



**CITY OF TEMPE  
HEARING OFFICER**

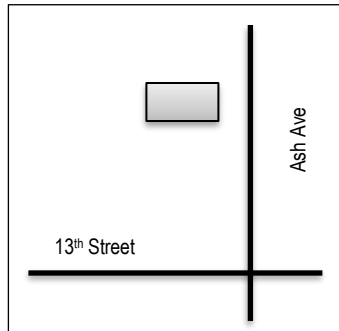
**Meeting Date: 11/18/2025  
Agenda Item: 4**

**ACTION:** Request approval to abate public nuisance items at the RIFKIN PROPERTY located at 1200 S Ash Avenue. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$6980.00 for abatement request, including deteriorated landscaping. 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 RIFKIN PROPERTY (CE245608). 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 CE245608: deteriorated landscaping. The request includes the following:



|                            |  |
|----------------------------|--|
| Property Owner             | Adam Rifkin                              |
| Applicant                  | City of Tempe – Code Compliance          |
| Zoning District:           | R1-6, Single Family Residential District |
| Code Compliance Inspector: | Melissa Ensing, 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 RIFKIN PROPERTY located at 1200 S Ash Avenue in the R1-6, Single Family Residential District. This case was initiated 8/8/2024 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                   | RIFKIN PROPERTY ABATEMENT                  | EXISTING ZONING | R1-2 <input type="checkbox"/>       |
| PROJECT ADDRESS                | 1200 S. ASH AVE., TEMPE, AZ 85281          | SUITE(S)        | <input type="checkbox"/>            |
| PROJECT DESCRIPTION            | ABATEMENT OF CE245608<br>NOVEMBER 18, 2025 | PARCEL No(s)    | 132-45-093 <input type="checkbox"/> |

| PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K) |             |         |                  |
|---|-------------|---------|------------------|
| BUSINESS NAME   |             | ADDRESS | 1200 S. Ash Ave. |
| CONTACT NAME  | Adam Rifkin | CITY    | Tempe            |
| 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 STREET, SUITE 208 |
| CONTACT NAME                     | MELISSA ENSING/CODE INSPECTOR  | CITY    | TEMPE                       |
| EMAIL                            | melissa_ensing@tempe.gov       | PHONE 1 | 480-858-2085                |
|                                  |                                | 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 <i>Melissa Ensing</i> | DATE | 10/16/2025 |
|---------------------|-------------------------|------|------------|

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

| APPLICATION<br>(Check all that apply)                          | QTY | SPECIFIC REQUEST<br>(See Planning & Zoning Fee Schedule for types) | FOR CITY USE ONLY<br>(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<br>CE / CM / IP TRACKING # | DATE RECEIVED (STAMP)               |
| PL TRACKING #   |  |  | VALIDATION OF PAYMENT (STAMP)       |
| SPR TRACKING #<br>(if 2 <sup>nd</sup> or 3 <sup>rd</sup> submittal,<br>please use Planning<br>Resubmittal Form) |  |  | TOTAL APPLICATION FEES              |
|   |  |  | RECEIVED BY INTAKE STAFF (INITIALS) |

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA



**DATE:** October 16, 2025  
**TO:** Anna Churan, Senior Code Inspector  
**FROM:** Melissa Ensing, Code Inspector  
**SUBJECT:** CE245608, RIFKIN DOROTHY M/RIFKIN BURTON TRUST C/O RIFKIN ADAM Property Abatement

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**LOCATION:** 1200 S. Ash Ave., TEMPE, AZ 85281

**PARCEL:** 132-45-093

**OWNER:** RIFKIN DOROTHY M/RIFKIN BURTON TRUST C/O RIFKIN ADAM  
1200 S. ASH AVE  
TEMPE, AZ 85281

**FINDINGS:**

08/08/2024 The Code Compliance Division received complaint for dead tree in rear yard.

08/14/2024 Inspected property and observed a dead tree in rear yard. Notice to comply mailed to owner.

09/13/2024 Inspected property and observed the dead tree still in violation. Final notice to comply mailed to owner.

12/05/2024 Inspected property and observed no improvement. I hung a door notice.

12/09/2024 I spoke with Adam Rifkin and gave him information for CARE 7 and the landscape referral program.

01/07/2025 I spoke with Adam Rifkin and he said he is working with APS to remove tree.

03/07/2025 Adam Rifkin asked to do voluntary abatement. I dropped paperwork off.

05/07/2025 Vendor misquoted tree removal quote. Removing the tree is more extensive than they thought.

05/27/2025 Code Compliance received another complaint for dead tree.

06/03/2025 I spoke with Adam Rifkin and he stated he scheduled Tempe Trees to remove dead tree.

