



**CITY OF TEMPE  
HEARING OFFICER**

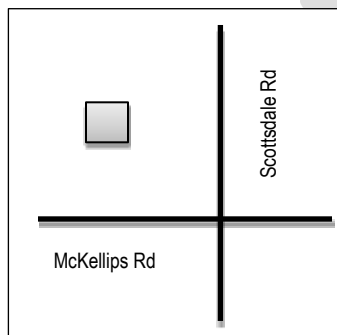
**Meeting Date: 08/19/2025  
Agenda Item: 6**

**ACTION:** Request approval to abate public nuisance items at the FAULKNER Property located at 725 E. Papago Dr. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$2,750.00 for abatement request, including removal of all junk and debris from the property. 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 FAULKNER Property (CE252719). 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 CE252719: including removal of all junk and debris from the property. Security on site.



Property Owner	Donald Faulkner
Applicant	City of Tempe – Code Compliance
Zoning District:	R1-6- Single Family Residential District
Code Compliance Inspector:	Michael Moreno, 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 FAULKNER Property located at 725 E. Papago Dr. This case was initiated 05/05/2025 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	Donald C Faulkner Property Abatement			EXISTING ZONING	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	725 E. Papago Dr. Tempe, AZ, 85281			SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	Abatement of CE252719 Hearing Officer Date: 08/19/2025			PARCEL No(s)	129-17-043 <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>I hereby authorize the applicant below to process this application with the City of Tempe.</i>					
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	Michael Moreno / Code Inspector		CITY	STATE	ZIP
EMAIL	michael_moreno@tempe.gov		PHONE 1	PHONE 2	
<i>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.</i>					
APPLICANT SIGNATURE X				DATE 7/9/25	
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:** July 9, 2025  
**TO:** John Salazar, Senior Code Inspector  
**FROM:** Michael Moreno, Code Inspector  
**SUBJECT:** CE252719, Donald C Faulkner Property Abatement

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**LOCATION:** 725 E PAPAGO DR. TEMPE, AZ 85281

**PARCEL:** 129-17-043

**OWNER:** DONALD C FAULKNER  
725 E PAPAGO DR.  
TEMPE, AZ 85281

**FINDINGS:**

5/5/2025 The Code Compliance Division received complaint for junk, trash, and debris blocking the alley behind the property.

5/6/2025 Inspected property and found junk, trash, and debris in the front, sides, and rear yards. As well as junk, trash, and debris in the alley that exceeded the limit for bulk trash to remove, and before the 10 days bulk trash window. I found multiple broken windows, deteriorated paint on the house, and deteriorated shade and storage structures in the rear yard. Spoke with the homeowner about the violations at the property. Notice to comply mailed to owner.

5/8/2025 We conducted an emergency abatement for the junk, trash, and debris in the alley behind the property. The junk, trash, and debris posed a safety risk as it blocked the alley for City of Tempe Police, Fire, and Tempe Solid Waste vehicles and had the transient population rummaging through the items.

5/21/2025 inspected the property and found that the violations were still present on the property. Alley was clear of all junk, trash, and debris. Spoke with the homeowner about the violations on the property and referred to CARE 7. Mailed final notice to comply to owner.

5/30/2025 CARE 7 called about the property, and explained their involvement with the property and the homeowner

6/4/2025 Inspected the property and found that most of the junk, trash, and debris had been removed.

6/23/2025 Inspected the property and spoke with the homeowner who stated that he is working with CARE 7.

7/11/2025 Notice of intent to abate was mailed to the property and posted to the property.

**RECOMMENDATIONS:**

I recommend the approval for the emergency abatement conducted on 05/08/2025 of the nuisance violations at the property at 725 E PAPAGO DR. due to property owner's failure to bring property into compliance with Tempe City Code 21-3.B.1. The junk, trash, and debris represented a health hazard, safety risk, and an eyesore to the community, as it blocked the alley for City of Tempe Police, Fire, and Tempe Solid Waste vehicles and had the transient population picking through the items and spreading the items to other properties.

