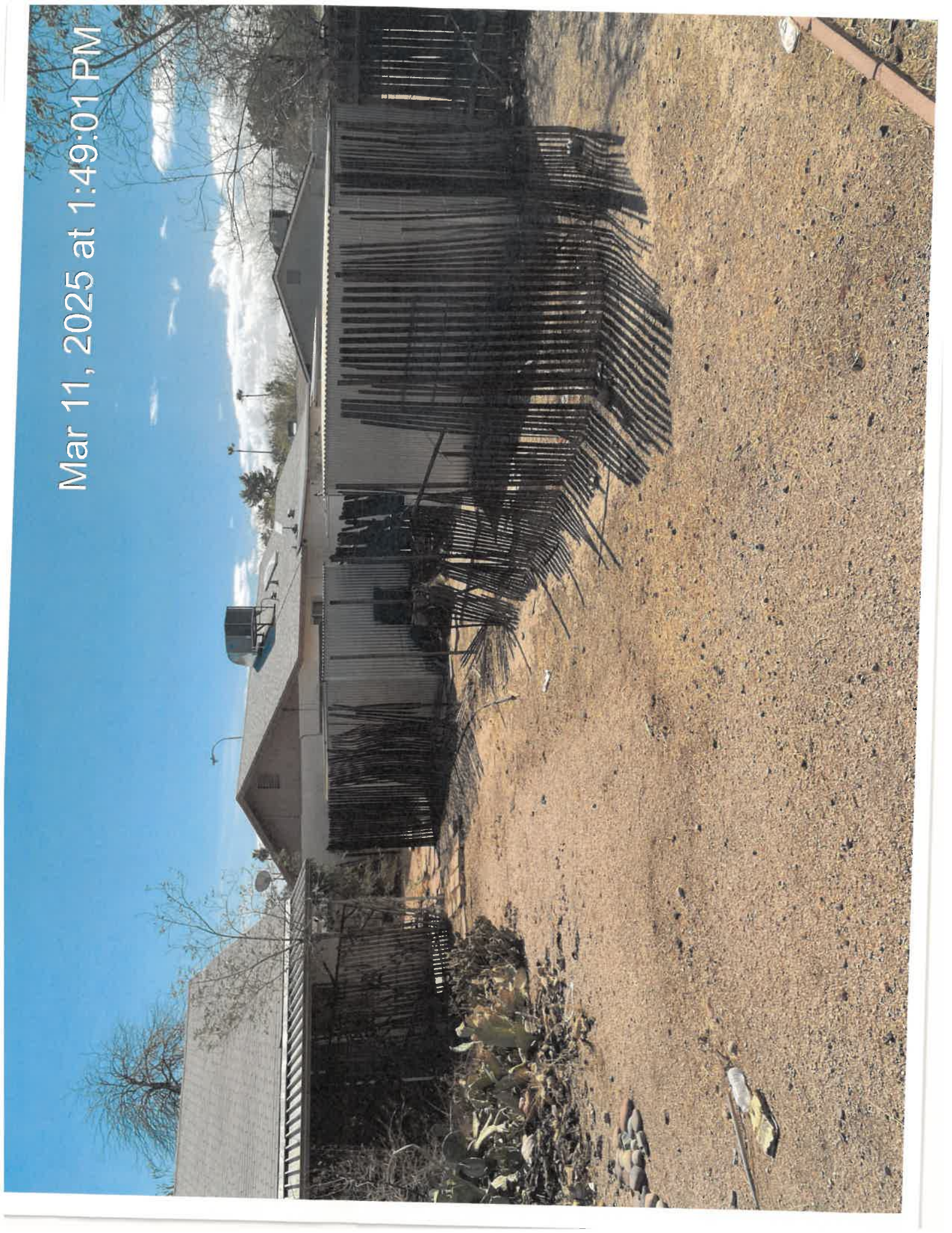




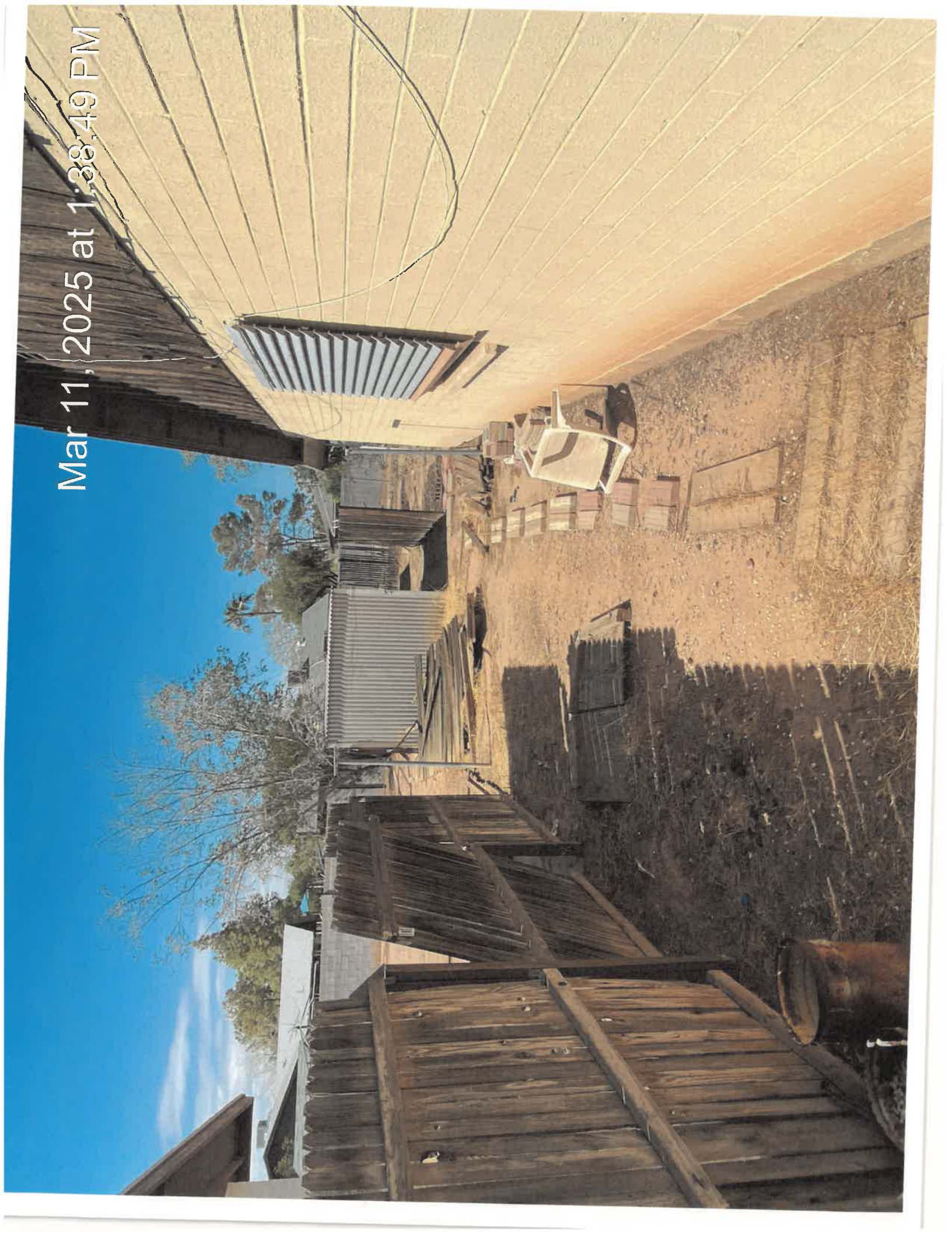