07/11/2025 Inspected property and observed the top half of the tree was removed.

07/29/2025 I spoke with Adam Rifkin about the stump. He stated he was turning it into art. I let him know I needed to see progress or I had to move forward.

08/22/2025 Inspected property and observed no improvement. Civil citation issued.

09/11/2025 Owner failed to appear for court.

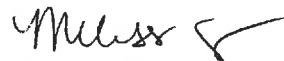
10/16/2025 Posted notice of intent to abate to property and mailed to property owner.

**RECOMMENDATIONS:**

I recommend an abatement of the nuisance violations at the property at 210 E. Vaughn Dr. due to property owner's failure to bring property into compliance with Tempe City Code 21-3.B.8. Mr. Rifkin has been given ample time to come into compliance and maintain the property. The property owner has been issued civil citation and has failed to appear to court and has been previously abated. 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,

  
Melissa Ensing  
Code Inspector

ACTION TAKEN: Submit  
NAME: Ann Chen  
DATE: 10/21/25



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 10/16/2025  
CASE #: CE245608

**RIFKIN DOROTHY M/RIFKIN BURTON TRUST C/O RIFKIN ADAM  
1200 S ASH AVE  
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:** 1200 S ASH AVE TEMPE, AZ 85281  
**PARCEL:** 13245093

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers **11/18/2025 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.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

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.8      Please remove dead trees from the front and rear yard. Stumps must be removed or cut to ground level.

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 **\$6980.00**. 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: Melissa Ensing  
Phone Number: 480-858-2085  
E-mail: [Melissa\\_Ensing@tempe.gov](mailto:Melissa_Ensing@tempe.gov)**



## Skunky's Junk Removal

1200 South Ash Avenue  
Tempe, AZ 85281

✉ emailprocurementofficerdirectly@none.com

|                 |                   |
|-----------------|-------------------|
| ESTIMATE        | #746              |
| SERVICE DATE    | Sep 29, 2025      |
| EXPIRATION DATE | Nov 13, 2025      |
| <b>TOTAL</b>    | <b>\$6,980.00</b> |

### CONTACT US

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

☎ (844) 758-6597

✉ info@skunkysjunk.com

## ESTIMATE

| Services  | amount                        |
|---|-------------------------------|
| CE245608, 1200 S Ash Ave<br>Remove Stump in rear yard | \$6,500.00                    |
| Security (Off-Duty Tempe PD)<br>3 hr. minimum         | \$480.00                      |
|   | Services subtotal: \$6,980.00 |
|   | Subtotal \$6,980.00           |
| <b>Total</b>  | <b>\$6,980.00</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.

Network: Feb 18, 2025 at 12:15:58 PM MST  
Local: Feb 18, 2025 at 12:15:58 PM MST



Network:Feb 18, 2025 at 12:16:02 PM MS-  
Local:Feb 18, 2025 at 12:16:02 PM MS-



Network:Aug 22, 2025 at 9:52:03 AM MST  
Local:Aug 22, 2025 at 9:52:03 AM MST



Network: Aug 22, 2025 at 9:51:07 AM MST  
Local: Aug 22, 2025 at 9:51:07 AM MST



**CERTIFICATE OF TRUST EXISTENCE AND AUTHORITY**

TO WHOM IT MAY CONCERN:

On the 12th day of March, 2007, I, BURTON RIFKIN, established a revocable living trust entitled *The Burton Rifkin Trust*, and naming BURTON RIFKIN as duly acting and qualified Trustee (hereinafter "Trustee") of the Trust.

The undersigned hereby confirms that the following constitutes a true and correct copy of certain provisions in said Revocable Living Trust, and may be relied upon as a full statement of the matters covered by such provisions by anyone dealing with the original trustee or successor(s):

**ARTICLE IV (A) - POWERS RESERVED BY TRUSTOR**

Trustor may revoke this trust agreement in whole or in part and amend this trust agreement from time to time by written instrument signed and delivered to Trustee during Trustor's lifetime. From and after the death of Trustor, this trust agreement shall be unamendable and shall be irrevocable subject to any power of appointment or right of withdrawal granted under the dispositive provisions.

**ARTICLE VII (A) - POWERS AND DUTIES OF TRUSTEE**

With respect to each trust created by this agreement, and the property of each trust, Trustee shall have all powers given it by law and all powers which may be exercised by individuals owning similar property in their own right.

**ARTICLE VII (B) - THIRD PARTIES DEALING WITH TRUSTEE**

No person dealing with, making payments to or delivering property to Trustee shall be obliged to inquire as to the powers of Trustee nor to see to the application of any money or property delivered to Trustee.

