



**CITY OF TEMPE  
HEARING OFFICER**

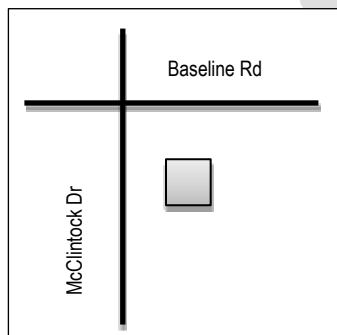
**Meeting Date: 07/01/2025  
Agenda Item: 2**

**ACTION:** Request approval to abate public nuisance items at the SHEPHERD PROPERTY located at 1849 E. Harvard Dr. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$5,638.40 for abatement request, including junk and debris, inoperable/ unregistered vehicles, deteriorated landscape 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 SHEPHERD 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 CE250080: including junk and debris, inoperable/ unregistered vehicles, deteriorated landscape high grass and weeds and security on site



Property Owner  
Applicant

Zoning District:

Code Compliance Inspector:

Zachary W Shepherd

City of Tempe – Code Compliance

R1-6 Single Family Residential District

Hector Heredia - 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 SHEPHERD PROPERTY located at 1849 E. Harvard Dr in the R1-6, Single Family Residential District. This case was initiated 01/07/25 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	SHEPHERD ZACHARY WYMAN PROPERTY ABATEMENT	EXISTING ZONING SUITE(S)	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	1849 E HARVARD DR TEMPE AZ 85283	PARCEL No(s)	301.01.960 <input type="checkbox"/>
PROJECT DESCRIPTION	HEARING OFFICER : 07.01.2025 / CE250080		

PROPERTY OWNER INFORMATION - REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)			
BUSINESS NAME	SHEPHERD ZACHARY WYMAN	ADDRESS	6035 N GRANITE REEF RD
CONTACT NAME		CITY	SCOTTSDALE
EMAIL		PHONE 1	
		PHONE 2	
		AZ STATE	85250
		ZIP	

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 Compliance	ADDRESS	21 E 6TH ST STE 208
CONTACT NAME	Hector Heredia Code Inspector	CITY	TEMPE
EMAIL	hector_heredia@tempe.gov	PHONE 1	480.350.5462
		PHONE 2	
		STATE	AZ
		ZIP	85281

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
	05.28.25

BUSINESS INFORMATION - REQUIRED FOR USE PERMITS & SIGN DPRs			
BUSINESS NAME	ADDRESS	CITY	STATE
CONTACT NAME	PHONE	ZIP	EMAIL
TYPE OF BUSINESS			

APPLICATION (Check all that apply)	QTY	SPECIFIC REQUEST (See 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:** 05.28.2025  
**TO:** John Salazar, Code Enhancement Supervisor  
**FROM:** Hector Heredia, Code Inspector  
**SUBJECT:** CE250080 : SHEPHERD ZACHARY WYMAN PROPERTY ABATEMENT FINDINGS

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**LOCATION:** 1849 E HARVARD DR, TEMPE, AZ 85283

**PARCEL:** 301.01.960

**OWNER:** SHEPHERD ZACHARY WYMAN  
6035 N GRANITE REEF RD  
SCOTTSDALE, AZ 85250

**FINDINGS:**

01.07.2025: An anonymous complaint was received regarding junk / debris front and back yards, lawn parking, inoperable / unregistered vehicles in the back yard including a deteriorated roof. At the time of inspection, I noticed other concerns regarding an overgrown gravel landscape front / back yard, missing address numbers, a deteriorated gate including debris in the alley. These concerns were then verified and updated in a first notice. That notice was mailed to the property owner and tenants.

01.21.2025: At the follow up inspection nothing had been done and a final notice was then mailed to the property owner and tenants.

02.04.2025: After minor progress and ongoing efforts were noted, an extension was granted towards compliance.

02.10.2025: I received a call from Mr. Sheperd where an extension was requested while ongoing corrective efforts were in progress.

02.20.2025: I called and left a voice message for Mr. Sheperd asking about a completion date for the projects. A response was never returned.

03.18.2025: Addition anonymous complaints were received regarding lawn parked vehicles in the front yard.

04.09.2025: A final extension was granted over the following weekend before citation could be issued.

04.16.2025: A first citation was issued after the property was not brought into compliance. The citation resulted in an FTA / failure to appear.

05.21.2025: At the time of the final inspection and after continual monitoring, noticed that property was not brought into compliance. The abatement packet was turned in for the July 1st, 2025, Hearing Officer Agenda.

**RECOMMENDATIONS:**

I recommend an abatement of the nuisance violations at the property located at **1849 E HARVARD DR, TEMPE, AZ 85283** due to property owner's failure to bring property into compliance with Tempe City Codes **CC 21-3.b.1, CC 21-3.b.3 & CC 21-3.b.8**. **SHEPHERD ZACHARY WYMAN** has been given ample time to come into compliance and maintain the property. The property owner has been issued two civil citations 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,

Hector Heredia  
Code Inspector

ACTION TAKEN: Submit  
NAME: John Schaefer  
DATE: 5/28/25



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 05.28.2025  
CASE #CE250080

**SHEPHERD ZACHARY WYMAN**  
6035 N GRANITE REEF RD  
SCOTTSDALE, AZ 85250

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

**LOCATION: 1849 E HARVARD DR, TEMPE, AZ 85283**

**PARCEL: 301.01.960**

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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 07.01.2025. 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 Codes

#### CC 21-3.b.1

A nuisance includes any one (1) or more of the following conditions: 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.

