



**CITY OF TEMPE
HEARING OFFICER**

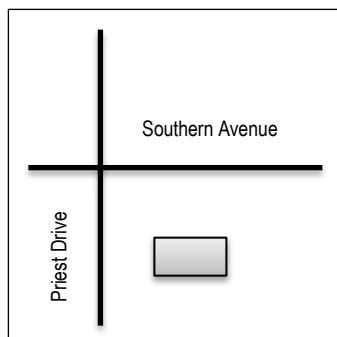
**Meeting Date: 09/02/2025
Agenda Item: 3**

ACTION: Request approval to abate public nuisance items at the URSCHEL Property located at 3406 South Shafer Drive. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$2,674.20 for abatement request, including deteriorating landscape including dead portions of trees/bushes, over height grass and weeds, trash and debris throughout the front and backyards and alleyway, inoperable/unregistered vehicles, 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 URSCHEL PROPERTY (CE241515). 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 CE241515: deteriorating landscape including dead portions of trees/bushes, over height grass and weeds, trash and debris throughout the front and backyards and alleyway, inoperable/unregistered vehicles. The request includes the following:



Property Owner	Richard A Urschel
Applicant	City of Tempe – Code Compliance
Zoning District:	R1-6, Single Family Residential District
Code Compliance Inspector:	Samuel 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: Cassidy McFerran, Executive Assistant
Reviewed by: Drew Yocom, Deputy Community Development Director – Community Enhancement

COMMENTS:

Code Compliance is requesting approval to abate the URSHEL Property located at 3406 South Shafer Drive in the R1-6, Single Family Residential District. This case was initiated 03/1/2024 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 5th 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	Richard A Urschel Property Abatement	EXISTING ZONING	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	3406 S Shafer Dr Tempe AZ 85282	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	Abatement of CE241515 Hearing Officer Date: 09-02-2025	PARCEL No(s)	123-42-029 <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
		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	7/18/25
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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 Planning & Zoning Fee Schedule for types)	FOR CITY USE ONLY (Planning record tracking numbers)	
<input type="checkbox"/> A. PRELIMINARY SITE PLAN REVIEW			SPR	
<input type="checkbox"/> B. ADMINISTRATIVE APPLICATIONS			ADM	
<input type="checkbox"/> C. VARIANCES			VAR	
<input type="checkbox"/> D. USE PERMITS / USE PERMIT STANDARDS			ZUP	
<input type="checkbox"/> E. ZONING CODE AMENDMENTS			ZOA	ZON
<input type="checkbox"/> F. PLANNED AREA DEVELOPMENT OVERLAYS			PAD	REC
<input type="checkbox"/> G. SUBDIVISION / CONDOMINIUM PLATS			SBD	REC
<input type="checkbox"/> H. DEVELOPMENT PLAN REVIEW			DPR	
<input type="checkbox"/> I. APPEALS				
<input type="checkbox"/> J. GENERAL PLAN AMENDMENTS			GPA	
<input type="checkbox"/> K. ZONING VERIFICATION LETTERS			ZVL	
<input checked="" type="checkbox"/> L. ABATEMENTS			CE	CM
<input type="checkbox"/> M. SIGN TYPE K			GO	SE
TOTAL NUMBER OF APPLICATIONS	0			

FOR CITY USE ONLY			
DS TRACKING #	FILE APPLICATION WITH CE / CM / IP TRACKING #	DATE RECEIVED (STAMP)	VALIDATION OF PAYMENT (STAMP)
PL TRACKING #			TOTAL APPLICATION FEES
SPR TRACKING # (if 2 nd or 3 rd submittal, please use Planning Resubmittal Form)			RECEIVED BY INTAKE STAFF (INITIALS)

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA



DATE: July 18, 2025
TO: Anna Churan, Senior Code Inspector
FROM: Sammy Baptiste, Code Inspector
SUBJECT: CE241515, Richard A Urschel Property Abatement

LOCATION: 3406 S SHAFER DR TEMPE, AZ 85282

LEGAL: WESTWAY PARK

PARCEL: 123-42-029

OWNER: RICHARD A URSCHEL
3406 S SHAFER DR
TEMPE, AZ 85282

FINDINGS:

3/1/2024 The Code Compliance Division received complaint for Deteriorated Landscape.

3/1/2024 Observed over-height grass/weeds on front, side yards, sidewalks including north side back to the alley. Dead Tree in front yard. Sent letter to owner.

4/2/2024 Conducted inspection, over-height grass/weeds have been cut/removed. Dead tree may be deciduous. Will monitor when I return from absence.

5/6/2024 Conducted inspection, over-height grass/weeds have been cut/removed. Dead tree remains in front yard. Sent 2nd letter.