**ARTICLE VII (C) - TRUSTEE'S SUCCESSION**


In the event that Trustor resigns, expires, becomes incapacitated or otherwise ceases to act as Trustee, ADAM RIFKIN shall succeed as First Successor Trustee. In the event that ADAM RIFKIN fails or ceases to act as First Successor Trustee, then ZIA RIFKIN shall succeed as Second Successor Trustee. In the event that the current attending physician of Trustor certifies in writing that Trustor has become physically or mentally incapacitated, whether or not a court of competent jurisdiction has declared Trustor incompetent or mentally ill or has appointed a Conservator, the Successor Trustee shall assume the duties and powers of Trustee as set forth in this document.

IN CONFIRMATION AND AFFIRMATION of the foregoing, the undersigned individually, as trustor and as trustee, hereby states that the assertion by a trustee hereinabove designated that she or he is acting as a qualified trustee or successor trustee shall be sufficient on its face, and no person shall be put to further inquiry into the right of such trustee or successor trustee to so act.

Reproductions of this executed original (with reproduced signature) shall be deemed to be original counterparts of this Certificate.

DATED this 12th day of March, 2007.

  
BURTON RIFKIN, Trustor

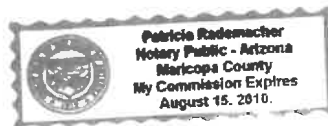
  
BURTON RIFKIN, Trustee

STATE OF ARIZONA        )  
  )        ss:  
COUNTY OF MARICOPA    )

I hereby certify that BURTON RIFKIN, known to me to be the person described in and who executed the foregoing instrument, appeared before me this date in person and acknowledged that he executed the instrument as his free and voluntary act, and for the uses and purposes therein state.

GIVEN UNDER my hand and official seal, this 12th day of March, 2007.

  
Notary Public



LAST WILL AND TESTAMENT

OF

BURTON RIFKIN

I, BURTON RIFKIN, do make, publish and declare this to be my Last Will and Testament, hereby revoking any and all Wills and Codicils heretofore made by me.

FIRST: I declare that I am not married, and that I am a parent of ADAM RIFKIN and ZIA RIFKIN.

SECOND: I direct the prompt payment of my funeral expenses and expenses of last illness.

THIRD: All estate and inheritance taxes (including interest and penalties, if any), together with all administration expenses, payable in any jurisdiction by reason of my death (including those taxes and expenses payable with respect to assets which do not pass under this will) shall be paid out of and charged generally against the principal of my residuary estate, without apportionment.

FOURTH: I direct my Personal Representative to distribute my tangible personal property as I set forth by a separate written statement prepared by me for that purpose in which I describe items of property and designate the persons to receive such property.


FIFTH: I devise and bequeath all the rest and residue of my estate to the Trustee of *The Burton Rifkin Trust* under that certain Trust Agreement executed by me as a Trustor and Trustee on the 12th day of March, 2007, to be added to principal and allocated as provided under said Trust Agreement. All property passing by this provision shall be held and administered as an integral part of said trust estate and distributed according to the terms and provisions of the

Trust Agreement, including any amendments thereto in effect at my death. It is not my intention by this article to create a separate or testamentary trust.

SIXTH: My Personal Representative, and any successor, shall have all such rights, powers and discretions as may be necessary or appropriate for effective administration of my estate.

SEVENTH: I hereby nominate and appoint ADAM RIFKIN as Personal Representative of this, my Last Will and Testament. If for any reason ADAM RIFKIN fails or ceases to act as Personal Representative, I hereby nominate and appoint ZIA RIFKIN to serve as Successor Personal Representative. My Personal Representative and Successor Personal Representative shall be permitted to qualify and serve without bond or other security in any jurisdiction.

I, BURTON RIFKIN, the Testator, sign my name to this instrument this 12th day of March, 2007, and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this instrument as my Last Will and that I sign it willingly, and that I execute it as my free and voluntary act for the purposes therein expressed, and that I am eighteen (18) years of age or older, of sound mind, and under no constraint of undue influence.

  
BURTON RIFKIN

We, Craig Collins and Arlene A. Kubicka, the witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority that in our presence the Testator signs and executes this instrument as his Last Will and that he signs it

willingly and that each of us, in the presence and hearing of the Testator, hereby signs this Will as witness to the Testator's signing, and that to the best of our knowledge the Testator is eighteen (18) years of age or older, of sound mind, and under no constraint or undue influence.



