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**CITY OF TEMPE  
HEARING OFFICER**

**Meeting Date: 6/17/2025  
Agenda Item: 2**

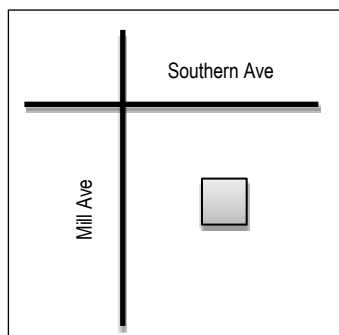
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**ACTION:** Request approval to abate public nuisance items at the CUPP PROPERTY located at 226 E. Pebble Beach Dr. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$6,978.40 for abatement request, including junk and debris, inoperable/ unregistered vehicles, 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 CUPP 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 CE245173: including junk and debris, inoperable/ unregistered vehicles, and security on site.



Property Owner: Donald Cupp  
Applicant: City of Tempe – Code Compliance  
Zoning District: R1-6 Single Family Residential District  
Code Compliance Inspector: John Salazar- Sr 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 CUPP PROPERTY located at 226 E Pebble Beach Dr. in the R1-6, Single Family Residential District. This case was initiated 07/22/24 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	Cupp Property Abatement	EXISTING ZONING	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	226 E. Pebble Beach Dr Tempe, AZ 85282	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	Abatement of CE245173 6/17/2025	PARCEL No(s)	133-57-031 <input type="checkbox"/>

PROPERTY OWNER INFORMATION - REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)			
BUSINESS NAME	ADDRESS	CITY	STATE ZIP
CONTACT NAME	PHONE 1	PHONE 2	

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

PROPERTY OWNER SIGNATURE	X	DATE
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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	John Salazar	CITY	Tempe STATE AZ ZIP 85281
EMAIL	john_salazar@tempe.gov	PHONE 1	480-350-8951 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	5/16/25
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BUSINESS INFORMATION - REQUIRED FOR USE PERMITS & SIGN DPRs			
BUSINESS NAME	ADDRESS	CITY	STATE ZIP
CONTACT NAME	PHONE	EMAIL	
TYPE OF BUSINESS			

APPLICATION (Check all that apply)	QTY	SPECIFIC REQUEST (See Planning & Zoning Fee Schedule for types)	FOR CITY USE ONLY (Planning record tracking numbers)
<input type="checkbox"/> A. PRELIMINARY SITE PLAN REVIEW			SPR
<input type="checkbox"/> B. ADMINISTRATIVE APPLICATIONS			ADM
<input type="checkbox"/> C. VARIANCES			VAR
<input type="checkbox"/> D. USE PERMITS / USE PERMIT STANDARDS			ZUP
<input type="checkbox"/> E. ZONING CODE AMENDMENTS			ZOA ZON
<input type="checkbox"/> F. PLANNED AREA DEVELOPMENT OVERLAYS			PAD REC
<input type="checkbox"/> G. SUBDIVISION / CONDOMINIUM PLATS			SBD REC
<input type="checkbox"/> H. DEVELOPMENT PLAN REVIEW			DPR
<input type="checkbox"/> I. APPEALS			
<input type="checkbox"/> J. GENERAL PLAN AMENDMENTS			GPA
<input type="checkbox"/> K. ZONING VERIFICATION LETTERS			ZVL
<input checked="" type="checkbox"/> L. ABATEMENTS			CE CM
<input type="checkbox"/> M. SIGN TYPE K			GO SE
TOTAL NUMBER OF APPLICATIONS	0		

FOR CITY USE ONLY			
DS TRACKING #	FILE APPLICATION WITH CE / CM / IP TRACKING #	DATE RECEIVED (STAMP)	VALIDATION OF PAYMENT (STAMP)
PL TRACKING #			TOTAL APPLICATION FEES
SPR TRACKING # (if 2 <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:** May 16, 2025  
**TO:** Code Compliance Manager Jack Scofield  
**FROM:** Senior Code Inspector John Salazar  
**SUBJECT:** CE245173, Donald Cupp Property Abatement

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**LOCATION:** 226 E. PEBBLE BEACH DR TEMPE, AZ 85282

**PARCEL:** 133-57-031

**OWNER:** DONALD CUPP  
226 E. PEBBLE BEACH DR  
TEMPE, AZ 85282

**FINDINGS:**

7/22/2024 Proactive case- I noticed multiple inoperable vehicles in the front and back yards/ junk, trash and debris in front and back yards/ damaged rear brick wall/ also deteriorating landscape. First notice sent to property owner.