#### CC 21-3.b.3

Any inoperable or unregistered vehicle, or parts thereof, outside of or under a roof area not enclosed by walls, doors, or windows of any building on any lot, except the safe and neat keeping of a. Substantially complete inoperable or unregistered vehicles with inflated tires under the roof area of any building, b. A vehicle undergoing repair, titled to the owner or resident of the property, provided that the repair is complete within fourteen (14) days after the repair was begun, provided that not more than three (3) such fourteen (14) day repairs will be permitted in any twelve (12) month period, c. Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the City Code; d. Lawful commercial activities involving vehicles as allowed by the Zoning and Development Code; or e. Operable, off-road vehicles, under the roof area of any building, or in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the City Code

**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.

If the violations have not been corrected within thirty 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:

- 1. REMOVE ALL JUNK / DEBRIS FROM YOUR PROPERTY FRONT / BACK YARD AREAS**
- 2. REMOVE / REPAIR VEHICLES THAT ARE INOPERABLE / UNREGISTERED FROM THE FRONT / BACK YARD AREAS**
- 3. REMOVE ALL OVERGROWTH FROM GRAVELED LANDSCAPE ON THE FRONT / BACKYARD AREAS**

Upon receipt of the Hearing Officer approval to abate this public nuisance, the necessary work will be performed at the expense of the property owner. The cost of this work will be ~~\$5,638.40~~. 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.**

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**Code Inspector: Hector Heredia**

**Phone Number: 480.350.5462**

**E-mail: [hector\\_heredia@tempe.gov](mailto:hector_heredia@tempe.gov)**

# Customer Quotation

Date	Quote #
23-May-2025	155

## Apache Sands Towing

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

### Quoted For:

Hector Heredia  
 City of Tempe (Nuisance Abatement Services)

Arizona

### Summary

**Location:** 1849 E Harvard Dr Tempe, AZ 85283  
**Destination:** Tempe Impound  
**Reason:** Tow  
**Zone:**  
**Vehicle:** Subaru  
**Owner:**  
**Phone:**  
**VIN:**  
**Plate/Tag:**  
**Mileage:**

Service	Quantity	Rate	Amount
_4 - LD - T6 -Towing	1.00	104.20	104.20
		<b>Sub Total</b>	<b>104.20</b>
		<b>QUOTATION TOTAL</b>	<b>104.20</b>

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

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

# Customer Quotation

Date	Quote #
23-May-2025	156

## Apache Sands Towing

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

### Quoted For:

Hector Heredia  
 City of Tempe (Nuisance Abatement Services)

Arizona

### Summary

**Location:** 1849 E Harvard Dr Tempe, AZ 85283  
**Destination:** Tempe Impound  
**Reason:** Tow  
**Zone:**  
**Vehicle:** BMW  
**Owner:**  
**Phone:**  
**VIN:**  
**Plate/Tag:**  
**Mileage:**

Service	Quantity	Rate	Amount
_4 - LD - T6 -Towing	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.

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date



**Artistic Land Management, Inc.**

May 23, 2025

City of Tempe  
Attn: Hector Heredia  
Code Compliance Inspector

RE: Clean-Up at 1849 E. Harvard 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 1849 E. Harvard Dr, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