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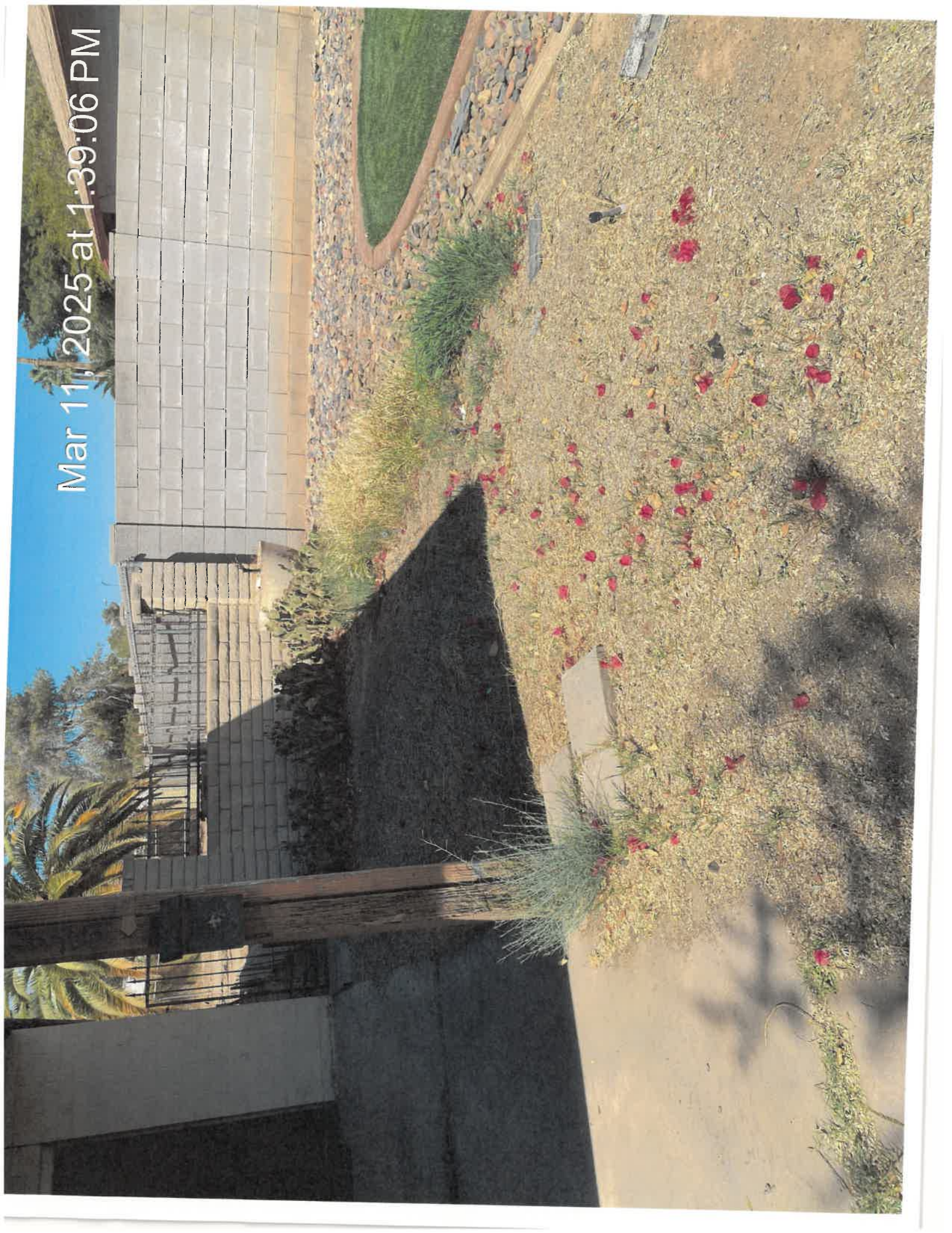
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