5/14/2024 Returned missed call from owner Rick (623-239-8044). He is requesting info regarding landscape vendors. I gave him landscape referral info and HEART/Care 7 contact info. Will check back.

6/18/2024 Conducted inspection, dead tree remains in front yard. Attempted to call Rick (623-239-8044) for an update but message states that number is unable to receive incoming calls. Will monitor and re-visit property.

7/18/2024 Received an anonymous complaint from 311 on 7/18/2024 for water pooled on side causing mosquitos

7/19/2024 Visited the residence and did not see any pool of water nor any mosquitoes at this time. Monitoring and will check Monday morning.

7/22/2024 Visited residence, observed both sides and back yard of the house but did not see any pooling of water or mosquitoes. Received anonymous complaint for over-height grass/weeds and junk/trash and debris in back yard and unregistered vehicle. Observed over-height grass/weeds in some sections of the front yard as well as sidewalk, junk/trash and debris consisting of landscape debris and light covers along rear wall in the alley and trash bags piled up under patio in back yard, and unregistered vehicle (blue el camino-MBC35) parked on property. Attempted to call owner but number is unable to receive calls at this time. Sending final letter addressing all violations.

8/21/2024 Conducted inspection, unregistered vehicle not present at this time. All other violations remain consisting of over-height grass/weeds in the front, sides, and backyard including the sidewalk, junk/trash and debris (landscape debris & misc items) along rear wall in the alley and piled junk/trash and debris in back yard, dead portions of tree/bush in the front yard, and dead tree in the back yard. Attempted to call owner at 623- 239-8044 but number is disconnected. Sending revised final letter to owner.

9/24/2024 Conducted inspection, observed deteriorated landscape consisting of over-height grass/weeds in the front/backyard, dead portions of tree/plant in the front yard, dead tree in the back yard, and junk/trash and debris in the back yard. Citation 1790577 issued and mailed via certified mail to the homeowner.

10/4/2024 Received call from owner 602-585-5680. He stated that he had been dealing with medical issues which is why he has been unable to correct violations. I gave him the HEART program contact info and advised that I can give one last extension due to the length of this case. I let him know that I will be away on leave and will follow up when I return which should be plenty of time to correct all violations.

10/7/2024 Supervisor Spoke with owner Richard, he advised house is in foreclosure, he doesn't have funds to pay someone to help him clean up the yard, and all three of his family members are having medical issues preventing them from cleaning up the yard. House will foreclose in Dec. 2024, if he doesn't keep his payments current. I confirmed he has the HEART program info and he said yes. He has sold the vehicle. He wanted to make payment plans on citation. I directed him to the court to make payment plans or request a hearing. Advised him to communicate with Sammy on progress. Sammy will follow up on 11/13/24.

11/20/2024 Judgment entered guilty/responsible. Will make contact with owner to follow up with resources to assist with getting violations corrected.

1/22/2025 Conducted inspection, observed over-height grass/weeds in the front/side and backyards, dead tree in backyard, junk/trash and debris in the backyard, and a damaged gate. No communication has been received and as of 1/16/25, CMS shows that owner failed to pay fines. Sending revised final letter.

2/25/2025 Conducted inspection, all violations remain consisting of junk/trash and debris in the backyard, over-height grass/weeds in the front and backyards, dead tree in the backyard. Per CMS, owner has failed to pay fines.

3/17/2025 Conducted inspection, over-height grass/weeds and dead plant remain in the front yard. Dead tree in backyard has been cut down but tree remains down on the ground and backyard still has junk/trash and debris. Met and spoke w/ owner Rick Urse. He states that he is getting help addressing violations. I emailed him some city resources and advised to maintain communication and provide updates. Will return to monitor. Samuel Baptiste

6/16/2025 Returned from military/bereavement leave. Visited the property and observed that violations still remain consisting of junk/trash and debris and deteriorated LS on the property. Starting abatement process.

7/14/2025 Visited the property and observed that violations still remain consisting of junk/trash and debris and deteriorated LS on the property. Continuing the abatement process.

7/28/2025 Supervisor went to review property for abatement process and observed unregistered vehicle on property. Sending revised final letter and revising abatement packet.