Craig Collins, Witness



Arlene A. Kubicka, Witness

STATE OF ARIZONA        )  
  )        ss:  
COUNTY OF MARICOPA    )

Subscribed, sworn to and acknowledged before me by BURTON RIFKIN, the Testator, and subscribed and sworn to before me by CRAIG COLLINS and ARLENE A. KUBICKA, witnesses, this 12th day of March, 2007.



Notary Public

This instrument was prepared by:

CRAIG COLLINS, ESQ.  
13912 W. Stardust Blvd. #100  
Sun City West, AZ 85375  
(623) 977-7267





COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE

08/14/2024

RIFKIN DOROTHY M/RIFKIN BURTON TRUST C/O RIFKIN DOROTHY M & BURTON  
1200 S ASH AVE  
TEMPE, AZ 85281

Case #: CE245608  
Site Address: 1200 S ASH AVE, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 08/14/2024 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 |  |
| <b>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</b> |   | <b>SITE REINSP<br/>ON OR<br/>AFTER</b> |
| CC 21-3.b.8  | Please remove dead tree from the rear yard. Stump must be removed or cut to ground level.   | 9/13/2024                              |

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

**Melissa Ensing**  
Code Inspector

**Direct: 480-858-2085**  
**Code Compliance: 480-350-4311**  
**Email: Melissa\_Ensing@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**

09/13/2024

RIFKIN DOROTHY M/RIFKIN BURTON TRUST C/O RIFKIN DOROTHY M & BURTON  
1200 S ASH AVE  
TEMPE, AZ 85281

Case #: CE245608  
Site Address: 1200 S ASH AVE, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 09/13/2024 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 |  |
| <b>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</b> |   | <b>SITE REINSP<br/>ON OR<br/>AFTER</b> |
| CC 21-3.b.8  | Please remove dead tree from the rear yard. Stump must be removed or cut to ground level.   | 10/13/2024                             |

**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.

**Melissa Ensing**  
Code Inspector

**Direct: 480-858-2085**  
**Code Compliance: 480-350-4311**  
**Email: Melissa\_Ensing@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 UPDATED**

10/15/2024

RIFKIN DOROTHY M/RIFKIN BURTON TRUST C/O RIFKIN DOROTHY M & BURTON  
1200 S ASH AVE  
TEMPE, AZ 85281

Case #: CE245608  
Site Address: 1200 S ASH AVE, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 10/15/2024 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   |  | SITE REINSP<br>ON OR<br>AFTER |
|--|---|--|-------------------------------|
| 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 |  |                               |
| <b>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</b> |   |  |                               |
| CC 21-3.b.8  | Please remove dead trees from the front and rear yard. Stumps must be removed or cut to ground level.   |  | 11/14/2024                    |

**CORRECTIVE ACTION MUST BE COMPLETED OR A \$200 CITATION MAY BE ISSUED**

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

**Melissa Ensing**  
Code Inspector

**Direct: 480-858-2085**  
**Code Compliance: 480-350-4311**  
**Email: Melissa\_Ensing@tempe.gov**

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

**Civil and Criminal Penalties**

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

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



|  |        |  |                        |       |                               |  |                                   |  |                                     |
|--|--------|--|------------------------|-------|-------------------------------|--|-----------------------------------|--|-------------------------------------|
| Complaint Number<br><b>1790016</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<br>M H N P T X D |  |                                   | Incident Report Number<br><b>CE 245608</b>       |                                     |
| Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language |        |  |                        |       |                               |  |                                   |  |                                     |
| <b>Defendant</b>   |        | Name (First, Middle, Last)<br><b>Adam Rifkin</b> |                        |       |                               |  |                                   | Juvenile   |                                     |
| Residence Address, City, State, Zip Code<br><b>1200 S. Ash Ave. 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                       |
| Registered owner & address, City, State, Zip Code  |        |  |                        |       |                               |  | Vehicle Identification Number     |  |                                     |

The Undersigned Certifies That:

|    |                                    |                  |                     |                      |   |       |   |                  |       |   |                     |
|----|------------------------------------|------------------|---------------------|----------------------|---|-------|---|------------------|-------|---|---------------------|
| On | Month<br><b>08</b>                 | Day<br><b>22</b> | Year<br><b>2025</b> | Time<br><b>09:51</b> | <input checked="" type="checkbox"/> AM<br><input type="checkbox"/> PM | Speed | Approx.   | Posted           | R & P | Speed Measurement Device<br><input type="checkbox"/> Radar <input type="checkbox"/> Laser <input type="checkbox"/> Pace | Direction of Travel |
| At | Location<br><b>1200 S. Ash Ave</b> |                  |                     |                      |   |       | <input checked="" type="checkbox"/> Tempe<br><input type="checkbox"/> 85281 | State of Arizona |       | Area  | Dist.               |