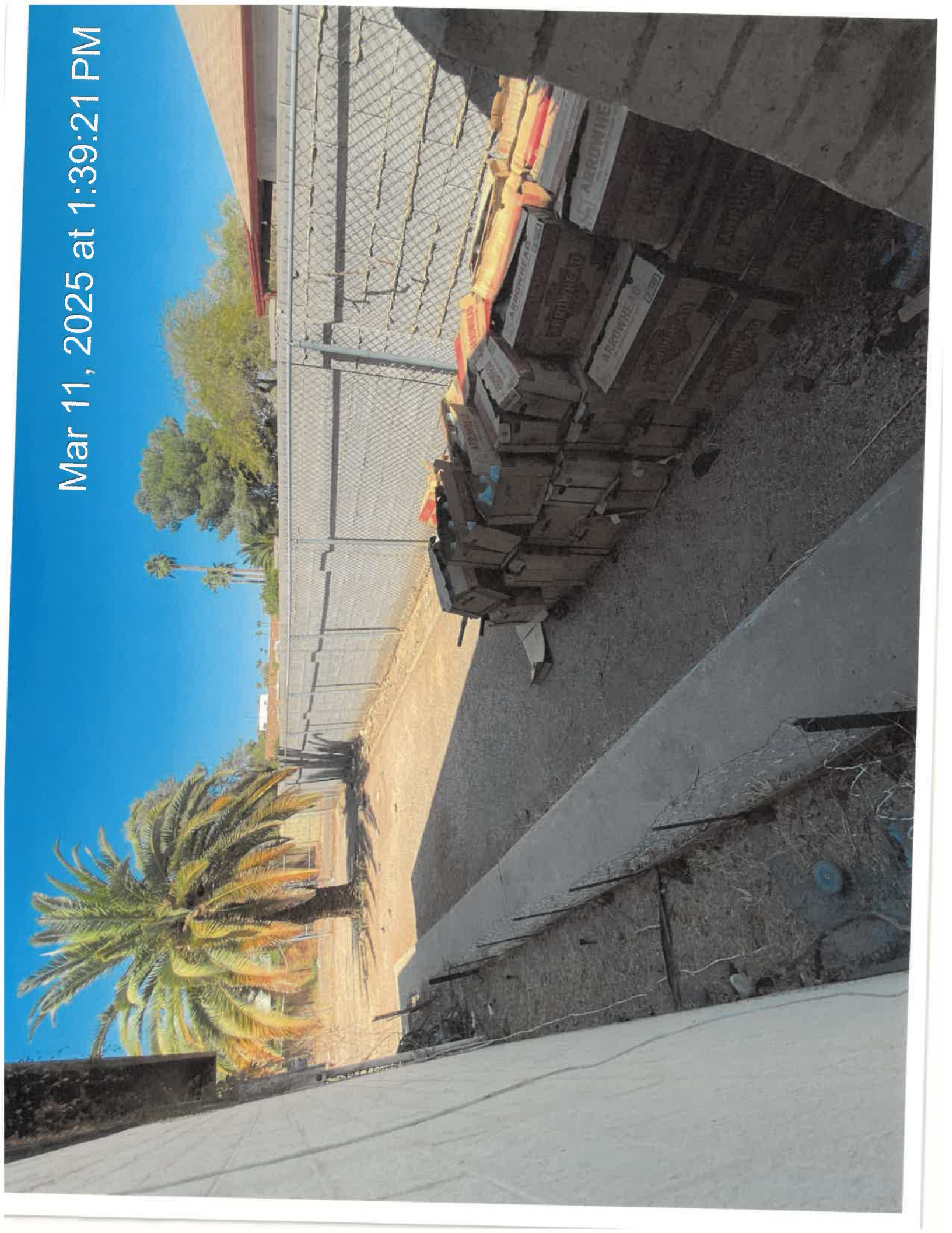
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