RECOMMENDATIONS:

I recommend an abatement of the nuisance violations at the property at 3406 S Shafer Dr due to property owner's failure to bring property into compliance with Tempe City Code 21-3.B.1 and 21-3.B.8 (29-2). Mr. Urschel 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 Ana Chuva
DATE: 8/1/25



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 07/29/2025
CASE #: CE241515

URSCHEL RICHARD
3406 S SHAFER DR
TEMPE, AZ 85282-4435

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

LOCATION: 3406 S SHAFER DR TEMPE, AZ 85282
PARCEL: 12342029

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers **09/02/2025 at 5:00pm**. We are requesting Hearing Officer Authorization to abate this public nuisance in accordance with Section 21-53 of the Tempe City Code by removal and repair of:

- CC 21-3.b.1 Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building
- CC 21-3.b.3 An unregistered vehicle outside of or under a roof area not enclosed
- 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
- Sec.29-2. Adjacent property owners to maintain sidewalks, gutters, alleys

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 ALL TRASH, JUNK/DEBRIS FROM THE FRONT, SIDES, AND/OR BACK OF THE PROPERTY INCLUDING THE ALLEY. THIS INCLUDES LANDSCAPE DEBRIS, LIGHT COVERS, TRASH BAGS, AND ALL OTHER MISC ITEMS.
- CC 21-3.b.3 REMOVE UNREGISTERED VEHICLE FROM THE PROPERTY OR REGISTER VEHICLE WITH AZ MVD.
- CC 21-3.b.8 CUT ALL OVERHEIGHT GRASS AND OR WEEDS IN THE FRONT, BACK, AND SIDES OF THE PROPERTY TO INCLUDE THE SIDEWALK.

REMOVE ALL DEAD PORTIONS OF TREE/BUSH IN THE FRONT YARD OF THE PROPERTY.
- 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.

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 **\$2854.20**. 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.

Customer Quotation

Date	Quote #
29-Jul-2025	174

Apache Sands Towing

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

Quoted For:

Sammy Baptist
 City of Tempe (Nuisance Abatement Services)

Arizona

Summary	
Location:	3406 S Shafer Dr Tempe
Destination:	Impound Pioneer
Reason:	Tow
Zone:	
Vehicle:	1988 Dodge Van (White)
Owner:	
Phone:	
VIN:	
Plate/Tag:	
Mileage:	

Service	Quantity	Rate	Amount
_4 - LD - T6 -Towing	1.00	104.20	104.20
		Sub Total	104.20
		QUOTATION TOTAL	104.20

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

Signature

Date



Skunk's Junk Removal

3406 South Shafer Drive
Tempe, AZ 85282

✉ emailprocurementofficerdirectly@none.com

ESTIMATE	#708
SERVICE DATE	Jun 19, 2025
EXPIRATION DATE	Aug 3, 2025
TOTAL	\$2,570.00

CONTACT US

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

☎ (844) 758-6597
✉ info@skunkysjunk.com

ESTIMATE

Services	amount
CE241515, 3406 S Shafer Dr	\$2,250.00
REMOVING OVER-HEIGHT GRASS/WEEDS AND DEAD LANDSCAPE MATERIAL FROM THE FRONT, SIDES, AND BACK OF THE PROPERTY INCLUDING THE ALLEY	
REMOVING DEAD TREES FROM THE FRONT AND BACK YARDS	
REMOVING JUNK/TRASH AND DEBRIS FROM THE FRONT, SIDES, AND BACK OF THE PROPERTY INCLUDING THE ALLEY	
Security (Off-Duty Tempe PD) 3 hr. minimum	\$320.00
	Services subtotal: \$2,570.00
	Subtotal \$2,570.00
Total	\$2,570.00

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

Query Title and Registration

Printer friendly format

Uncertified Arizona Motor Vehicle Record as of: 7/28/2025

Plate	Plate Type	Plate Status	VIN
KRJ857	Standard	Active	2B6HB23W9JK141002

Year	Make	Model	Style
1988	Dodge	Ram Van	Cutaway 3 Dr

Factory List Price	Fuel Type	Odometer Reading	Odometer Code
11828	Gasoline	44323	Actual

GVW	SAR Start	SAR End	SAR Weight
0			0

Registration Use	First Registered	Expiration Date	Date Registration Renewed
Regular	3/1989	02/28/2025	

Title Number	State Issued	Title Issued Date	Title Indicator	Title Status
H7HZ940690021	AZ	3/10/1994		Active

Date of Sale	Received Date

De-Insure Start Date	De-Insure End Date	Certificate Received Date	Reason

Permit Type	Number	Issue Date	Exp Date	Status	Weight

Owner(s)

631298 Richard Allen Urschel 3406 S Shafer Dr, Tempe, AZ 852824435

Mailing Address

Po Box 2687, Fargo, ND 581082687

Domicile Address

Lienholder(s)