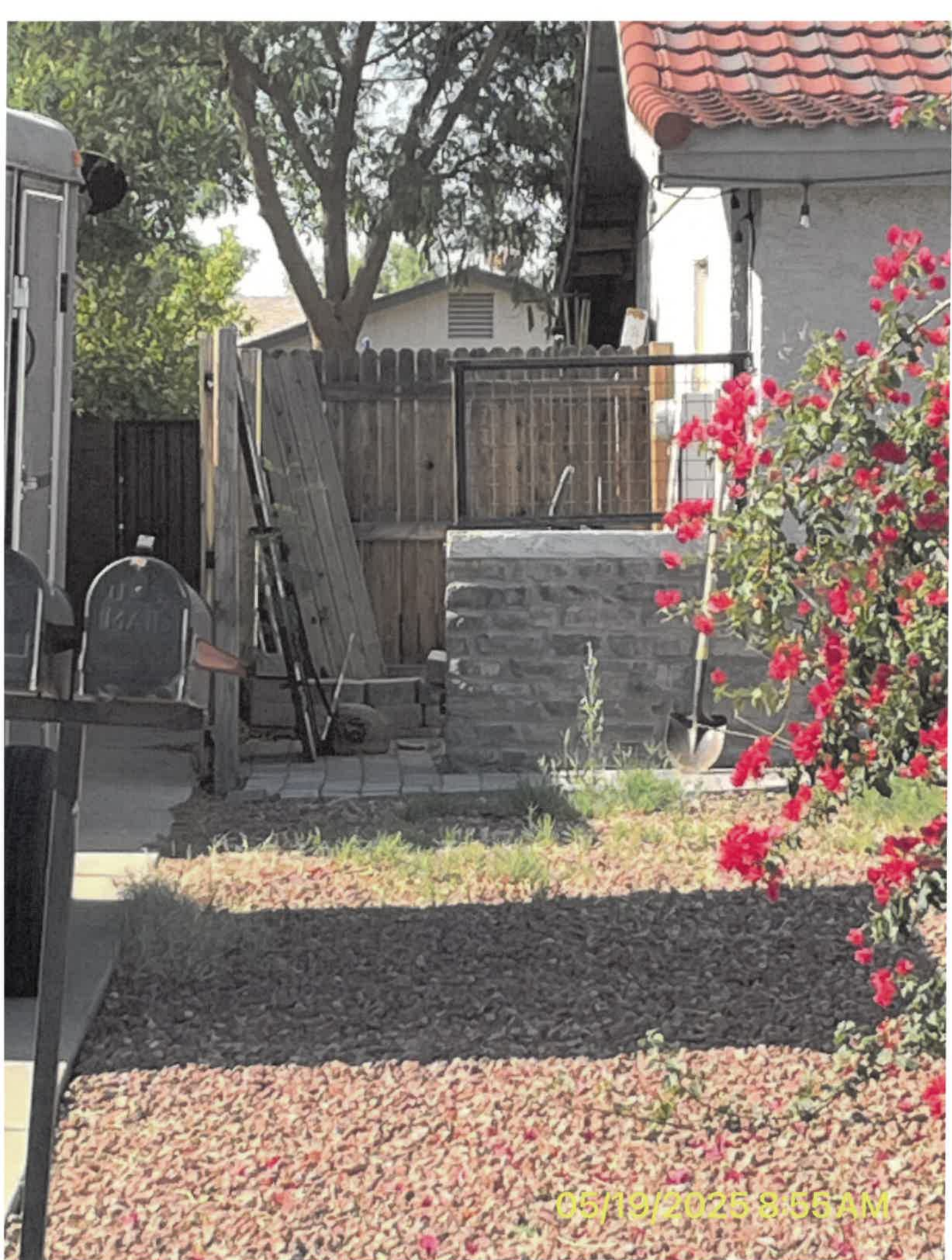
#### Scope of Work

- Clean-up deteriorated and overgrown landscaping in the front yard and backyard
- Remove junk and debris from the front and backyard
- Tow inoperable vehicles in the backyard
- Dispose of debris off-site
- Police presence on-site for the duration of the visit