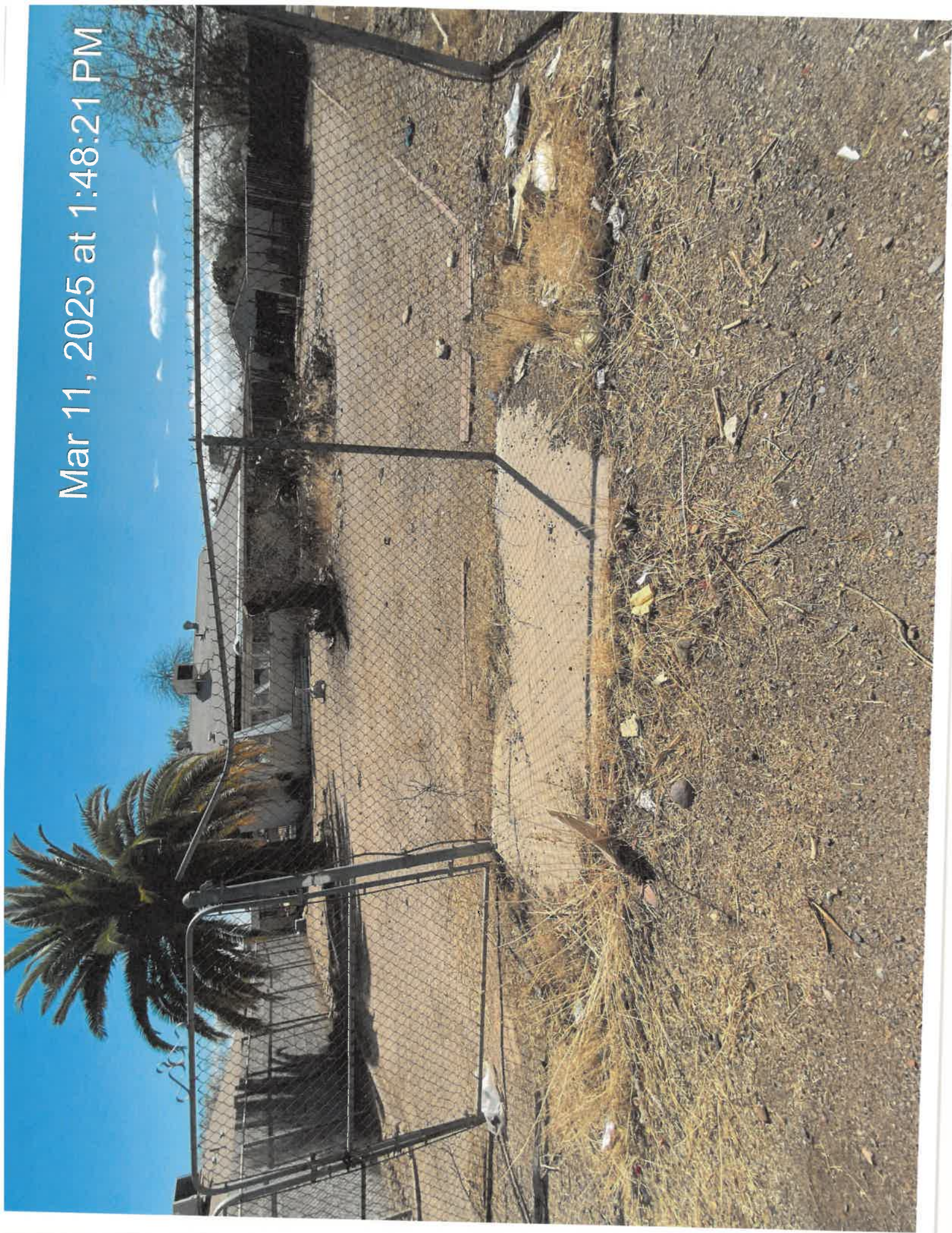
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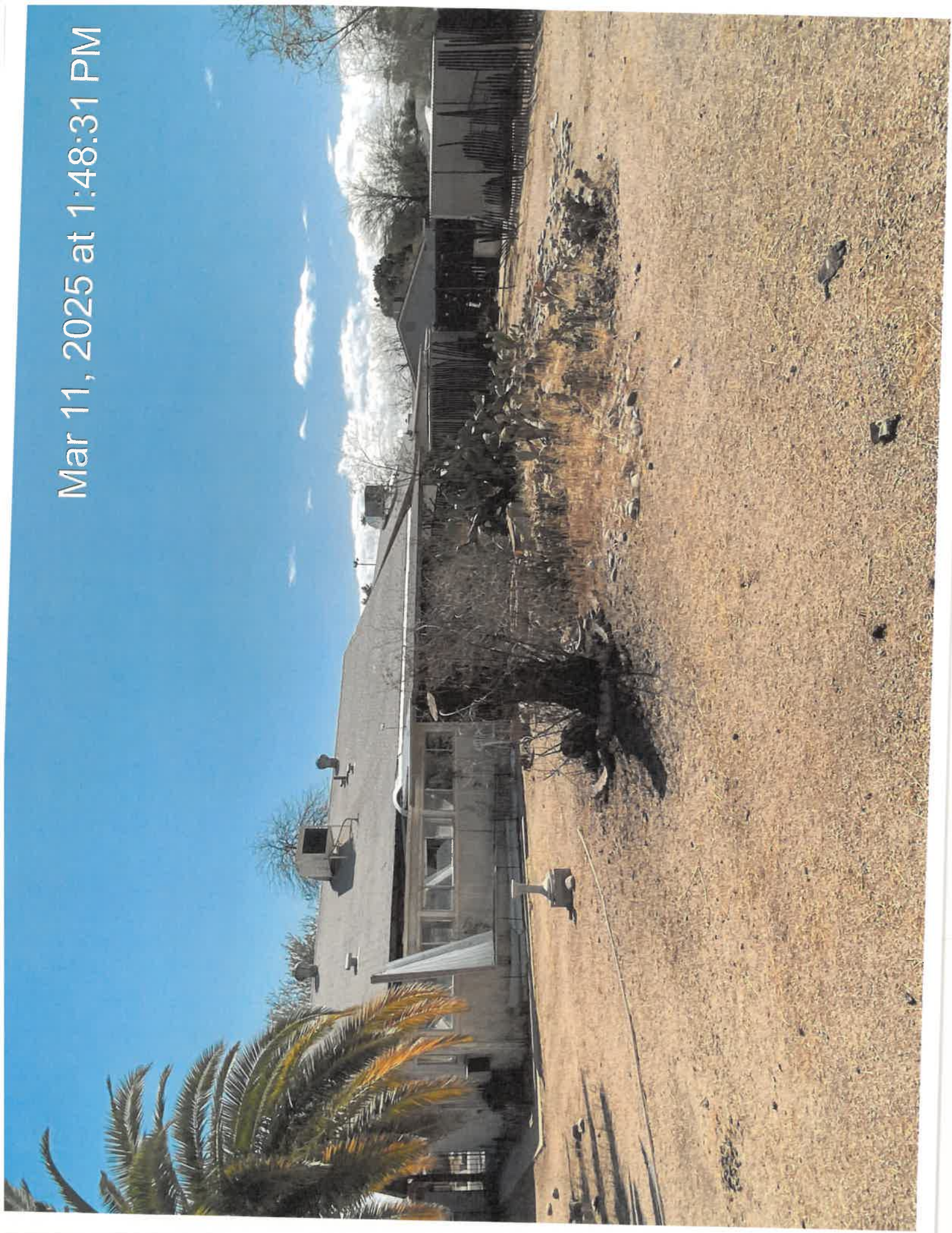