The Defendant Committed the Following:

|          |                               |   |   |  |   |
|----------|-------------------------------|---|---|--|---|
| <b>A</b> | Section:<br><b>TCC 21-3 A</b> | ARS Violation:<br><b>21-3.B.8 Dead tree/stump</b>                             | <input type="checkbox"/> Domestic Violence Case | <input type="checkbox"/> Criminal                  | <input type="checkbox"/> Criminal Traffic |
|          | Docket Number                 | Disp. Code:   | Date of Disposition:                            | <input checked="" type="checkbox"/> Municipal Code |   |
|          | MVD                           | <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense |   |  |   |
| <b>B</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:                            | <input type="checkbox"/> Municipal Code            |   |
|          | MVD                           | <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:                            | <input type="checkbox"/> Municipal Code            |   |
|          | MVD                           | <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:                            | <input type="checkbox"/> Municipal Code            |   |
|          | MVD                           | <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:                            | <input type="checkbox"/> Municipal Code            |   |
|          | MVD                           | <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense |   |  |   |

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

|   |                         |                                    |
|---|-------------------------|------------------------------------|
| <input checked="" type="checkbox"/> Traffic Court<br>Suite 150, 1st Floor | Date: <b>09/10/2025</b> | Time: <b>Between 9AM &amp; 4PM</b> |
| <input type="checkbox"/> Criminal Court<br>Suite 200, 2nd Floor           | Date: _____             | Time: _____                        |
| <input type="checkbox"/> Court:   | Date: _____             | Time: _____                        |
| 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> <u>mailed certified</u>   | Complainant<br><b>Mellus S</b>  | ID #<br><b>17448</b>                      |

Comments: **First Violation \$200.00**

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 **08/26/2025**

COMPLAINT

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.



1790016

**Case No:** 25-031831-4

**Title:** CITY OF TEMPE vs ADAM RIFKIN

**REGISTER OF ACTION**

| Date      | Cite Number | Action  | Amount | Judge | User |
|-----------|-------------|---|--------|-------|------|
| 8/27/2025 |             | ATTC FILED  |        |       | CAB  |
| 8/27/2025 |             | FIST VIOLATION: \$200                             |        |       | CAB  |
| 8/27/2025 | 1790016 A   | CIVIL ARRAIGNMENT NLT 9/10/2025                   |        |       | CAB  |
| 9/10/2025 |             | CV ARR FTA - PENDING DEFAULT APPEAR NLT 9/24/2025 |        |       | SYS  |
| 9/23/2025 |             | ADV DEF OF EMAIL TO SUBMIT HRG REQUEST-PHN        |        |       | ALP  |
| 9/23/2025 |             | ADDED EMAIL - CORR                                |        |       | CAB  |
| 9/23/2025 | 1790016 A   | WRITTEN GENERAL MOTION FILED BY DEFENDANT         |        |       | CAB  |
| 9/23/2025 | 1790016 A   | RECVD VIA EMAIL                                   |        |       | CAB  |
| 9/23/2025 | 1790016 A   | JUDICIAL REVIEW NLT 9/30/2025                     |        |       | CAB  |
| 9/23/2025 |             | CASE PENDING JUDICIAL REVIEW                      |        |       | CAB  |
| 9/24/2025 | 1790016 A   | JUDICIAL REVIEW NLT VACATED                       |        | NRK   | ALP  |
| 9/24/2025 | 1790016 A   | GENERAL MOTION - NO ACTION                        |        | NRK   | ALP  |
| 9/24/2025 | 1790016 A   | Judges order                                      |        | NRK   | ALP  |
| 9/24/2025 | 1790016 A   | PROOF OF REQUIRED DOCUMENT(S) NLT 10/24/2025      |        | NRK   | ALP  |
| 9/24/2025 |             | EMAILED JUDGES ORDER                              |        |       | ALP  |

**# Actions:** 15



**Case No:** 25-031831-4

**Title:** CITY OF TEMPE vs ADAM RIFKIN

RIFKIN, ADAM  
1200 S ASH AVE  
TEMPE, AZ 85281

**Case Status:** Active  
**Filed:** 8/27/2025

**Case Balance Owing:**  
**Stayed Balance Owing:**

**TPC Due Date:**  
**TPC Amount Due:**

| Cite Number | Code   | Violation Date | Description                          | Filed     | Disposition | Disp Date |
|-------------|--------|----------------|--------------------------------------|-----------|-------------|-----------|
| 1790016A    | 21-3B8 | 08/22/2025     | LANDSCAPING-DEAD, DAMAGED, UNCONTRRO | 8/27/2025 | -           |           |

**# Citations:** 1