Additional Information

Jul 14, 2025 at 2:53:46 PM



Jul 14, 2025 at 2:52:10 PM



Jul 14, 2025 at 2:52:30 PM



Jul 14, 2025 at 2:52:39 PM



Jul 14, 2025 at 2:53:23 PM



Jul 14, 2025 at 2:53:32 PM





COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

03/01/2024

URSCHEL RICHARD
3406 S SHAFER DR
TEMPE, AZ 85282-4435

Case #: CE241515
Site Address: 3406 S SHAFER DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 03/01/2024 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	REMOVE DEAD TREE IN THE FRONT YARD. STUMPS MUST BE REMOVED OR CUT TO GROUND LEVEL. CUT ALL OVERHEIGHT GRASS AND OR WEEDS IN THE FRONT AND OR SIDES OF THE PROPERTY INCLUDING THE SIDEWALKS AND BACK TO THE ALLEY.	3/31/2024

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

05/07/2024

URSCHEL RICHARD
3406 S SHAFER DR
TEMPE, AZ 85282-4435

Case #: CE241515
Site Address: 3406 S SHAFER DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 05/06/2024 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	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps

**SITE REINSP
ON OR
AFTER**

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION

CC 21-3.b.8	REMOVE DEAD TREE IN THE FRONT YARD. STUMPS MUST BE REMOVED OR CUT TO GROUND LEVEL.	06/05/2024
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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

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

07/23/2024

URSCHEL RICHARD
3406 S SHAFER DR
TEMPE , AZ 85282-4435

Case #: CE241515
Site Address: 3406 S SHAFER DR, TEMPE, AZ 85282

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

Section	Violation
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building
CC 21-3.b.3	An unregistered vehicle outside of or under a roof area not enclosed
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 ALL TRASH, JUNK/DEBRIS FROM THE FRONT, SIDES, AND/OR BACK OF THE PROPERTY INCLUDING THE ALLEY. THIS INCLUDES LANDSCAPE DEBRIS, LIGHT COVERS, TRASH BAGS, AND ALL OTHER MISC ITEMS.	08/21/2024
CC 21-3.b.3	REMOVE UNREGISTERED VEHICLE (BLUE EL CAMINO) FROM THE PROPERTY OR REGISTER VEHICLE WITH AZ MVD.	08/21/2024
CC 21-3.b.8	CUT ALL OVERHEIGHT GRASS AND OR WEEDS IN THE FRONT AND OR SIDES OF THE PROPERTY TO INCLUDE THE SIDEWALK.	08/21/2024

CORRECTIVE ACTION MUST BE COMPLETED OR CITATIONS MAY BE ISSUED

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

Samuel Baptiste
Code Inspector

Direct: 480-858-2142
Code Compliance: 480-350-4311
Email: Samuel_Baptiste@tempe.gov

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

Civil and Criminal Penalties

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



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
REVISED FINAL CORRECTION NOTICE

08/21/2024

URSCHEL RICHARD
3406 S SHAFER DR
TEMPE, AZ 85282-4435

Case #: CE241515
Site Address: 3406 S SHAFER DR, TEMPE, AZ 85282

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

Section	Violation
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance
CC 21-3.b.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps
Sec.29-2.	Adjacent property owners to maintain sidewalks, gutters, alleys

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	REMOVE ALL TRASH, JUNK/DEBRIS FROM THE FRONT, SIDES, AND/OR BACK OF THE PROPERTY INCLUDING THE ALLEY. THIS INCLUDES LANDSCAPE DEBRIS, LIGHT COVERS, TRASH BAGS, AND ALL OTHER MISC ITEMS.	9/20/2024
CC 21-3.b.8	CUT ALL OVERHEIGHT GRASS AND OR WEEDS IN THE FRONT, BACK, AND SIDES OF THE PROPERTY TO INCLUDE THE SIDEWALK.	9/20/2024
CC 21-3.b.8	REMOVE ALL DEAD PORTIONS OF TREE/BUSH IN THE FRONT YARD OF THE PROPERTY.	9/20/2024
	REMOVE DEAD TREE IN THE BACKYARD. STUMPS MUST BE REMOVED OR CUT TO GROUND LEVEL.	
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.	9/20/2024

CORRECTIVE ACTION MUST BE COMPLETED OR CITATIONS MAY BE ISSUED

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

Sammy 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

01/22/2025

URSCHEL RICHARD
3406 S SHAFER DR
TEMPE, AZ 85282-4435

Case #: CE241515
Site Address: 3406 S SHAFER DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 01/22/2025 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 21-3.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.15	A wall or fence deteriorated in appearance or which constitutes a hazard

