



**CITY OF TEMPE  
HEARING OFFICER**

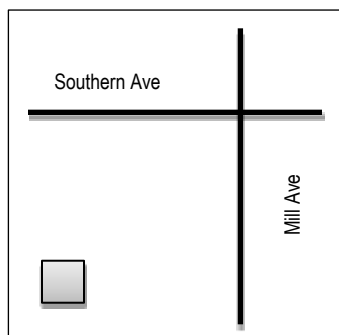
**Meeting Date: 08/05/2025  
Agenda Item: 3**

**ACTION:** Request approval to abate public nuisance items at the DUTCH CAPITAL INVESTMENTS LLC Property located at 4024 S. Judd St. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$2,988.00 for abatement request, including removing over height grass and weed, trash and debris, drain stagnant water from pool, 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 DUTCH CAPITAL INVESTMENTS LLC PROPERTY (CE243805). 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 CE243805: Including removing over height grass and weed, trash and debris, drain stagnant water from pool, Security on site.



Property Owner  
Applicant  
Zoning District:  
Code Compliance Inspector:

Dutch Capital Investments LLC C/O Andrew Dettling  
City of Tempe – Code Compliance  
R1-6- Single Family Residential District  
Sammy Baptiste, Code Inspector

**ATTACHMENTS:** Supporting Attachment

**STAFF CONTACT:** Shawn Daffara, Crime Prevention Planning Coordinator (480-858-2284)

Department Director: Jeff Tamulevich, Community Development Director  
Prepared by: Shawn Daffara, Crime Prevention Planning Coordinator  
Reviewed by: Drew Yocom, Deputy Community Development Director – Community Enhancement

**COMMENTS:**

Code Compliance is requesting approval to abate the DUTCH CAPITAL INVESTMENTS LLC property located at 4024 S. Judd St. in the R1-6; Single Family Residential District. This case was initiated 05/21/2024 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	Dutch Capital Investments LLC Property Abatement	EXISTING ZONING	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	4024 S Judd St Tempe AZ 85282	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	Abatement of CE243805 Hearing Officer Date: 08-05-2025	PARCEL No(s)	123-47-021A <input type="checkbox"/>

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

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

PROPERTY OWNER SIGNATURE	X	DATE
or attach written statement authorizing the applicant to file the application(s)		

APPLICANT INFORMATION – REQUIRED			
COMPANY / FIRM NAME	City of Tempe Code Enforcement	ADDRESS	21 E. 6th St. #208
CONTACT NAME	Sammy Baptiste / Code Inspector	CITY	Tempe
EMAIL	samuel_baptiste@tempe.gov	PHONE 1	480-858-2142
		STATE	AZ
		ZIP	85281
		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	6/16/25
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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:** June 16, 2025  
**TO:** Anna Churan, Senior Code Inspector  
**FROM:** Sammy Baptiste, Code Inspector  
**SUBJECT:** CE243805, Dutch Capital Investments LLC  
c/o Andrew Dettling Property Abatement

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**LOCATION:** 4024 S JUDD ST TEMPE, AZ 85282  
**LEGAL:** SOUTHERN PALMS UNIT THREE PER MCR 193-33 LOT 241  
**PARCEL:** 123-47-021A  
**OWNER:** DUTCH CAPITAL INVESTMENTS LLC  
C/O ANDREW DETTLING  
4024 S JUDD ST  
TEMPE, AZ 85282

**FINDINGS:**

5/21/2024 The Code Compliance Division received complaint for Deteriorated Landscape, junk/trash/debris, and green pool.

5/21/2024 Observed over-height Grass/Weeds in front, back, and side yard gravel landscaping, junk/trash and debris in the side and back yard, and pool with green, stagnant water. Correction letter mailed to owner.

6/04/2024 Supervisor Checked the property for Sammy who is out of town for 2 weeks. There is junk/trash and debris in the back yard piled up by fence and green pool seen from side gate. Vector control placed a flyer on the door. Final violation notice will be sent.

6/06/2024 Supervisor received an email from Tempe Police Department Detective J. Wellington. He spoke with Andrew Dettling (330-815- 8755), who is part of Dutch Capital Investments LLC and owner of the property. Det. Wellington made him aware of the condition of the house, the yard, the pool and the neighborhood concerns. Andrew said the tenants have moved out and he has a pool guy working on the pool this week. He also notified Andrew about the side fence being unsecured, the debris in view from the street and the door hangers from Tempe Code and Maricopa County.

6/21/24 Returned from military leave. Conducted inspection, observed over-height grass/weeds in front and backyards. Junk/trash and debris remain along fence/wall in backyard as well as green pool. It appears that no progress has been made since supervisor had re-inspected the property during my absence. Will send revised correction letter w/ additional violation addressing landscaping.

7/10/2024 Conducted inspection, all violations remain consisting of deteriorated landscape in front and backyards, deteriorated (green) pool, and junk/trash and debris in the front and backyards. Revised final letter will be sent to owner.