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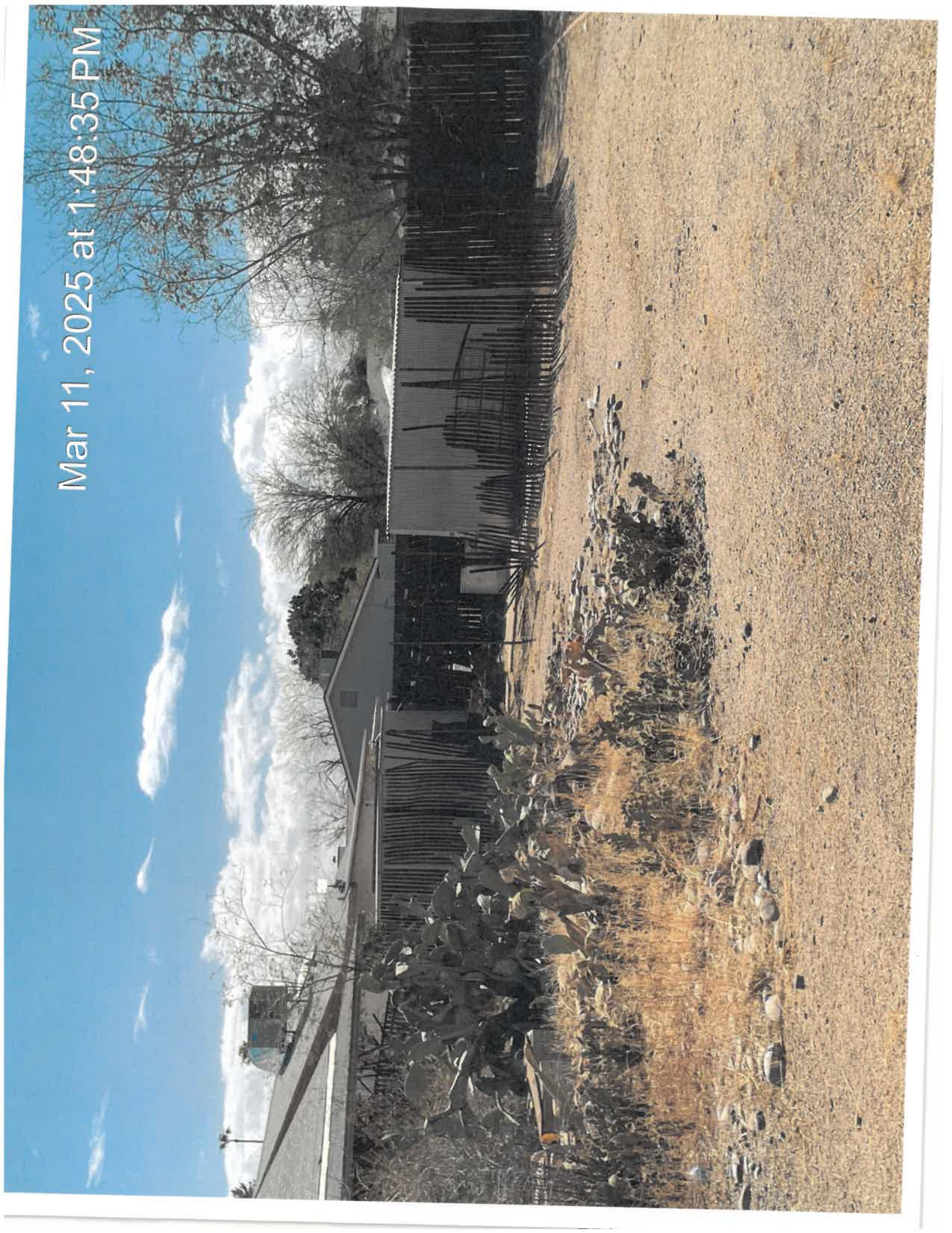
