



**CITY OF TEMPE
HEARING OFFICER**

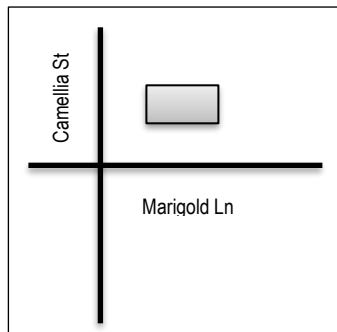
**Meeting Date: 11/18/2025
Agenda Item: 5**

ACTION: Request approval to abate public nuisance items at the WHITE PROPERTY located at 1716 N Camellia Street. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$8282.20 for abatement request, including trash and debris, inoperable vehicles, and deteriorated landscape. 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 WHITE PROPERTY (CE251503). 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 CE251503: trash and debris, inoperable vehicles, and deteriorated landscape. The request includes the following:



Property Owner	Raymond White
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: Cassidy McFerran, Executive Assistant
Reviewed by: Drew Yocom, Deputy Community Development Director – Community Enhancement

COMMENTS:

Code Compliance is requesting approval to abate the WHITE PROPERTY located at 1716 N Camellia Street in the R1-6, Single Family Residential District. This case was initiated 3/10/2025 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 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	Raymond P White Property Abatement	EXISTING ZONING	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	1716 N Camellia St, Tempe, AZ, 85288	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	Abatement of CE251503 Hearing Officer Date: 11-18-2025	PARCEL No(s)	132-06-076A <input type="checkbox"/>

PROPERTY OWNER INFORMATION - REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)			
BUSINESS NAME		ADDRESS	1716 N Camellia St
CONTACT NAME	Raymond P White	CITY	Tempe
		STATE	AZ
		ZIP	85288
EMAIL		PHONE 1	602-578-2364
		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	Michael Moreno / Code Inspector	CITY	Tempe
		STATE	AZ
		ZIP	85281
EMAIL	michael_moreno@tempe.gov	PHONE 1	480-350-2836
		PHONE 2	

I hereby attest that this application is accurate and the submitted documents are complete. I acknowledge that if the application is deemed to be incomplete it will be returned to me without review, to be resubmitted with any missing information.

APPLICANT SIGNATURE	X	DATE	10/15/25
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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 Permits & Fees 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)
PL TRACKING #			VALIDATION OF PAYMENT (STAMP)
SPR TRACKING # (if 2 nd or 3 rd submittal, please use Planning Resubmittal Form)			TOTAL APPLICATION FEES
			RECEIVED BY INTAKE STAFF (INITIALS)

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA



DATE: October 15, 2025
TO: Anna Churan, Senior Code Inspector
FROM: Michael Moreno, Code Inspector
SUBJECT: CE251503, Raymond White Property Abatement

LOCATION: 1716 N Camellia St. TEMPE, AZ 85288

PARCEL: 132-06-076A

OWNER: RAYMOND P WHITE
1716 N. CAMELLIA ST
TEMPE, AZ 85288

FINDINGS:

3/10/2025 The Code Compliance Division received complaint for trash and debris in the front and back yards.

3/11/2025 Inspector Aaron Dunn Inspected property and found junk, trash, and debris in the front, sides, and rear yards. Notice to comply mailed to owner.

4/7/2025 The case was reassigned to supervisor Anna Churan who inspected the property and found junk, trash, and debris along with new violations of over height grass and weeds on the property.

4/28/2025 Mailed final notice to comply to the property owner.

6/13/2025 Mailed revised final notice with updated violations.

From 6/30/2025 to 8/4/2025 Supervisor Anna Churan had been in contact with the property owner, monitoring the progress on the property and providing assistance and referrals to the property owner.

8/14/2025 Case was reassigned to inspector Michael Moreno.

8/8/2025 Inspected the property and found it was still in violation. Made contact with the property owner regarding the violations.

8/22/2025 Citation was issued to the property owner.

9/10/25 All fines paid by property owner.