8/21/2024 I conducted a site reinspection and found a large number of inoperable vehicles remain in both the front and back yards. Also, a large amount of junk, trash and debris remains in the back yard. I was able to speak to a tenant on site, Tracey Cupp 480-703-0510, who stated she is the niece of the property owner Donald Cupp, which is her uncle. I provided Tracey with contact numbers for the heart program, the emergency housing improvement program, and for artistic land management as well for assistance with the violations.

9/20/2024 I conducted a site visit and found some progress in the front yard, with some vehicles relocated. The backyard is still in violation with several inoperable vehicles and junk, trash and debris. The concrete block wall remains in disrepair but is closed off with a metal fence for now. I was able to speak with the property owner Donald via phone. I asked if Donald would be interested in any support for property owners including the care program. Donald stated yes. I advised I would drop off some flyers in his mailbox next week.

10/23/2024 I conducted a site visit and met with the property owner Don on site, who happened to be outside. Don stated he is waiting on some more help from friends to either remove or repair the three vehicles in his front yard. Don also stated he has not set a time frame to repair the damaged concrete wall in the backyard. I advised for him to work on repairing or removing the three vehicles in the front yard, a van, a pickup

truck and an antique vehicle. I further advised he should have a plan for repair of the concrete wall as well.

1/21/2025 I attempted to contact the tenant and niece of the property owner via telephone with no answer. I left a message and requested contact from her uncle who does not have a contact number.

2/10/2025 I conducted a site inspection and found there has been no progress on the property. I spoke with the property owner Donald Cupp on site and advised that I would be issuing a citation due to the lack of progress regarding the site. He stated he did not have the financial means to remedy the property. I advised of the support programs via the city of Tempe to assist property owners. He stated he called, but they had too many requirements and required too much documentation such as tax information. I advised I would be citing for violations in the front and back yard. I provided pamphlets for the heart program, and the landscape maintenance program again. Citation #1792251 issued to Donald A. Cupp for debris and trash covered exterior areas, multiple inoperable and unregistered vehicles, deteriorated concrete wall, lawn parking, and deteriorated landscape.

2/26/2025 Received notification that the Property owner Failed to Appear in Court.

5/5/2025 I spoke with the owner Donald Cupp at his property and advised him of our intent to abate the property process. Donald requested more time to register the vehicles in the front and back part of the property. I advised him the case has been ongoing for almost a year and we cannot provide any further extensions. I later spoke with his niece Tracey, and she advised both Donald and his wife will not be able to clean up the property as she requested for years, and the City should move forward with the Abatement process.

5/16/2025 Notice to Abate posted to property and mailed to property.

### **RECOMMENDATIONS:**

I recommend an abatement of the nuisance violations at the property at 226 E. Pebble Beach Dr due to property owner's failure to bring property into compliance with Tempe City Code 21-3. B.1, 21-3. B.3. Mr. Cupp 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,

John Salazar  
Senior Code Inspector

ACTION TAKEN: Submit

NAME 5/15/25

DATE: 



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 5/16/2025  
CASE # CE245173

**DONALD CUPP**  
**226 E. PEBBLE BEACH 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:** 226 E. PEBBLE BEACH DR TEMPE, AZ 85282  
**PARCEL:** 133-57-031

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This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers on 06/17/2025. 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:

**Violation of City of Tempe Code 21-3-B-1**

- 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. 3      An unregistered vehicle outside of or under a roof area not enclosed.