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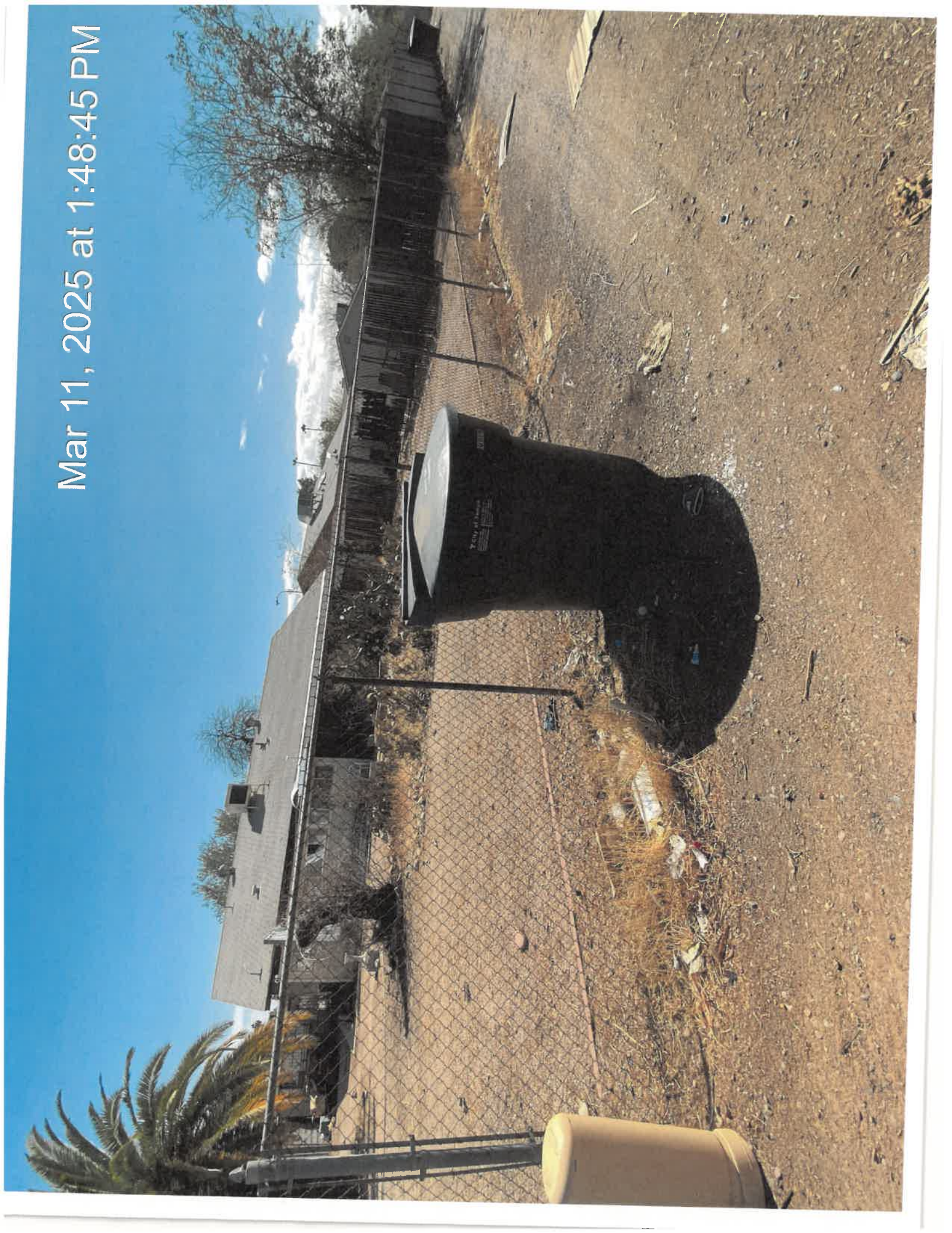