Total = \$5,311.00

Respectfully,

Freddie Panzella



05/19/2025 8:55 AM



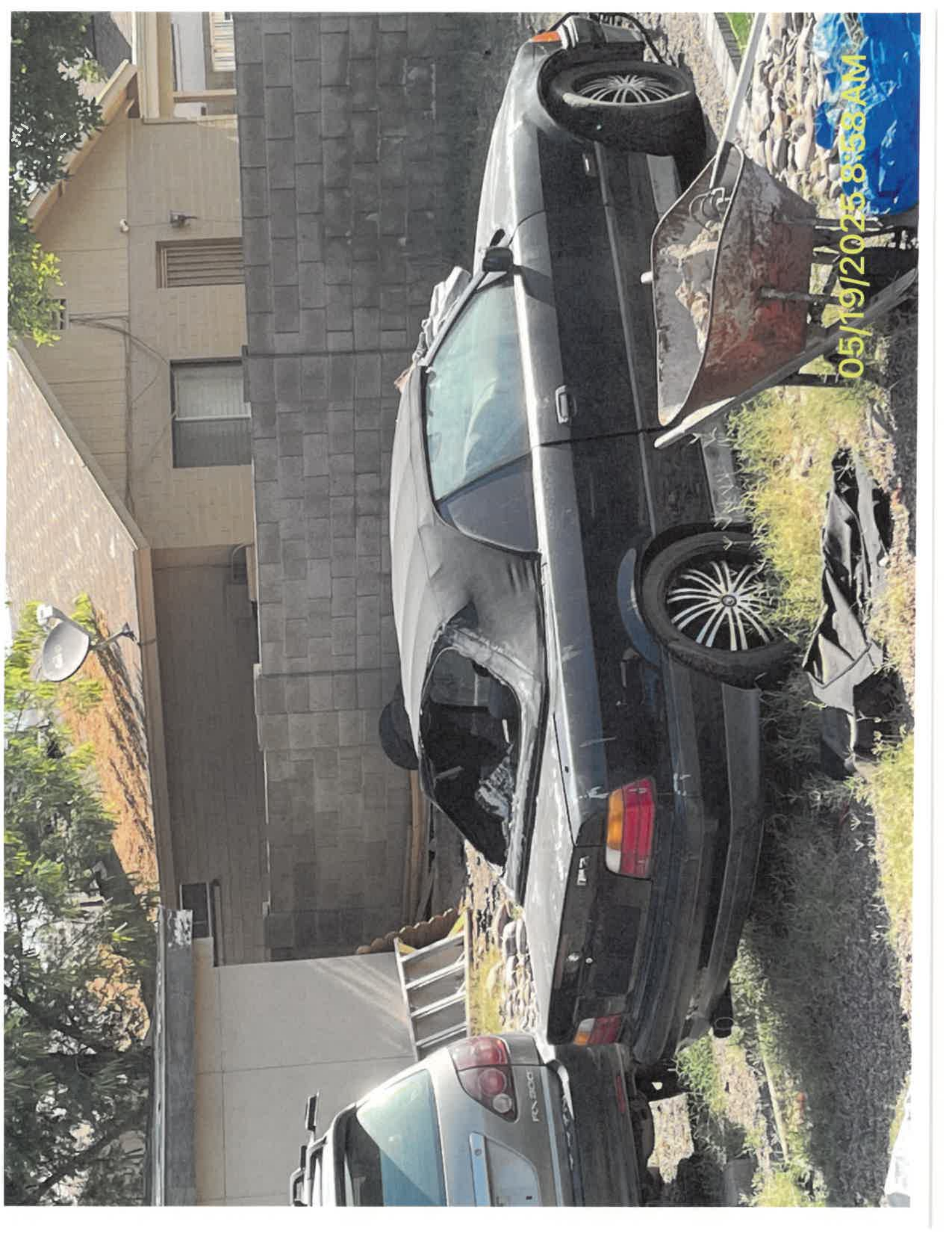
05/19/2025 8:59 AM



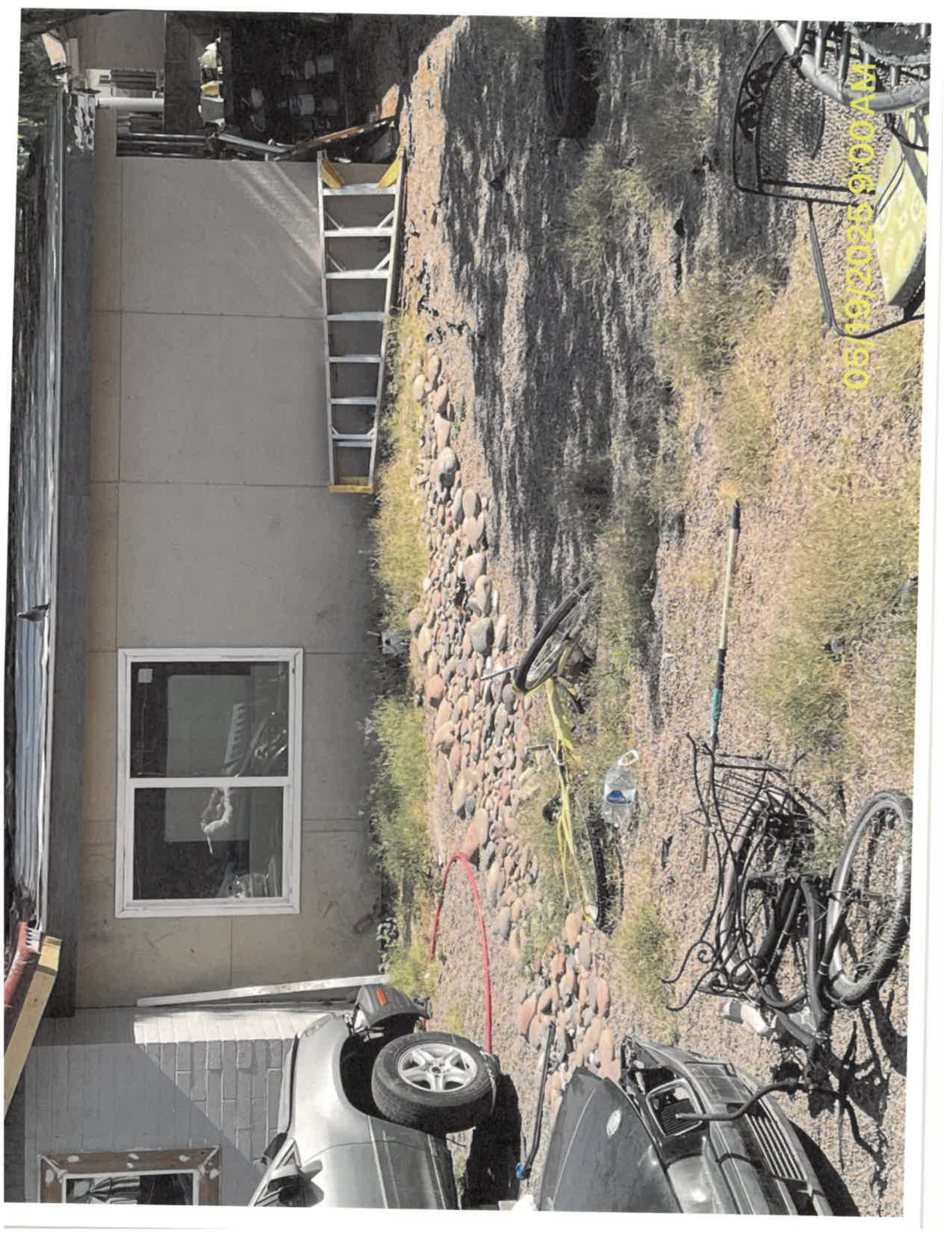
05/19/2025 8:58 AM



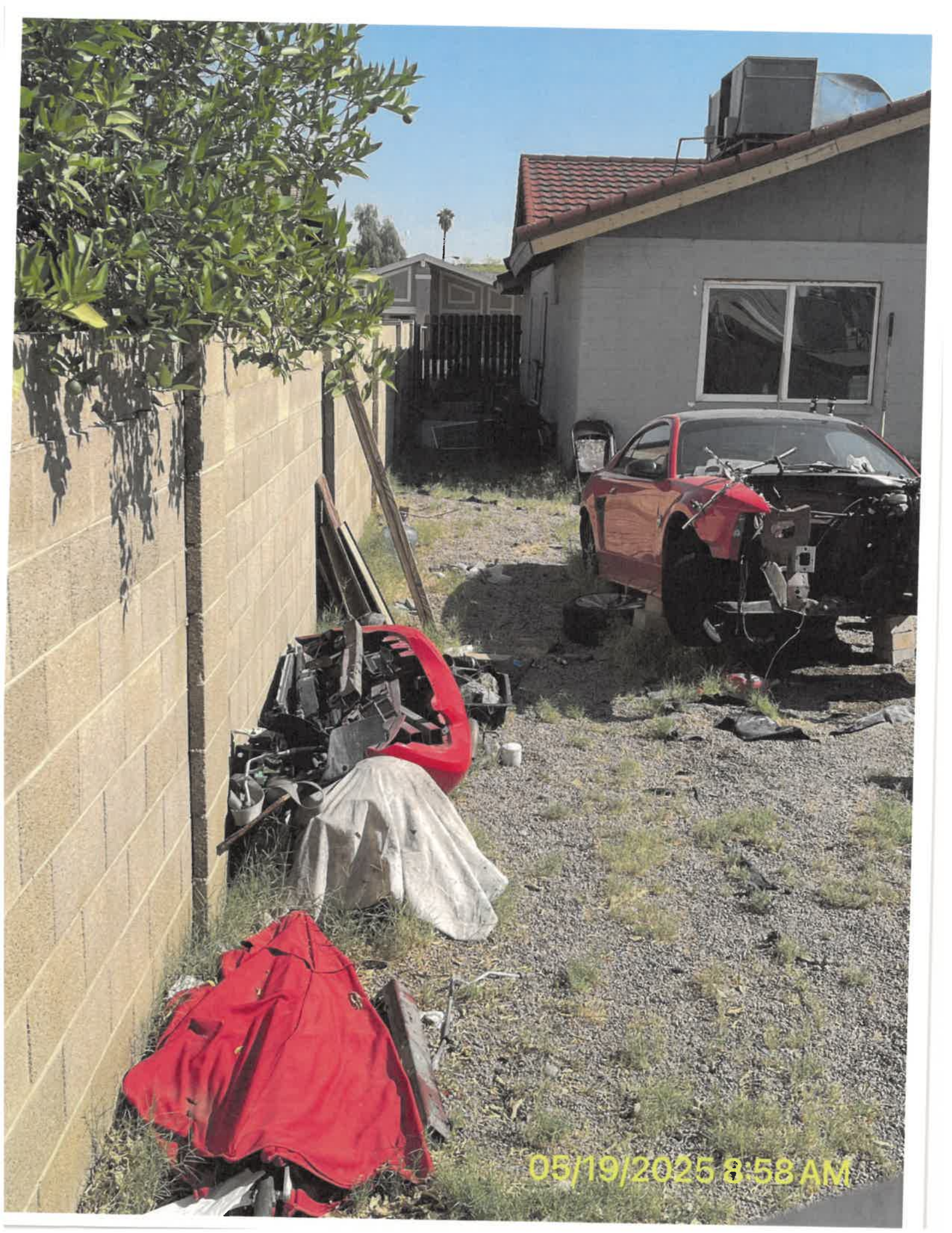
05/19/2025 8:58 AM



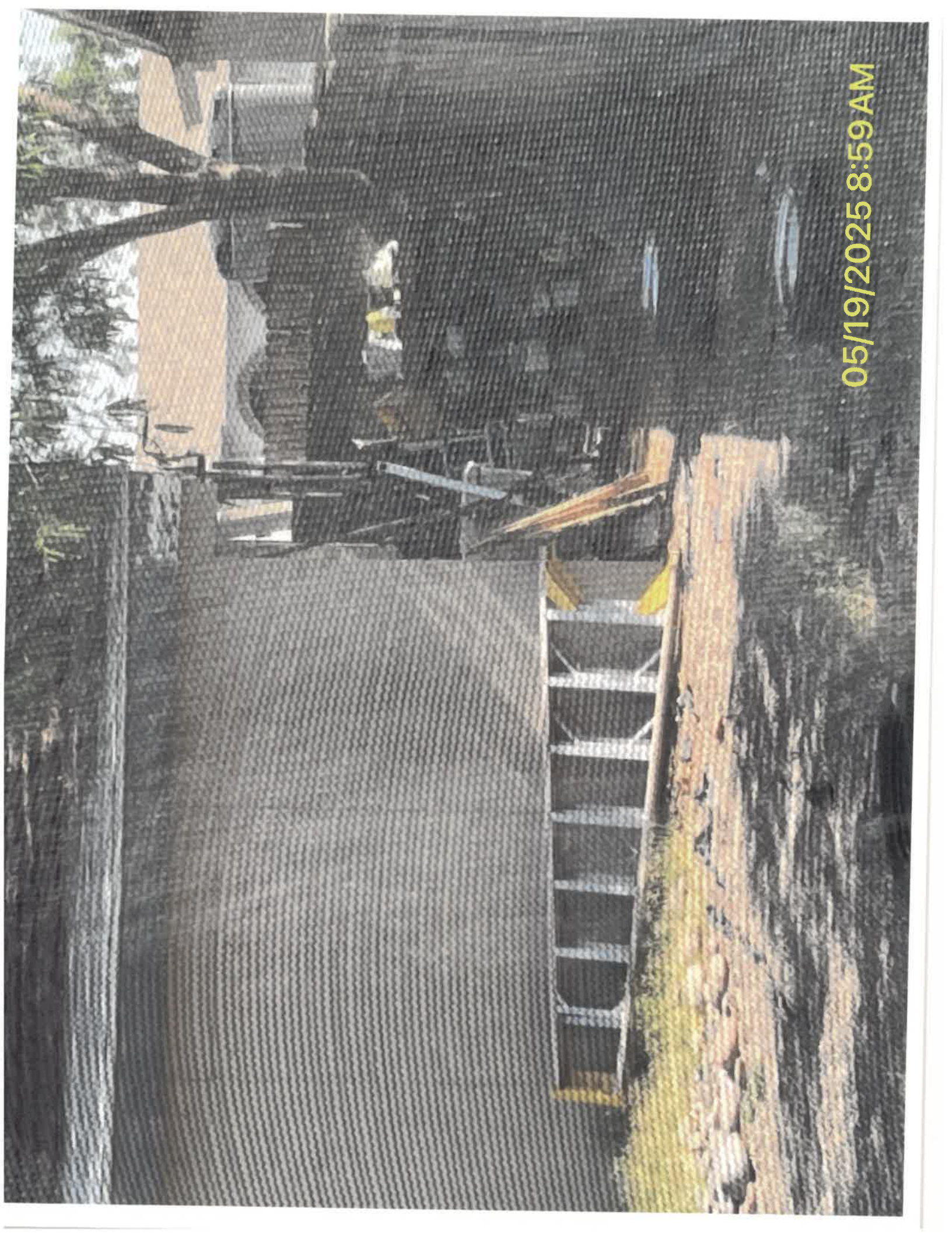
05/19/2025 8:58 AM



05/19/2025 9:00 AM



05/19/2025 8:58 AM



05/19/2025 8:59 AM



COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE

01/07/2025

SHEPHERD ZACHARY WYMAN  
ATTN: CURRENT RESIDENT TENANT  
1849 E HARVARD DR  
TEMPE, AZ 85283

Case #: CE250080  
Site Address: 1849 E HARVARD DR, TEMPE, AZ 85283

This is a notice to inform you that this site was inspected on 01/07/2025 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
Sec.29-2.	Adjacent property owners to maintain sidewalks, gutters, alleys
CC 21-3.b.15	A wall or fence deteriorated in appearance or which constitutes a hazard
CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches
CC 21-3.b.3	An inoperable vehicle or parts thereof outside of or under a roof area not enclosed
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.3	Outside of any building, any required address numbers which are not mounted to the building in a permanent and stationary manner, or are not visible at all times from public access areas to the dwelling
ZDC 3-102	Non-permitted use in residential district

<b>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</b>		<b>SITE REINSP ON OR AFTER</b>
CC 21-3.b.1	Please remove all the trash, litter, debris, and stored items from your property's front / back yards including underneath carport / driveway as needed. This also includes the alley adjacent to your property line and half way into the alley way. All storage items must be kept in an enclosed unit classified as a building with four walls and a door / window. An un-enclosed area cannot be maintained as outdoor storage.	1/21/2025