7/23/2024 Conducted inspection, all violations remain consisting of deteriorated landscape in front and backyards, deteriorated (green) pool, and junk/trash and debris in the front and backyards. I was also approached by a concerned resident that made verbal complaint about the property. Due to no progress made and no correspondence received from the owner after multiple complaints received, citation has been issued.

8/07/2024 Conducted inspection, all violations remain except for the pool. Pool water is no longer green. Water is in better condition however it is not circulating. Monitoring for the time being. Owner failed to appear for court.

08/21/2024 Conducted inspection, pool water is in a healthy condition at this time however all other violations remain as well as dead tree observed in backyard. Supervisors, Tempe PD OCP, and ASU personnel visited residence and spoke with new tenants. They made them aware of the city's guidelines and expectations regarding code violations and addressed all current issues. Will monitor for the time being since tenants agreed to correct violations. Owner again failed to appear for court.

08/21/2024 Called and spoke with owner Andrew Dettling (330-815-8755) for the first time. He stated that he has been out of town for a while and apologized for not maintaining the property or reaching out. I advised that multiple violations remain including a large dead tree in the backyard. He stated he will have all violations corrected in 2 weeks. Will follow up.

09/10/2024 Conducted inspection, all violations remain except deteriorated pool. Observed deteriorated landscape in the front and backyards and junk/trash and debris in the backyard. Will contact owner.

09/24/2024 Conducted inspection, over-height grass/weeds have been cut from the front and backyards. I did observe an open and unsecure gate giving direct access to pool. I knocked on door and spoke with Bryce (tenant). I advised that gate needs to be locked and always secured. Attempted to contact owner (Andrew) but no answer, left message. Will return to monitor.

09/30/2024 Received call from Andrew, I advised him of the unsecured pool gate, and he stated that he will have issue corrected immediately. I also advised that there is a tree dying in the backyard that may need to be removed.

10/02/2024 Visited property and observed that gate remains unsecured. I secured gate with zip-ties. Sending final letter to owner.

10/21/2024 Supervisor checked the property, and the pool was clean, and the junk/debris had been removed. The over-height grass/weeds in front and rear yard are still present. Case will be pushed out until 11/12 when Sammy returns.

11/04/2024 Supervisor checked the property and noticed over-height grass/weeds still present in the front yard and backyard. The pool water is clear at this time. PD received complaints about a party over the weekend with neighbors complaining.

11/15/2024 Supervisor Inspected property, spoke with Caden Bartelme(tenant), went over the grass/weeds in gravel front and back yard, checked the side gate to the backyard with him, it's still broken but staying closed. Advised it needs to be self-latching, self-closing or padlocked. Supervisor also spoke with Caden about all the violations and how they need to be fixed right away to avoid citations to them and the property owner. He advised they will spray the weeds. There was no evidence of structures on the property in the front or back yard. Also noticed new violation, carport livable enclosed illegally. Building Safety has an IP as well for this IP240139.

11/27/2024 Returned from military leave. Conducted inspection, violations remain consisting of junk/trash and debris, deteriorated landscape in the front and back yards, unsecured pool gate, and received complaint for interior modification (enclosed garage/carport, off-street parking). Sending revised final letter to owner.

1/03/2025 Conducted inspection, observed that gate is in fact self-latching and secure. Deteriorated landscape remains on the property consisting of over-height grass/weeds in the front and backyard, garage remains enclosed therefore effecting parking in setback, and no permits have been submitted or currently in the process. Citation has been issued. Junk/trash and dead tree has been removed.

1/17/2025 Over-height grass/weeds have been removed. Owner failed to appear for court.

2/6/2025 Spoke with Andrew Dettling 330-815-8755. I Advised that many attempts have been made to mail correction letters and citations. He stated that he was unaware that more citations were issued. He confirmed that mailing address was not accurate on Maricopa County Assessor. I advised him to ensure that all information is updated. He also advised that Dutch Capital Investments LLC is base in Ohio. I updated the statutory agent info for mailing purposes. I advised him to contact Tempe municipal court as well as building safety to correct all issues regarding the enclosed garage. Will check back in 2 weeks.

3/03/2025 Conducted inspection, pool gate is secured, some growths of weeds are showing in the gravel landscaping. Will return to monitor. Returned missed call from Andrew Dettling (330-815-8755). Building permit is in the system but no use permit has been submitted for garage enclosure. Will monitor progress.

3/24/2025 Owner is actively working on getting permit properly to building safety for review. Also, will have weeds removed from the front and back yards. Will return to monitor.

04/14/2025 Spoke with Andrew and he advised that he has been working on corrections to building permit to submit to building safety this week. He also advised that all weeds have been removed. Will return to reinspect.