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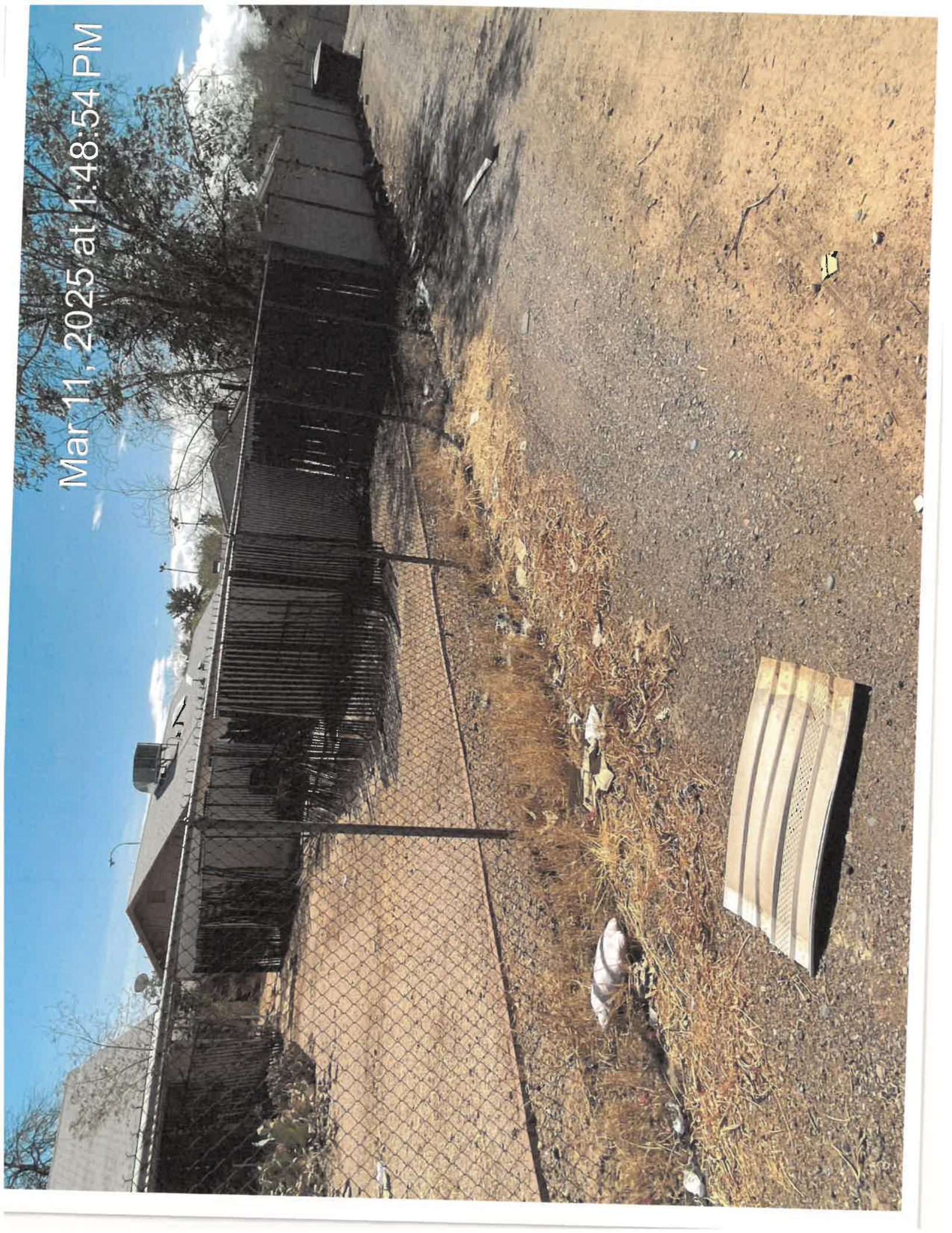
Mar 11, 2025 at 1:48:35 PM