Sec.29-2.	Property owners must maintain each alley that is adjacent to their premises free of weeds and debris to the center line of such alley.	1/21/2025
CC 21-3.b.15	Please repair / restore your gate to its original damage free state. Please consider using like materials from the surrounding area so it does not appear to be a deteriorated state or a potential hazard for any pedestrian. This includes replacing any missing planks, bricks, center blocks, hinges, locking mechanisms and deteriorated paint, as necessary, to unify the appearance of the restoration project.	1/21/2025
CC 21-3.b.8	Please completely address and cut the over height grass and weeds from your front / front side & back yard areas where gravel is present. This includes visible surrounding areas up against property walls and fence lines, as necessary. Graveled areas must be free of all growth at all times.	1/21/2025
CC 21-3.b.3	Please repair / restore your vehicle, the White Toyota 4Runner license plate #YHA1FH, to a functioning state. All tires must always be installed and to remain inflated. Also, please properly register your vehicle with MVD. Once you have obtained the up dated registration, please be sure to prominently display that on your vehicle for easy public access.	1/21/2025
CC 21-4.a.2.c	Please repair your roof to its original damage free state. Please restore all areas that have any visible damage including lifted, torn, blown off or deteriorating materials. Make sure to use like materials from the surrounding areas to unify the restoration project and to diminish a deteriorated state of appearance	1/21/2025
CC 21-4.a.3	Please display address numbers on your home so they are easily visible for public access. Make sure the numbers are not deteriorating, damaged, obstructed or missing, hindering clear sight from public access points. Painting the numbers on the curb or mailbox is not in compliance with the City of Tempe nuisance codes and the numbers must be mounted to the home itself.	1/21/2025
ZDC 3-102	Please take all the necessary precautions to permanently eliminate the addition to the back porch. This type of setup is not permitted in residential zones and require City approval. Please familiarize yourself with additional in-depth information regarding non-permitted use in a residential district provided under the conditions stated in article ZDC 3-102.	1/21/2025

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

**Hector Heredia Jr**  
Code Inspector

**Direct: 480-350-5462**  
**Code Compliance: 480-350-4311**  
**Email: Hector\_Heredia@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

01/07/2025

SHEPHERD ZACHARY WYMAN  
6035 N GRANITE REEF RD  
SCOTTSDALE, AZ 85250

Case #: CE250080  
Site Address: 1849 E HARVARD DR, TEMPE, AZ 85283

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CC 21-3.b.3	An inoperable vehicle or parts thereof outside of or under a roof area not enclosed
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.3	Outside of any building, any required address numbers which are not mounted to the building in a permanent and stationary manner, or are not visible at all times from public access areas to the dwelling
ZDC 3-102	Non-permitted use in residential district

**PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION**

		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove all the trash, litter, debris, and stored items from your property's front / back yards including underneath carport / driveway as needed. This also includes the alley adjacent to your property line and half way into the alley way. All storage items must be kept in an enclosed unit classified as a building with four walls and a door / window. An un-enclosed area cannot be maintained as outdoor storage.	1/21/2025

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CC 21-3.b.3	Please repair / restore your vehicle, the White Toyota 4Runner license plate #YHA1FH, to a functioning state. All tires must always be installed and to remain inflated. Also, please properly register your vehicle with MVD. Once you have obtained the up dated registration, please be sure to prominently display that on your vehicle for easy public access.	1/21/2025
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CC 21-4.a.3	Please display address numbers on your home so they are easily visible for public access. Make sure the numbers are not deteriorating, damaged, obstructed or missing, hindering clear sight from public access points. Painting the numbers on the curb or mailbox is not in compliance with the City of Tempe nuisance codes and the numbers must be mounted to the home itself.	1/21/2025
ZDC 3-102	Please take all the necessary precautions to permanently eliminate the addition to the back porch. This type of setup is not permitted in residential zones and require City approval. Please familiarize yourself with additional in-depth information regarding non-permitted use in a residential district provided under the conditions stated in article ZDC 3-102.	1/21/2025

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

**Hector Heredia Jr**  
Code Inspector

**Direct: 480-350-5462**  
**Code Compliance: 480-350-4311**  
**Email: Hector\_Heredia@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

01/21/2025

SHEPHERD ZACHARY WYMAN  
ATTN: CURRENT RESIDENT TENANT  
1849 E HARVARD DR  
TEMPE, AZ 85283

Case #: CE250080  
Site Address: 1849 E HARVARD DR, TEMPE, AZ 85283

This is a notice to inform you that this site was inspected on 01/21/2025 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
Sec.29-2.	Adjacent property owners to maintain sidewalks, gutters, alleys
CC 21-3.b.15	A wall or fence deteriorated in appearance or which constitutes a hazard
CC 21-3.b.8	Uncultivated weeds in gravel landscape, or a lawn higher than 12 inches
CC 21-3.b.3	An inoperable vehicle or parts thereof outside of or under a roof area not enclosed
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.3	Outside of any building, any required address numbers which are not mounted to the building in a permanent and stationary manner, or are not visible at all times from public access areas to the dwelling
ZDC 3-102	Non-permitted use in residential district

**PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION**

**SITE REINSP  
ON OR  
AFTER**

CC 21-3.b.1	Please remove all the trash, litter, debris, and stored items from your property’s front / back yards including underneath carport / driveway as needed. This also includes the alley adjacent to your property line and half way into the alley way. All storage items must be kept in an enclosed unit classified as a building with four walls and a door / window. An un-enclosed area cannot be maintained as outdoor storage.
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2/4/2025