Without the intervention of the abatement, the property would have continued to be a health hazard and an eyesore to the community. I therefore make a request to the City of Tempe Community Development Hearing Officer for the approval of the emergency abatement 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,

Michael Moreno  
Code Inspector

ACTION TAKEN: Submit

NAME John Salazar

DATE: 7/9/25



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 07/10/2025  
CASE #: CE252719

**FAULKNER DONALD C**  
**725 E PAPAGO DR**  
**TEMPE, 85281**

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

**LOCATION:** 725 E PAPAGO DR TEMPE, AZ 85288  
**PARCEL:** 12917043

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers 08/19/2025 at 5:00pm We are requesting Hearing Officer Approval for the emergency abatement of this public nuisance conducted on 05/08/2025 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

Violation described below:

CC 21-3.b.1      PLEASE REMOVE AND PROPERLY DISCARD OF ANY ITEMS IN THE ALLEY BEHIND THE PROPERTY. THIS INCLUDES THE FURNITURE, WOOD, CONTAINERS, BARRELS, BUCKETS, BOXES, BAGS, TIRES, FABRIC, METAL, ANY HOUSEHOLD ITEMS, AND ANY OTHER MISCELLANEOUS ITEMS.

Upon receipt of the Hearing Officer approval for this emergency abatement of this public nuisance on 05/08/2025, the cost of this work was \$2750.00 In addition to the actual cost of abatement, an administrative charge of fifteen percent (15%) of the actual cost of abatement or three hundred (\$300) dollars, whichever is greater, for expenses incurred by the city for abatement procedures, and the cost of recording liens and releases will be charged. The recorded lien may bear interest at the legal rate of judgments in the State of Arizona. Administrative charges and the cost of recording liens and releases shall become a lien on the property whether or not the public nuisance is abated by the City.

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

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**Code Inspector: Michael Moreno**  
**Phone Number: 480-350-2836**  
**E-mail: Michael\_Moreno@tempe.gov**



## Skunky's Junk Removal

City of Tempe Nuisance Abatement  
725 East Papago Drive  
Tempe, AZ 85288

✉ [emailprocurementofficerdirectly@none.com](mailto:emailprocurementofficerdirectly@none.com)

INVOICE	#7465
SERVICE DATE	May 12, 2025
INVOICE DATE	May 12, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	May 12, 2025
AMOUNT DUE	<b>\$2,750.00</b>

### CONTACT US

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

☎ (844) 758-6597

✉ [info@skunkysjunk.com](mailto:info@skunkysjunk.com)

## INVOICE

Services	amount
725 E Papago Junk in alleyway	\$2,750.00
<b>Subtotal</b>	<b>\$2,750.00</b>
<b>Job Total</b>	<b>\$2,750.00</b>
<b>Amount Due</b>	<b>\$2,750.00</b>