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

- CC 21-3. B.1      PLEASE REMOVE AND OR PROPERLY DISCARD THE ITEMS IN THE FRONT, SIDES, AND BACK YARD OF THE PROPERTY. THIS INCLUDES THE FURNITURE, TRASH, METAL, WOOD, CAR PARTS, ANY HOUSEHOLD ITEMS, AND ANY OTHER MISCELLANEOUS ITEMS.**
- CC 21-3. B.3      PLEASE REGISTER OR REMOVE ALL VEHICLES FROM THE FRONT DRIVEWAY AND BACKYARD**

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 **\$6978.40**. In addition to the actual cost of abatement, an administrative charge of fifteen (15%) percent 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 for judgments in the State of Arizona. Administrative charges and the cost of recording liens and releases shall become a lien on the property whether or not the public nuisance is abated by the City.

**If you have questions regarding this matter, please contact our office at (480) 350-4311.**

**Code Inspector: John Salazar**  
**Phone Number: 480-350-8951**  
**E-mail: john\_salazar@tempe.gov**



## Skunky's Junk Removal

226 East Pebble Beach Drive  
Tempe, AZ 85282

✉ emailprocurementofficerdirectly@none.com

ESTIMATE	#679
SERVICE DATE	Apr 24, 2025
EXPIRATION DATE	Jun 7, 2025
<b>TOTAL</b>	<b>\$4,300.00</b>

### CONTACT US

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

☎ (844) 758-6597

✉ info@skunkysjunk.com

## ESTIMATE

Services	amount
CE245173 Removal of junk, trash and debris from the front and back yards to include all metal, wood, furniture, plastic and misc. household items	\$3,500.00
Security (Off-Duty Tempe PD) 3 hr. minimum	\$800.00
	Services subtotal: \$4,300.00
	Subtotal \$4,300.00
<b>Total</b>	<b>\$4,300.00</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.

# Customer Quotation

Date	Quote #
21-Apr-2025	138

## Apache Sands Towing

7602 E Main St  
 Mesa, Arizona 85207  
 Phone: (480) 986-5556  
 Fax: (480) 373-8766

### Quoted For:

John Salazar  
 City of Tempe (Nuisance Abatement Services)  
  
 Arizona

### Summary

**Location:** 226 E Pebble Beach Dr. Tempe  
**Destination:** Tempe Impound  
**Reason:** Tow  
**Zone:**  
**Vehicle:** 2000 ??  
**Owner:**  
**Phone:**  
**VIN:**  
**Plate/Tag:**  
**Mileage:**

Service	Quantity	Rate	Amount
.4 - LD - T6 -Towing <i>X 12</i>	1.00	104.20	104.20
LD - Winching	1.00	119.00	119.00
<b>Sub Total</b>			<b>223.20</b>
<b>QUOTATION TOTAL</b>			<b>223.20</b>

The above quoted amounts are valid for 60 days from the date of this quotation.

*TOTAL = \$2678.40*

Signature

Date

May 16, 2025 at 9:12:



May 16, 2025 at 9:18:3



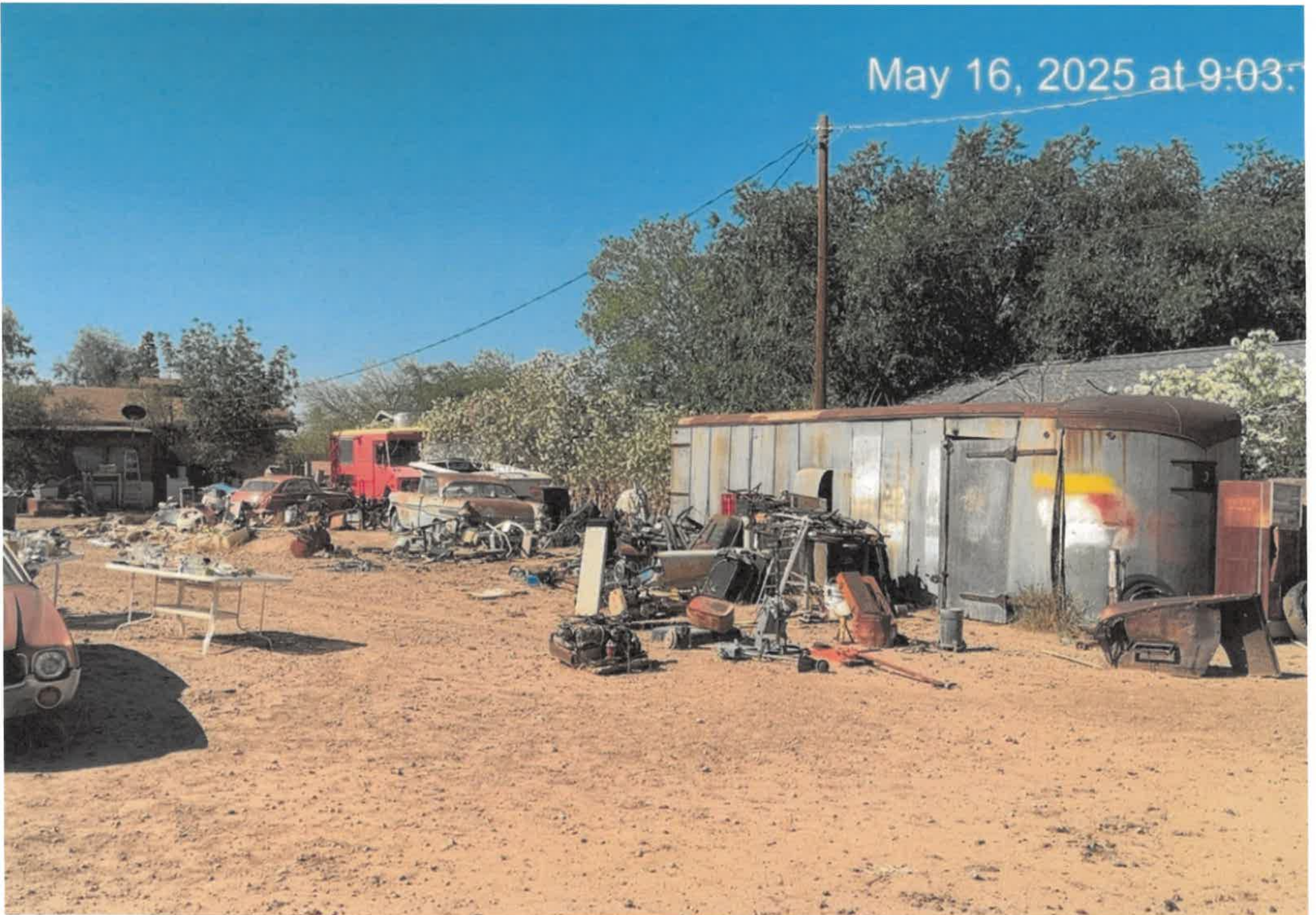
May 16, 2025 at 9:12:0



May 16, 2025 at 9:02:



May 16, 2025 at 9:03:



May 16, 2025 at 9:03:3



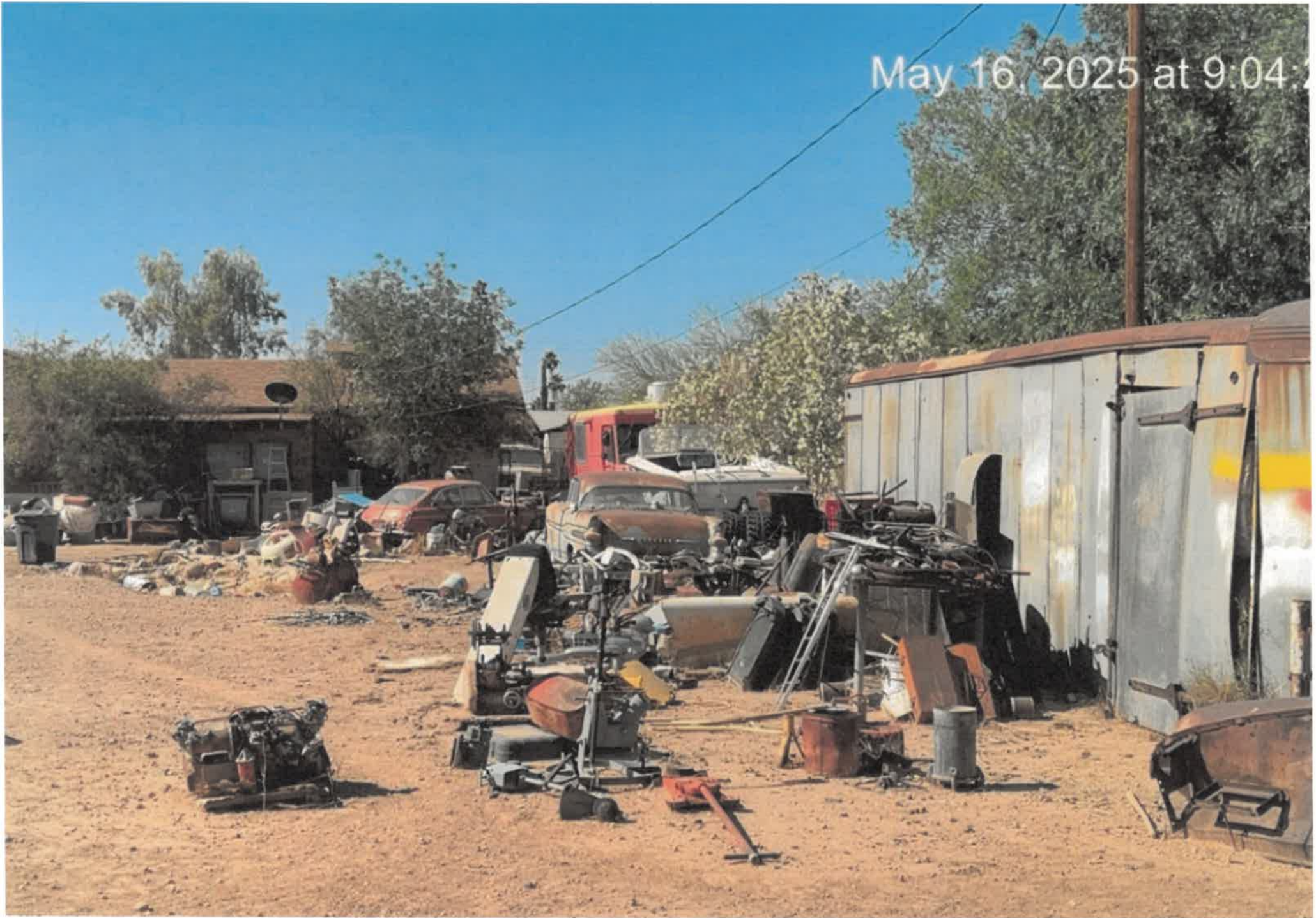
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May 16, 2025 at 9:05:5



May 16, 2025 at 9:04



May 16, 2025 at 9:05





COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE

07/22/2024

DONALD CUPP  
226 E PEBBLE BEACH DR  
TEMPE, AZ 85282

Case #: CE245173  
Site Address: 226 E PEBBLE BEACH DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 07/22/2024 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building
CC 21-3.b.3	An inoperable vehicle or parts thereof outside of or under a roof area not enclosed
CC 21-3.b.15	A wall or fence deteriorated in appearance or which constitutes a hazard
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.4	To permit outside of any single-family or multifamily dwelling or accessory building any camper, vehicle or parts thereof in the front or side area of the building visible from the street that is not on an improved area intended for parking