10/15/2025 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 1716 N Camellia St. due to property owner's failure to bring property into compliance with Tempe City Code 21-3.B.8. , 21-3.B.1 , and 21-3.B.3 Mr. White has been given ample time to come into compliance and maintain the property. The property owner has been issued a civil citation and has paid all fines in full. 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,

Michael Moreno
Code Inspector

ACTION TAKEN: Submit
NAME Ara Chuan
DATE: 10/21/25



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 10/15/2025
CASE #: CE251503

RAYMOND P. WHITE
1716 N. CAMELLIA ST
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: 1716 N CAMELLIA ST TEMPE, AZ 85288
PARCEL: 13206076A

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.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.3 An inoperable vehicle or parts thereof outside of or under a roof area not enclosed

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 PLEASE REMOVE ANY AND ALL JUNK, TRASH, DEBRIS, AND ANY OTHER MISCELLANEOUS ITEMS, FROM FRONT, SIDES, DRIVEWAY, BACKYARD, AND ALLEY OF PROPERTY.

TO INCLUDE FRONT AREA PLEASE REMOVE PLYWOOD, SHEET METAL, WOOD, BROKEN CINDER BLOCKS, RED ENGINE HOIST, GARDENING BAG, AND INSIDE THE FORD TRUCK BED REMOVE ALL METAL AND ANY OTHER MISCELLANEOUS ITEMS. THE WHITE VEHICLE LIFT IS PERMISSABLE.

TO INCLUDE THE BACKYARD AREA PLEASE REMOVE ALL AUTO PARTS, DETERIORATED CARPORT STRUCTURE WITH METAL FRAME, TIRES, DETERIORATED WOOD SCRAPS, A/C PARTS, BROKEN CINDER BLOCK, DISASSEMBLED VEHICLES AND MOTORCYCLES PARTS, INOPERABLE VEHICLES AND MOTORCYCLES, ROLLED CHAIN LINK FENCING, ANTENNAS, ROOFING MATERIAL, PALLETS AND ANY OTHER MISCELLANEOUS ITEMS.

CC 21-3.b.8 PLEASE REMOVE ALL VEGETAION AND DEAD PORTIONS OF VEGETATION FROM EXTERIOR OF PROPERTY (FRONT, SIDES, BACKYARD, AND ALLEY). TO INCLUDE DEAD BRANCHES ON TREES IN THE BACKYARD.

PLEASE COMPLETELY REMOVE ALL GRASS AND/OR WEEDS FROM THE FRONT, SIDES, BACKYARD, AND ALLEY OF THE PROPERTY. TO INCLUDE THE FRONT YARD DRIVEWAY CRACKS, PAVERS, AND FRONT SIDEWALK OF THE PROPERTY TO THE GUTTERS.

MAINTAIN FRONT, SIDE, AND BACKYARD DIRT LANDSCAPE FREE OF ANY UNCONTROLLED GROWTH. FILL IN ALL BARE DIRT AREAS OF THE FRONT AND SIDE YARD LANDSCAPE WITH GRASS AND RETURN EXISTING GRASS TO A TO A GREEN LIVING STATE OR INSTALL ANOTHER FORM OF LANDSCAPING. IT COULD CONSIST OF ALL GRASS, GRAVEL, DESERT, OR A COMBINATION WITH DEFINED BORDERS, YOUR CHOICE.

PLEASE MAINTAIN EACH ALLEY THAT IS ADJACENT TO THE PROPERTY AND SIDEWALKS IN FRONT OF THE PREMISES FREE OF VEGETATION AND DEBRIS.

CC 21-3.b.3 REMOVE ALL VEHICLES ON THE PROPERTY THAT ARE NOT CURRENTLY REGISTERED OR ARE INOPERABLE OR REGISTER THEM WITH MVD.