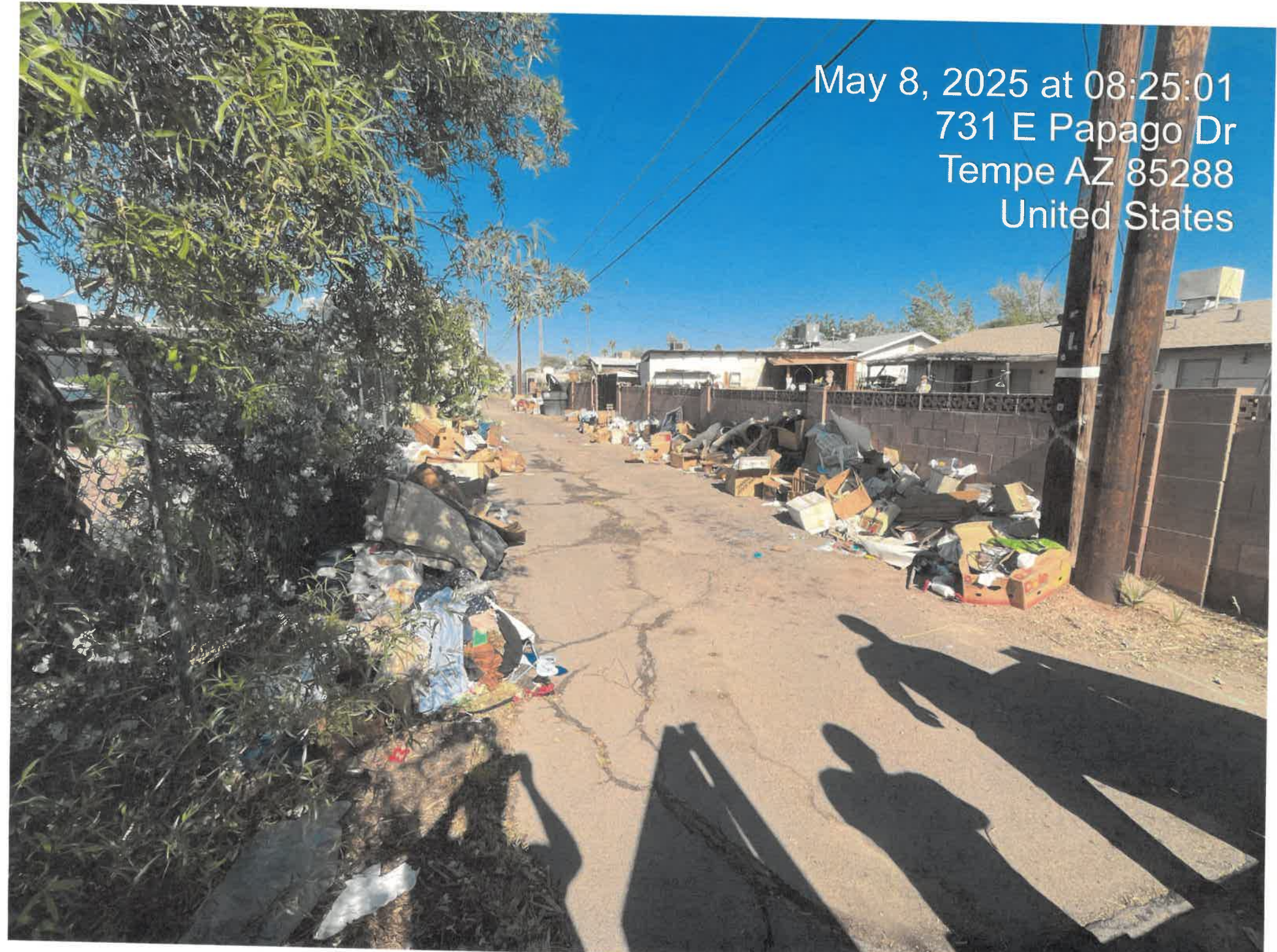
Skunky's Junk Removal is a full service Junk removal company located in Tempe Arizona. Skunky's is dedicated to diverting waste from landfills and donates salvageable items to local charity's.

See our [Terms & Conditions](#)