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	PLEASE REMOVE AND OR PROPERLY DISCARD THE ITEMS IN THE FRONT, SIDES, AND BACK OF THE PROPERTY. THIS INCLUDES THE FURNITURE, WOOD, PLASTIC CONTAINERS, BARRELS, BUCKETS, CHAIRS, METAL, ANY HOUSEHOLD ITEMS, AND ANY OTHER MISCELLANEOUS ITEMS.	8/21/2024
CC 21-3.b.3	VEHICLES OUT IN THE OPEN MUST BE REGISTERED AND APPEAR OPERABLE. PLEASE PROPERLY REGISTER ANY UNREGISTERED VEHICLE(S) WITH AZ MVD AND DISPLAY CURRENT PLATES AND OR TAGS. OR REMOVE THE VEHICLE(S) FROM THE FRONT OF THE PROPERTY. ANY DEFLATED TIRES MUST BE INFLATED AND MAINTAINED WITH AIR PRESSURE. ANY VEHICLES INVOLVED IN AN ACCIDENT AND APPEAR INOPERABLE, MUST BE REMOVED FROM THE FRONT AND OR SIDES OF THE PROPERTY.	8/21/2024

CC 21-3.b.15	PLEASE REPAIR REAR BRICK WALL, TO ITS ORIGINAL FORM AND CONSTRUCTION.	8/21/2024
CC 21-3.b.8	PLEASE COMPLETELY REMOVE ALL GRASS AND OR WEEDS FROM THE FRONT AND OR SIDES OF THE PROPERTY. MAINTAIN DIRT LANDSCAPE FREE OF ANY UNCONTROLLED GROWTH OR INSTALL ANOTHER FORM OF LANDSCAPING. IT COULD CONSIST OF GRASS, GRAVEL, DESERT, OR A COMBINATION WITH DEFINED BORDERS, YOUR CHOICE.	8/21/2024
CC 21-3.b.4	PLEASE DO NOT PARK OR ALLOW ANYONE TO PARK IN THE LANDSCAPING AREA OF THE FRONT AND OR SIDE OF THE PROPERTY. ADDITIONAL PARKING MUST MEET REQUIREMENTS OF 21-3-B-4.	8/21/2024

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

**Victor Lopez**  
Code Inspector

**Direct: 480-350-8132**  
**Code Compliance: 480-350-4311**  
**Email: Victor\_Lopez@tempe.gov**

**Please Note:** In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$82.00 pursuant to City Code Section 21-51, subsection (b).

**Civil and Criminal Penalties**

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



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

08/21/2024

DONALD A CUPP  
226 E PEBBLE BEACH DR  
TEMPE, AZ 85282

Case #: CE245173  
Site Address: 226 E PEBBLE BEACH DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 08/21/2024 and found to be in violation of the City of Tempe’s Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building
CC 21-3.b.3	An inoperable vehicle or parts thereof outside of or under a roof area not enclosed
CC 21-3.b.15	A wall or fence deteriorated in appearance or which constitutes a hazard
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.4	To permit outside of any single-family or multifamily dwelling or accessory building any camper, vehicle or parts thereof in the front or side area of the building visible from the street that is not on an improved area intended for parking

<b>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</b>		<b>SITE REINSP ON OR AFTER</b>
CC 21-3.b.1	PLEASE REMOVE AND OR PROPERLY DISCARD THE ITEMS IN THE FRONT, SIDES, AND BACK OF THE PROPERTY. THIS INCLUDES THE FURNITURE, WOOD, PLASTIC CONTAINERS, BARRELS, BUCKETS, CHAIRS, METAL, ANY HOUSEHOLD ITEMS, AND ANY OTHER MISCELLANEOUS ITEMS.	9/20/2024
CC 21-3.b.3	VEHICLES OUT IN THE OPEN MUST BE REGISTERED AND APPEAR OPERABLE. PLEASE PROPERLY REGISTER ANY UNREGISTERED VEHICLE(S) WITH AZ MVD AND DISPLAY CURRENT PLATES AND OR TAGS. OR REMOVE THE VEHICLE(S) FROM THE FRONT OF THE PROPERTY. ANY DEFLATED TIRES MUST BE INFLATED AND MAINTAINED WITH AIR PRESSURE. ANY VEHICLES INVOLVED IN AN ACCIDENT AND APPEAR INOPERABLE, MUST BE REMOVED FROM THE FRONT AND OR SIDES OF THE PROPERTY.	9/20/2024