4/25/2025 Code received a complaint from PD who received complaint from neighbors in area. Tenants were setting up structures in backyard. Supervisors inspected the property and made contact with Dean. The backyard gate was open, and there was a large black tarp hung across the backyard. Dean identified himself as a friend and not a tenant. Supervisor asked for Caden Bartelme, or Anthony Heinrichs who were the tenants they spoke with in November 2024. He advised Caden was not home and did not know an Anthony. Supervisor explained to Dean the open Code case, the violations that still existed. Supervisor advised him we had a complaint from PD about structures they were building. There was metal scaffolding to erect a stage on the ground and multiple painted pallets all over the yard. There was a bar structure and table built, and two porta potties. The pool was green and not in a clear state. I observed grass and weeds still present in the front and back yard. Supervisor provided their business card to Dean to pass on to the tenants if they had any questions. Supervisor also contacted the property owner, Andrew Dettling, 330-815-8755, to advise him of the complaint, what they were doing, and the outstanding violations. She advised him we are at a point to cite on the junk/trash, green pool, and grass and weeds. Andrew advised he would contact the tenants right away, that it was a violation of their lease and address it. Supervisor spoke to Andrew later in the day and he advised he spoke to the tenants they will clean everything up; he will have the pool and grass and weeds addressed by Monday 04/28. She advised him if he has it cleaned up by then she would be willing to delay a citation. He agreed. Andrew asked that we loop in his property manager Madlyn Dobson 503-333-5542 as first contact, then use him as the second. Her info has been added to the case. Assigned inspector was updated and scheduled a reinspection.

4/29/2025 Returned from military leave. Conducted inspection, violations remain consisting of deteriorated landscape in the front and backyards, off-street parking areas in front yard setback (Ingress/Egress) and Deteriorated/Unsecured pool. Also, while conducting inspection, I was approached by a neighboring resident that stated that they see the pool gate unsecured often. Citation has been issued.

5/13/2025 Owner failed to appear for court.

5/27/2025 Supervisor Checked the property and noticed the over-height grass/weeds in gravel front and back, green pool and minor junk/trash in front and backyard.

6/16/2025 Returned from Military/bereavement leave. Conducted inspection, violations remain consisting of deteriorated landscape in the front and backyards, junk/trash, and deteriorated pool.

see the pool gate unsecured often. Citation has been issued.

5/13/2025 Owner failed to appear for court.

5/27/2025 Supervisor Checked the property and noticed the over-height grass/weeds in gravel front and back, green pool and minor junk/trash in front and backyard.

6/16/2025 Returned from Military/bereavement leave. Conducted inspection, violations remain consisting of deteriorated landscape in the front and backyards, junk/trash, and deteriorated pool.

**RECOMMENDATIONS:**

I recommend an abatement of the nuisance violations at the property at 4024 S Judd St due to property owner's failure to bring property into compliance with Tempe City Code 21-3.B.1 and 21-3.B.8, and 21-3.B.16. Mr. Dettling has been given more than ample time to come into compliance and maintain the property. The property owner has been issued civil citations. 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 Am Chusar  
DATE: 7/8/2025



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 06/17/2025  
CASE #: CE243805

**DUTCH CAPITAL INVESTMENTS LLC  
C/O ANDREW DETTLING  
506 S HARDY DR #1003  
TEMPE, AZ 85281**

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

**LOCATION:** 4024 S JUDD ST TEMPE, AZ 85282  
**PARCEL:** 12347021A

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers **08/05/2025 at 5:00 PM**. We are requesting Hearing Officer Authorization to abate this public nuisance in accordance with Section 21-53 of the Tempe City Code by removal and repair of:

- CC 21-3.b.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.16 Swimming pool that is deteriorated or presents a health 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

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.1 REMOVE AND OR PROPERLY DISCARD THE ITEMS IN THE FRONT AND BACK OF THE PROPERTY. THIS INCLUDES THE TRASH BAGS, FURNITURE, WOOD, CARDBOARD, METAL POLES, AND ANY OTHER MISCELLANEOUS ITEMS.
- CC 21-3.b.16 RESTORE POOL WATER TO A CLEAN AND CLEAR STATE. ALL ALGEEA, DIRT, AND DEBRIS MUST BE REMOVED FROM POOL.  
  
SECURE HOME AND REAR GATE TO PREVENT ACCESS TO POOL. GATE MUST BE SELF-LATCHING/CLOSING OR LOCKED AT ALL TIMES.
- CC 21-3.b.8 REMOVE ALL GRASS AND OR WEEDS FROM THE FRONT, BACK, AND OR SIDES OF THE PROPERTY IN THE GRAVEL LANDSCAPED AREAS. ALL GRAVEL LANDSCAPES MUST BE MAINTAINED FREE AND CLEAR OF ANY UNCONTROLLED GROWTH REGARDLESS OF HEIGHT.



June 4, 2025

City of Tempe  
Attn: John Salazar  
Code Compliance Inspector

RE: Clean-Up at 4024 S. Judd St.