Mar 11, 2025 at 1:48:45 PM



Mar 11, 2025 at 1:48:54 PM





COMMUNITY DEVELOPMENT DEPARTMENT  
 CODE COMPLIANCE  
 CORRECTION NOTICE

05/01/2024

MOORE MARILYN C TR  
 438 W HERMOSA DR  
 TEMPE, AZ 85282

Case #: CE243279  
 Site Address: 438 W HERMOSA DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 04/30/2024 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance
CC 21-3.b.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
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building
CC 21-4.a.2.c	Deteriorated roof; broken, rotted, split, curled or missing roofing material in such amounts as to present a deteriorated appearance
CC 21-4.a.2.e	Broken Window

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	REMOVE ALL GRASS AND OR WEEDS FROM THE FRONT AND OR SIDES OF THE PROPERTY IN THE GRAVEL LANDSCAPED AREAS INCLUDING THE DRIVEWAY. ALL GRAVEL LANDSCAPES MUST BE MAINTAINED FREE AND CLEAR OF ANY UNCONTROLLED GROWTH REGARDLESS OF HEIGHT.	05/30/2024
CC 21-3.b.8	REMOVE DEAD TREE IN THE BACK YARD. STUMPS MUST BE REMOVED OR CUT TO GROUND LEVEL.	05/30/2024
	CUT ALL OVERHEIGHT GRASS AND OR WEEDS IN THE BACK OF THE PROPERTY.	
CC 21-3.b.1	REMOVE ALL JUNK, TRASH/DEBRIS IN THE FRONT, SIDES, AND BACK OF THE PROPERTY. THIS INCLUDES DETERIORATED FENCE MATERIAL, LOOSE TRASH, AND ALL OTHER MISC ITEMS.	05/30/2024
CC 21-4.a.2.c	REPAIR OR REPLACE AREAS OF THE ROOF THAT HAVE CURLED, ROTTED, OR MISSING SHINGLES. REPLACEMENT MATERIAL MUST BE COMPATIBLE WITH EXISTING ROOF MATERIAL.	05/30/2024
CC 21-4.a.2.e	REPAIR MISSING AND BROKEN GLASS ON THE WINDOWS ON THE PROPERTY.	05/30/2024

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



COMMUNITY DEVELOPMENT DEPARTMENT  
 CODE COMPLIANCE  
 CORRECTION NOTICE

05/31/2024

MOORE MARILYN C TR  
 438 W HERMOSA DR  
 TEMPE, AZ 85282

Case #: CE243279  
 Site Address: 438 W HERMOSA DR, TEMPE, AZ 85282

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CC 21-3.b.8	REMOVE DEAD TREE IN THE BACK YARD. STUMPS MUST BE REMOVED OR CUT TO GROUND LEVEL.  CUT ALL OVERHEIGHT GRASS AND OR WEEDS IN THE BACK OF THE PROPERTY.	07/01/2024
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CC 21-4.a.2.e	REPAIR MISSING AND BROKEN GLASS ON THE WINDOWS ON THE PROPERTY.	07/01/2024

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



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

07/01/2024

MOORE MARILYN C TR  
 438 W HERMOSA DR  
 TEMPE, AZ 85282

Case #: CE243279  
 Site Address: 438 W HERMOSA DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 07/01/2024 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
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<b>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</b>		<b>SITE REINSP ON OR AFTER</b>
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CC 21-4.a.2.c	REPAIR OR REPLACE AREAS OF THE ROOF THAT HAVE CURLED, ROTTED, OR MISSING SHINGLES. REPLACEMENT MATERIAL MUST BE COMPATIBLE WITH EXISTING ROOF MATERIAL.	07/31/2024



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

08/01/2024

MOORE MARILYN C TR  
 438 W HERMOSA DR  
 TEMPE, AZ 85282

Case #: CE243279  
 Site Address: 438 W HERMOSA DR, TEMPE, AZ 85282

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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
CC 21-4.a.2.c	Deteriorated roof; broken, rotted, split, curled or missing roofing material in such amounts as to present a deteriorated appearance
CC 21-4.a.2.e	Broken Window
CC 21-3.b.15	A wall or fence deteriorated in appearance or which constitutes a hazard

<b>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</b>		<b>SITE REINSP ON OR AFTER</b>
CC 21-3.b.8	REMOVE ALL GRASS AND OR WEEDS FROM THE FRONT, SIDES, AND OR BACK OF THE PROPERTY IN THE GRAVEL LANDSCAPED AREAS INCLUDING THE DRIVEWAY. ALL GRAVEL LANDSCAPES MUST BE MAINTAINED FREE AND CLEAR OF ANY UNCONTROLLED GROWTH REGARDLESS OF HEIGHT.	08/30/2024
CC 21-3.b.8	REMOVE DEAD TREE IN THE BACK YARD. STUMPS MUST BE REMOVED OR CUT TO GROUND LEVEL.  CUT ALL OVERHEIGHT GRASS AND OR WEEDS IN THE BACK OF THE PROPERTY.	08/30/2024
CC 21-3.b.1	REMOVE ALL JUNK, TRASH/DEBRIS IN THE FRONT, SIDES, AND BACK OF THE PROPERTY. THIS INCLUDES DETERIORATED FENCE MATERIAL, LOOSE TRASH, AND ALL OTHER MISC ITEMS.	08/30/2024
CC 21-4.a.2.c	REPAIR OR REPLACE AREAS OF THE ROOF THAT HAVE CURLED, ROTTED, OR MISSING SHINGLES. REPLACEMENT MATERIAL MUST BE COMPATIBLE WITH EXISTING ROOF MATERIAL.	08/30/2024

CC 21-4.a.2.e	REPAIR MISSING AND BROKEN GLASS ON THE WINDOWS ON THE PROPERTY.	08/30/2024
CC 21-3.b.15	REMOVE, REPAIR, OR REPLACE DETERIORATED FENCE IN BACK YARD.	08/30/2024

**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.

**Samuel Baptiste**  
**Code Inspector**

**Direct: 480-858-2142**  
**Code Compliance: 480-350-4311**  
**Email: Samuel\_Baptiste@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.