CC 21-3.b.15	PLEASE REPAIR REAR BRICK WALL, TO ITS ORIGINAL FORM AND CONSTRUCTION.	9/20/2024
CC 21-3.b.8	PLEASE COMPLETELY REMOVE ALL GRASS AND OR WEEDS FROM THE FRONT AND OR SIDES OF THE PROPERTY. MAINTAIN DIRT LANDSCAPE FREE OF ANY UNCONTROLLED GROWTH OR INSTALL ANOTHER FORM OF LANDSCAPING. IT COULD CONSIST OF GRASS, GRAVEL, DESERT, OR A COMBINATION WITH DEFINED BORDERS, YOUR CHOICE.	9/20/2024
CC 21-3.b.4	PLEASE DO NOT PARK OR ALLOW ANYONE TO PARK IN THE LANDSCAPING AREA OF THE FRONT AND OR SIDE OF THE PROPERTY. ADDITIONAL PARKING MUST MEET REQUIREMENTS OF 21-3-B-4.	9/20/2024

**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.

**Victor Lopez**  
Code Inspector

**Direct: 480-350-8132**  
**Code Compliance: 480-350-4311**  
**Email: Victor\_Lopez@tempe.gov**

**Please Note:** In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$82.00 pursuant to City Code Section 21-51, subsection (b).

**Civil and Criminal Penalties**

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

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1792251</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>CE245173</b>		
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language		Defendant Name (First, Middle, Last) <b>DONALD A. CUPP</b>							Juvenile	
Residence Address, City, State, Zip Code <b>226 E PEBBLE BEACH DRIVE</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	License Plate	State	Expiration Date	
Registered owner & address, City, State, Zip Code						Vehicle Identification Number				

The Undersigned Certifies That:

On	Month <b>02</b>	Day <b>10</b>	Year <b>25</b>	Time <b>3:00</b>	<input type="checkbox"/> AM <input checked="" 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>226 E PEBBLE BEACH DRIVE</b>						<input checked="" type="checkbox"/> Tempe	<b>85292</b>	State of Arizona		Area	Dist.

The Defendant Committed the Following:

<b>A</b>	Section: <b>TCC 21-3</b>	<b>A</b>	ARS Violation: <b>21-3.B.1 DEBRIS + TRASH CONGREGATED OUTDOOR AREAS</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
<b>B</b>	Section: <b>TCC 21-3</b>	<b>A</b>	ARS Violation: <b>21-3.B.3 INOPERABLE OR UNREGISTERED VEHICLE</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
<b>C</b>	Section: <b>TCC 21-3</b>	<b>A</b>	ARS Violation: <b>21-3.B.15 DETERIORATED WALL - HAZARD</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
<b>D</b>	Section: <b>TCC 21-3</b>	<b>A</b>	ARS Violation: <b>21-3.B.4 LANN PARKING - FRONT/REAR</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
<b>E</b>	Section: <b>TCC 21-3</b>	<b>A</b>	ARS Violation: <b>21-3.B.8 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	<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	<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor	Date: <b>02/24/25</b>	Time: Between 9AM & 4PM
		<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor	Date: _____	Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM
	Court:		Date:	Time: <input type="checkbox"/> AM <input type="checkbox"/> PM Court No.
Court Address, City, State, Zip Code				

Criminal: <input type="checkbox"/> Without admitting guilt, I promise to appear as directed hereon.	Victim? <input type="checkbox"/>	Victim Notified? <input type="checkbox"/>
Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.	I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant.	
<b>X</b> MAILED - CERTIFIED	Complainant <b>V. LOPEZ</b>	ID # <b>27927</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.	<b>OFFENSE A: \$200.00</b> <b>B: \$200.00</b> <b>C: \$400.00</b> <b>D: \$200.00</b> <b>E: \$200.00</b> <b>TOTAL FINE AMOUNT = \$1200.00</b>	Date Issued if not violation date
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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



1792251