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 4024 S. Judd St, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

Scope of Work

- Remove junk, trash, and debris from the front and backyards
- Drain pool of green stagnant water
- Remove grass/weeds in the front and back of the property
- Dispose of removed items off-site
- Police presence for the duration of the visit

Total = \$2,988.00

Respectfully,

Freddie Panzella

Jun 16, 2025 at 11:12:17 AM



Jun 16, 2025 at 11:12:20 AM



Jun 16, 2025 at 11:12:30 AM



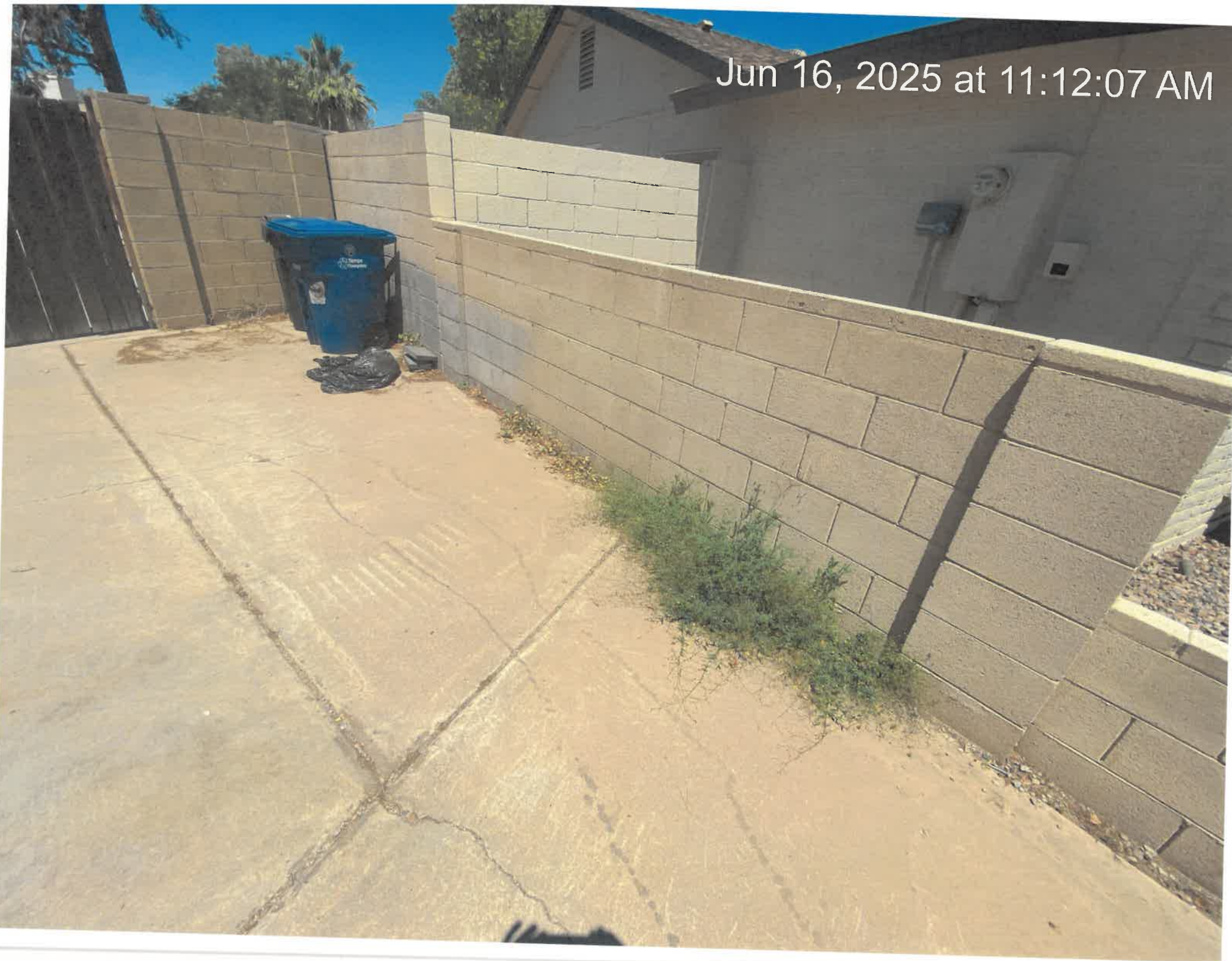
Jun 16, 2025 at 11:13:03 AM



Jun 16, 2025 at 11:11:57 AM



Jun 16, 2025 at 11:12:07 AM





COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE

05/21/2024

203RD ENTERPRISES LLC / WILLIAM MERRIFIELD  
24871 S ELLSWORTH RD STE 100-113  
QUEEN CREEK, AZ 85142

Case #: CE243805  
Site Address: 4024 S JUDD ST, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 05/21/2024 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.16	Swimming pool that is deteriorated or presents a health hazard

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	REMOVE AND OR PROPERLY DISCARD THE ITEMS IN THE BACK OF THE PROPERTY. THIS INCLUDES THE FURNITURE, WOOD, CARDBOARD, METAL POLES, AND ANY OTHER MISCELLANEOUS ITEMS.	6/4/2024
CC 21-3.b.16	RESTORE POOL WATER TO A CLEAN AND CLEAR STATE. ALL ALGEEA, DIRT, AND DEBRIS MUST BE REMOVED FROM POOL.	6/4/2024

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.



COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE

05/21/2024

BEOS LLC / 203RD ENTERPRISES LLC  
KYLE ANDERSON  
22593 S 204TH ST  
QUEEN CREEK, AZ 85142

Case #: CE243805  
Site Address: 4024 S JUDD ST, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 05/21/2024 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.

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PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
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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**

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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.



COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE

05/21/2024

BEOS LLC  
317 CALLE CORRAL  
SAN CLEMENTE, CA 92373

Case #: CE243805  
Site Address: 4024 S JUDD ST, TEMPE, AZ 85282

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CC 21-3.b.16	RESTORE POOL WATER TO A CLEAN AND CLEAR STATE. ALL ALGEEA, DIRT, AND DEBRIS MUST BE REMOVED FROM POOL.	6/4/2024

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.



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

06/04/2024

203RD ENTERPRISES LLC / WILLIAM MERRIFIELD  
 24871 S ELLSWORTH RD STE 100-113  
 QUEEN CREEK, AZ 85142

Case #: CE243805  
 Site Address: 4024 S JUDD ST, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 06/04/2024 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.16	Swimming pool that is deteriorated or presents a health hazard

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	REMOVE AND OR PROPERLY DISCARD THE ITEMS IN THE BACK OF THE PROPERTY. THIS INCLUDES THE FURNITURE, WOOD, CARDBOARD, METAL POLES, AND ANY OTHER MISCELLANEOUS ITEMS.	6/18/2024
CC 21-3.b.16	RESTORE POOL WATER TO A CLEAN AND CLEAR STATE. ALL ALGAE, DIRT, AND DEBRIS MUST BE REMOVED FROM POOL.	6/18/2024

**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**

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**Civil and Criminal Penalties**



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

06/04/2024

BEOS LLC / 203RD ENTERPRISES LLC  
KYLE ANDERSON  
22593 S 204TH ST  
QUEEN CREEK, AZ 85142

Case #: CE243805  
Site Address: 4024 S JUDD ST, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 06/04/2024 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
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PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	REMOVE AND OR PROPERLY DISCARD THE ITEMS IN THE BACK OF THE PROPERTY. THIS INCLUDES THE FURNITURE, WOOD, CARDBOARD, METAL POLES, AND ANY OTHER MISCELLANEOUS ITEMS.	6/18/2024
CC 21-3.b.16	RESTORE POOL WATER TO A CLEAN AND CLEAR STATE. ALL ALGEEA, DIRT, AND DEBRIS MUST BE REMOVED FROM POOL.	6/18/2024

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**Civil and Criminal Penalties**



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

06/04/2024

BEOS LLC  
317 CALLE CORRAL  
SAN CLEMENTE, CA 92373

Case #: CE243805  
Site Address: 4024 S JUDD ST, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 06/04/2024 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.16	Swimming pool that is deteriorated or presents a health hazard

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	REMOVE AND OR PROPERLY DISCARD THE ITEMS IN THE BACK OF THE PROPERTY. THIS INCLUDES THE FURNITURE, WOOD, CARDBOARD, METAL POLES, AND ANY OTHER MISCELLANEOUS ITEMS.	6/18/2024
CC 21-3.b.16	RESTORE POOL WATER TO A CLEAN AND CLEAR STATE. ALL ALGAE, DIRT, AND DEBRIS MUST BE REMOVED FROM POOL.	6/18/2024

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**Civil and Criminal Penalties**



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

06/24/2024

BEOS LLC  
317 CALLE CORRAL  
SAN CLEMENTE, CA 92373

Case #: CE243805  
Site Address: 4024 S JUDD ST, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 06/21/2024 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.16	Swimming pool that is deteriorated or presents a health 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

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	REMOVE AND OR PROPERLY DISCARD THE ITEMS IN THE BACK OF THE PROPERTY. THIS INCLUDES THE FURNITURE, WOOD, CARDBOARD, METAL POLES, AND ANY OTHER MISCELLANEOUS ITEMS.	07/09/2024
CC 21-3.b.16	RESTORE POOL WATER TO A CLEAN AND CLEAR STATE. ALL ALGAE, DIRT, AND DEBRIS MUST BE REMOVED FROM POOL.	07/09/2024
CC 21-3.b.8	REMOVE ALL GRASS AND OR WEEDS FROM THE FRONT, BACK, AND OR SIDES OF THE PROPERTY IN THE GRAVEL LANDSCAPED AREAS. ALL GRAVEL LANDSCAPES MUST BE MAINTAINED FREE AND CLEAR OF ANY UNCONTROLLED GROWTH REGARDLESS OF HEIGHT.	07/09/2024