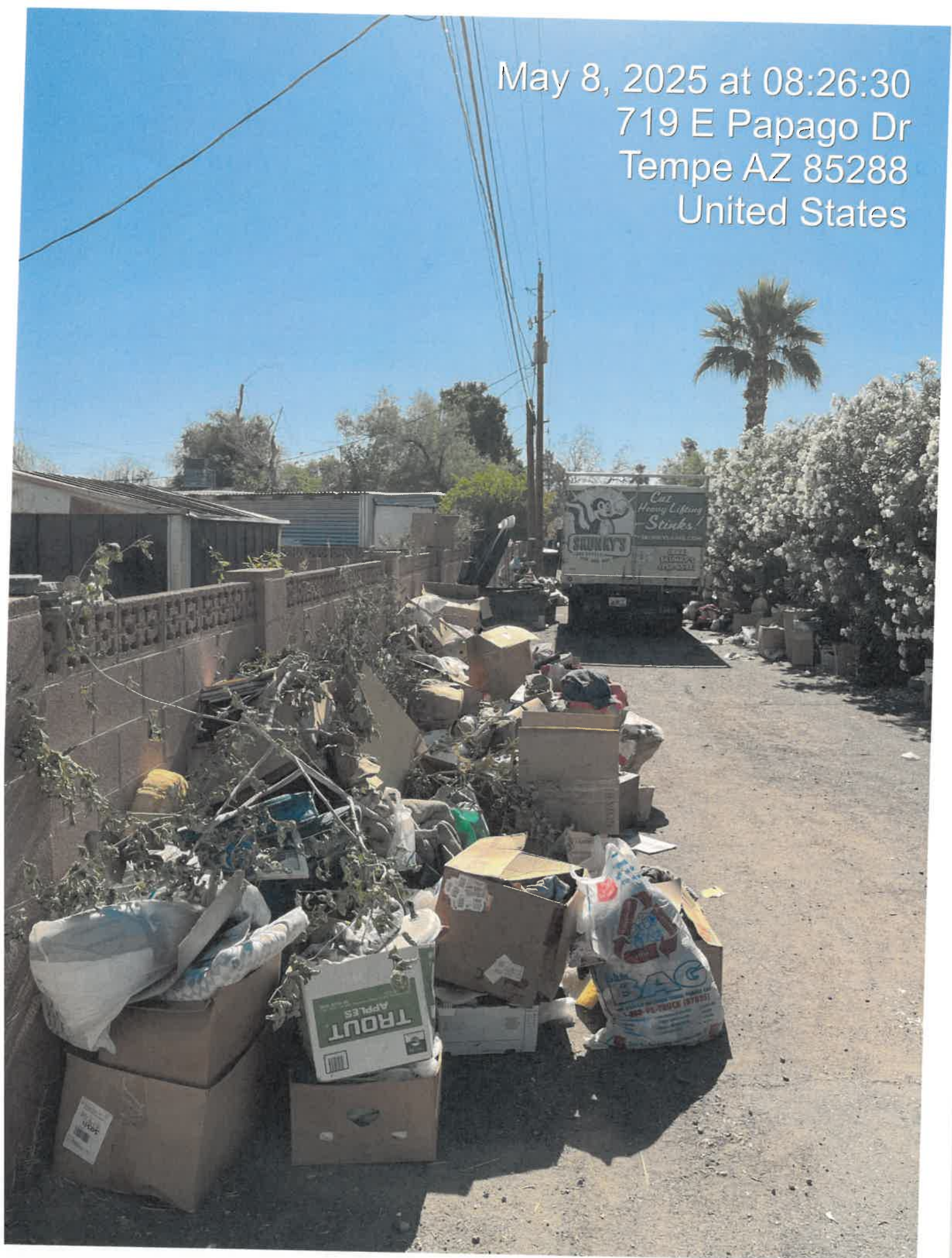
May 6, 2025 at 10:25:26  
725 E Papago Dr  
Tempe AZ 85288  
United States



May 8, 2025 at 08:25:01  
731 E Papago Dr  
Tempe AZ 85288  
United States



May 8, 2025 at 08:26:30  
719 E Papago Dr  
Tempe AZ 85288  
United States



May 8, 2025 at 10:03:32  
731 E Papago Dr  
Tempe AZ 85288  
United States



May 8, 2025 at 10:04:32  
730 E McKellips Rd  
Tempe AZ 85281  
United States





COMMUNITY DEVELOPMENT DEPARTMENT  
 CODE COMPLIANCE  
 CORRECTION NOTICE

05/07/2025

FAULKNER DONALD C  
 725 E PAPAGO DR  
 TEMPE85281

Case #: CE252719  
 Site Address: 725 E PAPAGO DR, TEMPE, AZ 85288

This is a notice to inform you that this site was inspected on 05/06/2025 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
CC 21-4.a.2.e	Broken Window
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.
CC 21-3.b.4	To permit outside of any single-family or multifamily dwelling or accessory building any camper, vehicle or parts thereof in the front or side area of the building visible from the street that is not on an improved area intended for parking
Sec.29-2.	Adjacent property owners to maintain sidewalks, gutters, alleys
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building
CC 21-4.a.2.b	Deteriorated exterior painted surfaces with loose, cracked, scaling, chipping, or peeling paint, visible from a public area, in such amounts as to present a deteriorated appearance