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	REMOVE ALL TRASH, JUNK/DEBRIS FROM THE FRONT, SIDES, AND/OR BACK OF THE PROPERTY INCLUDING THE ALLEY. THIS INCLUDES LANDSCAPE DEBRIS, LIGHT COVERS, TRASH BAGS, AND ALL OTHER MISC ITEMS.	02/21/2025
CC 21-3.b.8	CUT ALL OVERHEIGHT GRASS AND OR WEEDS IN THE FRONT, BACK, AND SIDES OF THE PROPERTY TO INCLUDE THE SIDEWALK. REMOVE ALL DEAD PORTIONS OF TREE/BUSH IN THE FRONT YARD OF THE PROPERTY.	02/21/2025
CC 21-3.b.15	REPAIR OR REPLACE DETERIORATED GATE IN THE BACK YARD. REPLACEMENT MATERIALS/PAINT MUST BE COMPATIBLE WITH EXISTING MATERIALS/PAINT.	02/21/2025

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.

Sammy 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

07/28/2025

URSCHEL RICHARD
 3406 S SHAFER DR
 TEMPE, AZ 85282-4435

Case #: CE241515
 Site Address: 3406 S SHAFER DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 07/28/2025 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 21-3.b.3	An unregistered vehicle outside of or under a roof area not enclosed
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
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

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	REMOVE ALL TRASH, JUNK/DEBRIS FROM THE FRONT, SIDES, AND/OR BACK OF THE PROPERTY INCLUDING THE ALLEY. THIS INCLUDES LANDSCAPE DEBRIS, LIGHT COVERS, TRASH BAGS, AND ALL OTHER MISC ITEMS.	8/11/2025
CC 21-3.b.3	REMOVE UNREGISTERED VEHICLE FROM THE PROPERTY OR REGISTER VEHICLE WITH AZ MVD.	8/11/2025
CC 21-3.b.8	CUT ALL OVERHEIGHT GRASS AND OR WEEDS IN THE FRONT, BACK, AND SIDES OF THE PROPERTY TO INCLUDE THE SIDEWALK.	8/11/2025
Sec.29-2.	REMOVE ALL DEAD PORTIONS OF TREE/BUSH IN THE FRONT YARD OF THE PROPERTY. PROPERTY OWNER AND/OR TENANT ARE RESPONSIBLE FOR THE MAINTANENCE OF ALLEYS ADJACENT TO THE PROPERTY TO THE MID POINT OF THE ALLEY.	8/11/2025
CC 21-3.b.15	REPAIR OR REPLACE DETERIORATED GATE IN THE BACK YARD. REPLACEMENT MATERIALS/PAINT MUST BE COMPATIBLE WITH EXISTING MATERIALS/PAINT.	8/11/2025

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.

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1790577		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 CE241515					
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language																	
Defendant		Name (First, Middle, Last) RICHARD A. URSHEL										Juvenile					
Residence Address, City, State, Zip Code 3406 S. SHAFER DR TEMPE AZ 85282										Telephone: (cell phone) <input type="checkbox"/>							
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions	Email Address									
Business Address, City, State, Zip Code										Business Phone No.							
Vehicle		Color		Year		Make		Model		Style		License Plate		State		Expiration Date	
Registered owner & address, City, State, Zip Code										Vehicle Identification Number							
The Undersigned Certifies That:																	
On	Month 9	Day 24	Year 2024	Time 1:36	<input type="checkbox"/> AM <input checked="" type="checkbox"/> PM	Speed	Approx.	Posted	R & P	Speed Measurement Device <input type="checkbox"/> Radar <input type="checkbox"/> Laser <input type="checkbox"/> Pace			Direction of Travel				
At	Location 3406 S SHAFER DR							<input checked="" type="checkbox"/> Tempe 85282		State of Arizona		Area	Dist.				
The Defendant Committed the Following:																	
A	Section: TCC 21-3 A		ARS Violation: 21-3.B.1 JUNK/TRASH + DEBRIS		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code								
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense								
MVD																	
B	Section: TCC 21-3 A		ARS Violation: 21-3.B.8 DETERIORATED LANDSCAPE		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code								
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense								
MVD																	
C	Section:		ARS Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input type="checkbox"/> Municipal Code								
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense								
MVD																	
D	Section:		ARS Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input type="checkbox"/> Municipal Code								
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense								
MVD																	
E	Section:		ARS Violation:		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input type="checkbox"/> Municipal Code								
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense								
MVD																	
You must appear on the date and time indicated at:	Tempe Municipal Court 140 E. 5th Street Tempe, AZ 85281 Court No. 0753			<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor		Date: 10/8/24		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.									
X								S. BARTISTE		8050							
								Complainant		ID #							
Comments: 1ST VIOLATION FEE APPLY \$400.00																	
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.																	
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



1790577