Sec.29-2.	Property owners must maintain each alley that is adjacent to their premises free of weeds and debris to the center line of such alley.	2/4/2025
CC 21-3.b.15	Please repair / restore your gate to its original damage free state. Please consider using like materials from the surrounding area so it does not appear to be a deteriorated state or a potential hazard for any pedestrian. This includes replacing any missing planks, bricks, center blocks, hinges, locking mechanisms and deteriorated paint, as necessary, to unify the appearance of the restoration project.	2/4/2025
CC 21-3.b.8	Please completely address and cut the over height grass and weeds from your front / front side & back yard areas where gravel is present. This includes visible surrounding areas up against property walls and fence lines, as necessary. Graveled areas must be free of all growth at all times.	2/4/2025
CC 21-3.b.3	Please repair / restore your vehicle, the White Toyota 4Runner license plate #YHA1FH, to a functioning state. All tires must always be installed and to remain inflated. Also, please properly register your vehicle with MVD. Once you have obtained the up dated registration, please be sure to prominently display that on your vehicle for easy public access.	2/4/2025
CC 21-4.a.2.c	Please repair your roof to its original damage free state. Please restore all areas that have any visible damage including lifted, torn, blown off or deteriorating materials. Make sure to use like materials from the surrounding areas to unify the restoration project and to diminish a deteriorated state of appearance	2/4/2025
CC 21-4.a.3	Please display address numbers on your home so they are easily visible for public access. Make sure the numbers are not deteriorating, damaged, obstructed or missing, hindering clear sight from public access points. Painting the numbers on the curb or mailbox is not in compliance with the City of Tempe nuisance codes and the numbers must be mounted to the home itself.	2/4/2025
ZDC 3-102	Please take all the necessary precautions to permanently eliminate the addition to the back porch. This type of setup is not permitted in residential zones and require City approval. Please familiarize yourself with additional in-depth information regarding non-permitted use in a residential district provided under the conditions stated in article ZDC 3-102.	2/4/2025

### **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.

**Hector Heredia Jr**  
Code Inspector

**Direct: 480-350-5462**  
**Code Compliance: 480-350-4311**  
**Email: Hector\_Heredia@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

01/21/2025

SHEPHERD ZACHARY WYMAN  
 6035 N GRANITE REEF RD  
 SCOTTSDALE, AZ 85250

Case #: CE250080  
 Site Address: 1849 E HARVARD DR, TEMPE, AZ 85283

This is a notice to inform you that this site was inspected on 01/21/2025 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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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.3	Outside of any building, any required address numbers which are not mounted to the building in a permanent and stationary manner, or are not visible at all times from public access areas to the dwelling
ZDC 3-102	Non-permitted use in residential district

<b>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</b>		<b>SITE REINSP ON OR AFTER</b>
CC 21-3.b.1	Please remove all the trash, litter, debris, and stored items from your property's front / back yards including underneath carport / driveway as needed. This also includes the alley adjacent to your property line and half way into the alley way. All storage items must be kept in an enclosed unit classified as a building with four walls and a door / window. An un-enclosed area cannot be maintained as outdoor storage.	2/4/2025

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**Hector Heredia Jr**  
Code Inspector

**Direct: 480-350-5462**  
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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>1790387</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	<input type="checkbox"/> 16 Passenger Vehicle	<input type="checkbox"/> Haz. Material
Driver's License No.	DLP <input type="checkbox"/>	State	Class	Endorsements M H N P T X D	Incident Report Number <b>CE250080</b>		
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language	Defendant Name (First, Middle, Last) <b>Zachary Wymon Shepard</b>						Juvenile <input type="checkbox"/>
Residence Address, City, State, Zip Code <b>6035 N Granite Reef Rd Scottsdale AZ 85250</b>	Telephone: (cell phone) <input type="checkbox"/>						
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions
Business Address, City, State, Zip Code						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>15</b>	Year <b>25</b>	Time <b>832</b>	AM <input type="checkbox"/> PM <input type="checkbox"/>	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>1849 E Harvard Dr</b>						Temp	<b>85203</b>	State of Arizona		Area	Dist.

The Defendant Committed the Following:

<b>A</b>	Section: <b>CC2139</b>	ARS Violation: <b>CC21-3b1 Junk/Debris</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: <b>CC2139</b>	ARS Violation: <b>CC21-3b3 inoperable Unreg 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	
<b>C</b>	Section: <b>CC2139</b>	ARS Violation: <b>CC21-3b4 Lawn Parking</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: <b>CC2139</b>	ARS Violation: <b>CC21-3b8 Detentioned</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>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:**

<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor Date: <b>04/30/25</b> Time: <b>Between 9AM &amp; 4PM</b>	<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor Date: _____ Time: _____
<input type="checkbox"/> Court: _____ Date: _____ Time: _____ AM <input type="checkbox"/> PM <input type="checkbox"/>	<input type="checkbox"/> Court: _____ Date: _____ Time: _____ AM <input type="checkbox"/> PM <input type="checkbox"/>

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 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.

**Heather Ong 8045**  
Complainant 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

**First Citation = \$800.00**  
**A = \$200 B = \$200 C = \$200 D = \$200**

Initials \_\_\_\_\_ Date issued if not violation date **04 16 25**

COMPLAINT

If the defendant fails to appear within the time specified, and either pay the fine for the violation or request a hearing, judgment by default will be entered in the amount of the fine designated on the citation for the violation charged plus a penalty amount.



1790387