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	PLEASE REMOVE AND OR PROPERLY DISCARD THE ITEMS IN THE FRONT, SIDES, AND BACK OF THE PROPERTY. THIS INCLUDES THE FURNITURE, WOOD, CONTAINERS, BARRELS, BUCKETS, BOXES, BAGS, TIRES, FABRIC, METAL, ANY HOUSEHOLD ITEMS, AND ANY OTHER MISCELLANEOUS ITEMS.	5/21/2025
CC 21-4.a.2.e	PLEASE REPLACE ANY AND ALL BROKEN WINDOWS ON THE PROPERTY.	5/21/2025
ZDC 4-502.F.3	PLEASE OBTAIN ALL PROPER PERMITS FOR ENCLOSED GARAGE/CARPORT ADDITION. OR REMOVE SHEET METAL THAT ENCLOSSES THE CARPORT. CALL (480)-350-4311 TO OBTAIN PERMITS.	5/21/2025
CC 21-3.b.4	PLEASE DO NOT PARK OR ALLOW ANYONE TO PARK IN THE	5/21/2025

	LANDSCAPING AREA OF THE FRONT AND OR SIDE OF THE PROPERTY. ADDITIONAL PARKING MUST MEET REQUIREMENTS OF 21-3-B-4.	
Sec.29-2.	PROPERTY OWNER AND/OR TENANT ARE RESPONSIBLE FOR THE MAINTANENCE OF ALLEYS ADJACENT TO THE PROPERTY TO THE MID POINT OF THE ALLEY.	5/21/2025
CC 21-3.b.1	PLEASE REMOVE AND PROPERLY DISCARD OF ANY ITEMS IN THE ALLEY BEHIND THE PROPERTY. THIS INCLUDES THE FURNITURE, WOOD, CONTAINERS, BARRELS, BUCKETS, BOXES, BAGS, TIRES, FABRIC, METAL, ANY HOUSEHOLD ITEMS, AND ANY OTHER MISCELLANEOUS ITEMS.	5/21/2025
CC 21-4.a.2.b	PLEASE ENSURE THAT ANY PAINTED SECTIONS OF THE HOUSE DO NOT DISPLAY A DETERIORATED APPEARANCE. (MISSING PAINT ON THE FRONT OF THE HOUSE)	5/21/2025

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

**Michael Moreno**  
Code Inspector

**Direct: 480-350-2836**  
**Code Compliance: 480-350-4311**  
**Email: Michael\_Moreno@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

05/07/2025

SEAN D FAULKNER  
 725 E PAPAGO DR  
 TEMPE, AZ 85281

Case #: CE252719  
 Site Address: 725 E PAPAGO DR, TEMPE, AZ 85288

This is a notice to inform you that this site was inspected on 05/06/2025 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.e	Broken Window
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.
CC 21-3.b.4	To permit outside of any single-family or multifamily dwelling or accessory building any camper, vehicle or parts thereof in the front or side area of the building visible from the street that is not on an improved area intended for parking
Sec.29-2.	Adjacent property owners to maintain sidewalks, gutters, alleys
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building
CC 21-4.a.2.b	Deteriorated exterior painted surfaces with loose, cracked, scaling, chipping, or peeling paint, visible from a public area, in such amounts as to present a deteriorated appearance