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**Civil and Criminal Penalties**



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

06/24/2024

BEOS LLC / 203RD ENTERPRISES LLC  
KYLE ANDERSON  
22593 S 204TH ST  
QUEEN CREEK, AZ 85142

Case #: CE243805  
Site Address: 4024 S JUDD ST, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 06/21/2024 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
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PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	REMOVE AND OR PROPERLY DISCARD THE ITEMS IN THE BACK OF THE PROPERTY. THIS INCLUDES THE FURNITURE, WOOD, CARDBOARD, METAL POLES, AND ANY OTHER MISCELLANEOUS ITEMS.	07/09/2024
CC 21-3.b.16	RESTORE POOL WATER TO A CLEAN AND CLEAR STATE. ALL ALGAE, DIRT, AND DEBRIS MUST BE REMOVED FROM POOL.	07/09/2024
CC 21-3.b.8	REMOVE ALL GRASS AND OR WEEDS FROM THE FRONT, BACK, AND OR SIDES OF THE PROPERTY IN THE GRAVEL LANDSCAPED AREAS. ALL GRAVEL LANDSCAPES MUST BE MAINTAINED FREE AND CLEAR OF ANY UNCONTROLLED GROWTH REGARDLESS OF HEIGHT.	07/09/2024

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**Civil and Criminal Penalties**



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

06/24/2024

C/O DUTCH CAPITAL INVESTMENTS LLC / BESOS LLC  
KYLE ANDERSON  
20311 E STONECREST DR  
QUEEN CREEK, AZ 85142

Case #: CE243805  
Site Address: 4024 S JUDD ST, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 06/21/2024 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.16	Swimming pool that is deteriorated or presents a health 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

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	REMOVE AND OR PROPERLY DISCARD THE ITEMS IN THE BACK OF THE PROPERTY. THIS INCLUDES THE FURNITURE, WOOD, CARDBOARD, METAL POLES, AND ANY OTHER MISCELLANEOUS ITEMS.	07/09/2024
CC 21-3.b.16	RESTORE POOL WATER TO A CLEAN AND CLEAR STATE. ALL ALGAE, DIRT, AND DEBRIS MUST BE REMOVED FROM POOL.	07/09/2024
CC 21-3.b.8	REMOVE ALL GRASS AND OR WEEDS FROM THE FRONT, BACK, AND OR SIDES OF THE PROPERTY IN THE GRAVEL LANDSCAPED AREAS. ALL GRAVEL LANDSCAPES MUST BE MAINTAINED FREE AND CLEAR OF ANY UNCONTROLLED GROWTH REGARDLESS OF HEIGHT.	07/09/2024

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Code Inspector

**Direct: 480-858-2142**  
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**Civil and Criminal Penalties**



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

07/10/2024

ANDREW DETTLING  
C/O DUTCH CAPITAL INVESTMENTS LLC  
518 W 19TH ST  
TEMPE, AZ 85281

Case #: CE243805  
Site Address: 4024 S JUDD ST, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 07/10/2024 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.16	Swimming pool that is deteriorated or presents a health 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

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	REMOVE AND OR PROPERLY DISCARD THE ITEMS IN THE FRONT AND BACK OF THE PROPERTY. THIS INCLUDES THE TRASH BAGS, FURNITURE, WOOD, CARDBOARD, METAL POLES, AND ANY OTHER MISCELLANEOUS ITEMS.	07/23/2024
CC 21-3.b.16	RESTORE POOL WATER TO A CLEAN AND CLEAR STATE. ALL ALGAE, DIRT, AND DEBRIS MUST BE REMOVED FROM POOL.	07/23/2024
CC 21-3.b.8	REMOVE ALL GRASS AND OR WEEDS FROM THE FRONT, BACK, AND OR SIDES OF THE PROPERTY IN THE GRAVEL LANDSCAPED AREAS. ALL GRAVEL LANDSCAPES MUST BE MAINTAINED FREE AND CLEAR OF ANY UNCONTROLLED GROWTH REGARDLESS OF HEIGHT.	07/23/2024

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

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**Sammy Baptiste**  
Code Inspector

**Direct: 480-858-2142**  
**Code Compliance: 480-350-4311**  
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COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
**FINAL CORRECTION NOTICE**

10/03/2024

DUTCH CAPITAL INVESTMENTS LLC  
C/O ANDREW DETTLING  
506 S HARDY DR #1003  
TEMPE, AZ 85281

Case #: CE243805  
Site Address: 4024 S JUDD ST, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 10/02/2024 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.16	Swimming pool area not properly enclosed and secured