<b>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</b>		<b>SITE REINSP ON OR AFTER</b>
CC 21-3.b.1	PLEASE REMOVE AND OR PROPERLY DISCARD THE ITEMS IN THE FRONT, SIDES, AND BACK OF THE PROPERTY. THIS INCLUDES THE FURNITURE, WOOD, CONTAINERS, BARRELS, BUCKETS, BOXES, BAGS, TIRES, FABRIC, METAL, ANY HOUSEHOLD ITEMS, AND ANY OTHER MISCELLANEOUS ITEMS.	5/21/2025
CC 21-4.a.2.e	PLEASE REPLACE ANY AND ALL BROKEN WINDOWS ON THE PROPERTY.	5/21/2025
ZDC 4-502.F.3	PLEASE OBTAIN ALL PROPER PERMITS FOR ENCLOSED GARAGE/CARPORT ADDITION. OR REMOVE SHEET METAL THAT ENCLOSSES THE CARPORT. CALL (480)-350-4311 TO OBTAIN PERMITS.	5/21/2025

CC 21-3.b.4	PLEASE DO NOT PARK OR ALLOW ANYONE TO PARK IN THE LANDSCAPING AREA OF THE FRONT AND OR SIDE OF THE PROPERTY. ADDITIONAL PARKING MUST MEET REQUIREMENTS OF 21-3-B-4.	5/21/2025
Sec.29-2.	PROPERTY OWNER AND/OR TENANT ARE RESPONSIBLE FOR THE MAINTANENCE OF ALLEYS ADJACENT TO THE PROPERTY TO THE MID POINT OF THE ALLEY.	5/21/2025
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CC 21-4.a.2.b	PLEASE ENSURE THAT ANY PAINTED SECTIONS OF THE HOUSE DO NOT DISPLAY A DETERIORATED APPEARANCE. (MISSING PAINT ON THE FRONT OF THE HOUSE)	5/21/2025

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

**Michael Moreno**  
Code Inspector

**Direct: 480-350-2836**  
**Code Compliance: 480-350-4311**  
**Email: Michael\_Moreno@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**

05/21/2025

FAULKNER DONALD C  
 725 E PAPAGO DR  
 TEMPE85281

Case #: CE252719  
 Site Address: 725 E PAPAGO DR, TEMPE, AZ 85288

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CC 21-3.b.4	To permit outside of any single-family or multifamily dwelling or accessory building any camper, vehicle or parts thereof in the front or side area of the building visible from the street that is not on an improved area intended for parking
Sec.29-2.	Adjacent property owners to maintain sidewalks, gutters, alleys
CC 21-4.a.2.b	Deteriorated exterior painted surfaces with loose, cracked, scaling, chipping, or peeling paint, visible from a public area, in such amounts as to present a deteriorated appearance
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

<b>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</b>		<b>SITE REINSP ON OR AFTER</b>
CC 21-3.b.1	PLEASE REMOVE AND OR PROPERLY DISCARD THE ITEMS IN THE FRONT, SIDES, AND BACK OF THE PROPERTY. THIS INCLUDES THE FURNITURE, WOOD, CONTAINERS, BARRELS, BUCKETS, BOXES, BAGS, TIRES, FABRIC, METAL, ANY HOUSEHOLD ITEMS, AND ANY OTHER MISCELLANEOUS ITEMS.	6/4/2025
CC 21-4.a.2.e	PLEASE REPLACE ANY AND ALL BROKEN WINDOWS ON THE PROPERTY.	6/20/2025
ZDC 4-502.F.3	PLEASE OBTAIN ALL PROPER PERMITS FOR ENCLOSED GARAGE/CARPORT ADDITION. OR REMOVE SHEET METAL THAT ENCLOSES THE CARPORT. CALL (480)-350-4311 TO OBTAIN PERMITS.	6/20/2025