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, BACK, AND OR SIDES OF THE PROPERTY IN THE GRAVEL LANDSCAPED AREAS. ALL GRAVEL LANDSCAPES MUST BE MAINTAINED FREE AND CLEAR OF ANY UNCONTROLLED GROWTH REGARDLESS OF HEIGHT.	10/16/2024
CC 21-3.b.16	SECURE HOME AND REAR GATE TO PREVENT ACCESS TO POOL. GATE MUST BE SELF-LATCHING/CLOSING OR LOCKED AT ALL TIMES.	10/16/2024

**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**



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

11/27/2024

DUTCH CAPITAL INVESTMENTS LLC  
 C/O ANDREW DETTLING  
 506 S HARDY DR #1003  
 TEMPE, AZ 85281

Case #: CE243805  
 Site Address: 4024 S JUDD ST, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 11/15/2024 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.16	Swimming pool area not properly enclosed and secured
ZDC 4-602	Non-permitted parking
ZDC 4-502.F.3	All off-street parking areas shall have access to a public street by means of a paved driveway that extends a minimum of 20 ft. from the public street. All parking areas shall be setback from the public street by a minimum of 20 ft.
ZDC 4-603.E	Minimum off-street parking requirements

<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, BACK, AND OR SIDES OF THE PROPERTY IN THE GRAVEL LANDSCAPED AREAS. 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.	12/17/2024
CC 21-3.b.16	SECURE HOME AND REAR GATE TO PREVENT ACCESS TO POOL. GATE MUST BE SELF-LATCHING/CLOSING OR LOCKED AT ALL TIMES.	12/17/2024
ZDC 4-602	THE GARAGE WAS ILLEGALLY ENCLOSED WHICH TAKES AWAY THE REQUIRED PARKING THE FRONT YARD SETBACK. CONTACT THE PLANNING DEPARTMENT AT 480-350-4311 TO OBTAIN A USE PERMIT.	12/17/2024
ZDC 4-502.F.3	ALL REQUIRED OFF-STREET PARKING MUST BE SETBACK 20 FEET FROM THE CITY'S RIGHT-OF-WAY.	12/17/2024
ZDC 4-603.E	CONTACT THE PLANNING DEPARTMENT AT 480-350-4311 TO SEEK APPROVAL FOR THE UNAUTHORIZED GARAGE ENCLOSURE AND PARKING MODIFICATIONS.	12/17/2024

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1790318</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>CE243805</b>

Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language		Defendant Name (First, Middle, Last) <b>DUTCH CAPITAL INVESTMENTS LLC C/O ANDREW DETTLING</b>					Juvenile	
Residence Address, City, State, Zip Code <b>518 W. 19TH ST TEMPE, AZ 85281</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.	

<b>Vehicle</b>	Color	Year	Make	Model	Style	License Plate	State	Expiration Date
Registered owner & address, City, State, Zip Code						Vehicle Identification Number		

The Undersigned Certifies That:

On	Month <b>7</b>	Day <b>23</b>	Year <b>2024</b>	Time <b>1026</b>	<input checked="" type="checkbox"/> AM <input type="checkbox"/> PM	Speed	Approx.	Posted	R & P	Speed Measurement Device <input type="checkbox"/> Radar <input type="checkbox"/> Laser <input type="checkbox"/> Pace	Direction of Travel	
At	Location <b>4024 S. JUDD ST</b>								<input checked="" type="checkbox"/> Tempe <input type="checkbox"/> <b>85282</b>	State of Arizona	Area	Dist.

The Defendant Committed the Following:

<b>A</b>	Section: <b>TCC 21-3 A</b>	ARS Violation: <b>CC 21-3.B.1 JUNK, TRASH, + 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 <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
<b>B</b>	Section: <b>TCC 21-3 A</b>	ARS Violation: <b>CC 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
<b>C</b>	Section: <b>TCC 21-3 A</b>	ARS Violation: <b>CC 21-3.B.16 DETERIORATED POOL</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:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
<b>E</b>	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense

<b>You must appear on the date and time indicated at:</b>	<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor Date: <b>8/6/2024</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>	Complainant <b>S BAPTISTE</b>	ID # <b>8050</b>

Comments: **1ST VIOLATION FEE APPLY \$600.00**  
**MAILED CERTIFIED**  
 Initials \_\_\_\_\_ Date issued if not violation date \_\_\_\_\_