CC 21-3.b.4	PLEASE DO NOT PARK OR ALLOW ANYONE TO PARK IN THE LANDSCAPING AREA OF THE FRONT AND OR SIDE OF THE PROPERTY. ADDITIONAL PARKING MUST MEET REQUIREMENTS OF 21-3-B-4.	6/4/2025
Sec.29-2.	PROPERTY OWNER AND/OR TENANT ARE RESPONSIBLE FOR THE MAINTANENCE OF ALLEYS ADJACENT TO THE PROPERTY TO THE MID POINT OF THE ALLEY.	6/4/2025
CC 21-4.a.2.b	PLEASE ENSURE THAT ANY PAINTED SECTIONS OF THE HOUSE DO NOT DISPLAY A DETERIORATED APPEARANCE. (MISSING PAINT ON THE FRONT OF THE HOUSE)	6/20/2025
CC 21-4.a.2.c	PLEASE REPAIR THE ROOF OVERHANG/ PORCH IN THE REAR YARD. AND/OR ANY PORTION OF THE ROOF THAT IS DETERIORATED IN APPERANCE.	6/20/2025

**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.

**Michael Moreno**  
Code Inspector

**Direct: 480-350-2836**  
**Code Compliance: 480-350-4311**  
**Email: Michael\_Moreno@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**

05/21/2025

SEAN D FAULKNER  
 725 E PAPAGO DR  
 TEMPE, AZ 85281

Case #: CE252719  
 Site Address: 725 E PAPAGO DR, TEMPE, AZ 85288

This is a notice to inform you that this site was inspected on 05/21/2025 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
CC 21-4.a.2.e	Broken Window
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.
CC 21-3.b.4	To permit outside of any single-family or multifamily dwelling or accessory building any camper, vehicle or parts thereof in the front or side area of the building visible from the street that is not on an improved area intended for parking
Sec.29-2.	Adjacent property owners to maintain sidewalks, gutters, alleys
CC 21-4.a.2.b	Deteriorated exterior painted surfaces with loose, cracked, scaling, chipping, or peeling paint, visible from a public area, in such amounts as to present a deteriorated appearance
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

**PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION**

		SITE REINSP ON OR AFTER
CC 21-3.b.1	PLEASE REMOVE AND OR PROPERLY DISCARD THE ITEMS IN THE FRONT, SIDES, AND BACK OF THE PROPERTY. THIS INCLUDES THE FURNITURE, WOOD, CONTAINERS, BARRELS, BUCKETS, BOXES, BAGS, TIRES, FABRIC, METAL, ANY HOUSEHOLD ITEMS, AND ANY OTHER MISCELLANEOUS ITEMS.	6/4/2025
CC 21-4.a.2.e	PLEASE REPLACE ANY AND ALL BROKEN WINDOWS ON THE PROPERTY.	6/20/2025
ZDC 4-502.F.3	PLEASE OBTAIN ALL PROPER PERMITS FOR ENCLOSED GARAGE/CARPORT ADDITION. OR REMOVE SHEET METAL THAT ENCLOSES THE CARPORT. CALL (480)-350-4311 TO OBTAIN PERMITS.	6/20/2025

CC 21-3.b.4	PLEASE DO NOT PARK OR ALLOW ANYONE TO PARK IN THE LANDSCAPING AREA OF THE FRONT AND OR SIDE OF THE PROPERTY. ADDITIONAL PARKING MUST MEET REQUIREMENTS OF 21-3-B-4.	6/4/2025
Sec.29-2.	PROPERTY OWNER AND/OR TENANT ARE RESPONSIBLE FOR THE MAINTANENCE OF ALLEYS ADJACENT TO THE PROPERTY TO THE MID POINT OF THE ALLEY.	6/4/2025
CC 21-4.a.2.b	PLEASE ENSURE THAT ANY PAINTED SECTIONS OF THE HOUSE DO NOT DISPLAY A DETERIORATED APPEARANCE. (MISSING PAINT ON THE FRONT OF THE HOUSE)	6/20/2025
CC 21-4.a.2.c	PLEASE REPAIR THE ROOF OVERHANG/ PORCH IN THE REAR YARD. AND/OR ANY PORTION OF THE ROOF THAT IS DETERIORATED IN APPERANCE.	6/20/2025

**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.

**Michael Moreno**  
Code Inspector

**Direct: 480-350-2836**  
**Code Compliance: 480-350-4311**  
**Email: Michael\_Moreno@tempe.gov**

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**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.