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

**COMPLAINT**



1790318

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1790583</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>CE243805</b>		
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language										
<b>Defendant</b>		Name (First, Middle, Last) <b>DUTCH CAPITAL INVESTMENTS LLC C/O ANDREW DETTLING</b>						Juvenile		
Residence Address, City, State, Zip Code <b>518 W 19TH ST TEMPE AZ 85281</b>								Telephone: (cell phone) ( )		
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions	Email Address		
Business Address, City, State, Zip Code								Business Phone No. ( )		
<b>Vehicle</b>		Color	Year	Make	Model	Style	License Plate	State	Expiration Date	
Registered owner & address, City, State, Zip Code							Vehicle Identification Number			
The Undersigned Certifies That:										
On	Month	Day	Year	Time	<input checked="" type="checkbox"/> AM <input type="checkbox"/> PM	Speed	Approx.	Posted	R & P	
At	Location <b>4024 S JUDD ST</b>					<input checked="" type="checkbox"/> Tempe	<b>85282</b>	State of Arizona	Area	Dist.
The Defendant Committed the Following:										
<b>A</b>	Section:	<b>TCC 21-3 A</b>	ARS	Violation:	<b>21-3.B.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	
<b>B</b>	Section:	<b>ZDC 1-201 A</b>	ARS	Violation:	<b>ZDC 4-502.F.3 ACCESS-INGRESS + EGRESS</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:		ARS	Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic	
	Docket Number		Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code		<input type="checkbox"/> Civil Traffic	<input type="checkbox"/> Petty Offense	
<b>D</b>	Section:		ARS	Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic	
	Docket Number		Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code		<input type="checkbox"/> Civil Traffic	<input type="checkbox"/> Petty Offense	
<b>E</b>	Section:		ARS	Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic	
	Docket Number		Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code		<input type="checkbox"/> Civil Traffic	<input type="checkbox"/> Petty Offense	
<b>You must appear on the date and time indicated at:</b>		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>1/17/2025</b>	Time: Between 9AM & 4PM		
		<input type="checkbox"/> Court:		<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor		Date:		Time:	<input type="checkbox"/> AM <input type="checkbox"/> PM	
		Court Address, City, State, Zip Code				Date:		Time:	<input type="checkbox"/> AM <input type="checkbox"/> PM	
Criminal: <input type="checkbox"/> Without admitting guilt, I promise to appear as directed hereon.		Victim? <input type="checkbox"/>		Victim Notified? <input type="checkbox"/>		I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant.				
Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.						Complainant: <b>S. BANISTE</b> ID #: <b>8050</b>				
<b>X</b> <u>MAILED CERTIFIED</u>										
Comments: Juvenile Notification: Failure to appear or comply as ordered will result in a suspension of your driver's license/driving privileges until you comply or reach your 18th birthday.		Initials _____		Date issued if not violation date _____		A - 2ND VIOLATION FEE APPLY - \$300.00 B - 1ST VIOLATION FEE APPLY - \$170.00 TOTAL = \$470.00				

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



1790583

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1792200</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>CE243805</b>		

Interpreter Required?  Spanish  Other Language

**Defendant** Name (First, Middle, Last) **DUTCH CAPITAL INVESTMENTS LLC C/O ANDREW DETTLING** Juvenile

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

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

Business Address, City, State, Zip Code **506 S HARDY DR #1003 TEMPE AZ 85281** 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 **4** Day **29** Year **2025** Time **1210**  AM  PM **Speed** Approx. Posted R & P Speed Measurement Device  Radar  Laser  Pace Direction of Travel

At Location **4024 S JUDD ST**  Tempe  **85282** State of Arizona Area Dist.

The Defendant Committed the Following:

**A** Section: **TCC 21-3 A** ARS Violation: **21-3.8.8 DETERIORATED LANDSCAPE**  Domestic Violence Case  Criminal  Criminal Traffic  Municipal Code  Civil Traffic  Petty Offense

Docket Number Disp. Code: Date of Disposition: Sanction:

MVD

**B** Section: **TCC 21-3 A** ARS Violation: **21-3.8.16 DETERIORATED + UNSECURED POOL**  Domestic Violence Case  Criminal  Criminal Traffic  Municipal Code  Civil Traffic  Petty Offense

Docket Number Disp. Code: Date of Disposition: Sanction:

MVD

**C** Section: **ZDC 1-201 A** ARS Violation: **ZDC 4-502.F.3 ACCESS - INGRESS + EGRESS**  Domestic Violence Case  Criminal  Criminal Traffic  Municipal Code  Civil Traffic  Petty Offense

Docket Number Disp. Code: Date of Disposition: Sanction:

MVD

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

Docket Number Disp. Code: Date of Disposition: Sanction:

MVD

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

Docket Number Disp. Code: Date of Disposition: Sanction:

MVD

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

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

Traffic Court Suite 150, 1st Floor Date: **5/13/2025** Time: **Between 9AM & 4PM**

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

Court Address, City, State, Zip Code

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

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

**X MAILED CERTIFIED**

Victim?  Victim Notified?

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

**S. BAPTISTE** Complainant **8050** ID #

Comments: **A - 3RD CITE - \$400**  
**B - 2ND CITE - \$700**  
**C - 2ND CITE - \$420**  
**TOTAL = \$1520.00**

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

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

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

COMPLAINT



1792200