TO INCLUDE ALL VEHICLES AND MOTORCYCLES IN THE BACKYARD. PER CITY CODE, NOT MORE THAN TWO (2) ONGOING RESTORATION PROJECTS OR INOPERABLE OR UNREGISTERED VEHICLES IN A BACKYARD AREA, SCREENED BY A SUBSTANTIALLY OPAQUE FENCE AT A MINIMUM HEIGHT OF FIVE (5) FEET OR THE HEIGHT OF THE VEHICLES, WHICHEVER IS MORE, PROVIDED THAT ANY FENCE CONSTRUCTED OR MODIFIED PURSUANT TO THIS SUBSECTION MUST MEET ANY AND ALL OTHER REQUIREMENTS OF THE CITY CODE.

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 \$8,282.00 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.

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



ESTIMATE	#750
SERVICE DATE	Oct 3, 2025
EXPIRATION DATE	Nov 16, 2025
TOTAL	\$6,050.00

Skunky's Junk Removal

1716 North Camellia Street
Tempe, AZ 85288

✉ emailprocurementofficerdirectly@none.com

CONTACT US

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

☎ (844) 758-6597

✉ info@skunkysjunk.com

ESTIMATE

Services	amount
CE251503, 1716 N Camellia St Remove any junk, trash and debris from the front, sides and rear of the property. Cut the over height grass and weeds in the front, sides and rear yard and also any over height grass and weeds in the alley. Trim and/or remove any overgrown bushes, shrubs or trees in the front, side and rear yard.	\$5,250.00
Security (Off-Duty Tempe PD) 3 hr. minimum	\$800.00
	Services subtotal: \$6,050.00
	Subtotal \$6,050.00
	Total \$6,050.00

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.

Customer Quotation

Date	Quote #
03-Oct-2025	195

Apache Sands Towing

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

Quoted For:

Michael Moreno
 City of Tempe (Nuisance Abatement Services)

Arizona

Summary

Location: 1716 N Camellia St Tempe, AZ
Destination: Impound Pioneer
Reason: Tow
Zone:
Vehicle: Chevrolet Truck
Owner:
Phone:
VIN:
Plate/Tag:
Mileage:

Service	Quantity	Rate	Amount
_4 - LD - T6 -Towing	1.00	104.20	104.20
LD - Winching	1.00	119.00	119.00
		Sub Total	223.20
		QUOTATION TOTAL	223.20

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

 Signature

 Date

Customer Quotation

Date	Quote #
03-Oct-2025	196

Apache Sands Towing

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

Quoted For:

Michael Moreno
 City of Tempe (Nuisance Abatement Services)

Arizona

Summary

Location: 1716 N Camellia St Tempe, AZ
Destination: Impound Pioneer
Reason: Tow
Zone:
Vehicle: Vehicle 2
Owner:
Phone:
VIN:
Plate/Tag:
Mileage:

Service	Quantity	Rate	Amount
_4 - LD - T6 -Towing	1.00	104.20	104.20
LD - Winching	1.00	119.00	119.00
		Sub Total	223.20
		QUOTATION TOTAL	223.20

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

 Signature

 Date

Customer Quotation

Date	Quote #
03-Oct-2025	197

Apache Sands Towing

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

Quoted For:

Michael Moreno
 City of Tempe (Nuisance Abatement Services)

Arizona

Summary

Location: 1716 N Camellia St Tempe, AZ
Destination: Impound Pioneer
Reason: Tow
Zone:
Vehicle: Vehicle 3
Owner:
Phone:
VIN:
Plate/Tag:
Mileage:

Service	Quantity	Rate	Amount
_4 - LD - T6 -Towing	1.00	104.20	104.20
LD - Winching	1.00	119.00	119.00
		Sub Total	223.20
		QUOTATION TOTAL	223.20

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

Signature

Date

Customer Quotation

Date	Quote #
03-Oct-2025	198

Apache Sands Towing

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

Quoted For:

Michael Moreno
 City of Tempe (Nuisance Abatement Services)

Arizona

Summary	
Location:	1716 N Camella St Tempe, AZ
Destination:	Impound Pioneer
Reason:	Tow
Zone:	
Vehicle:	Vehicle 4
Owner:	
Phone:	
VIN:	
Plate/Tag:	
Mileage:	

Service	Quantity	Rate	Amount
_4 - LD - T6 -Towing	1.00	104.20	104.20
LD - Winching	1.00	119.00	119.00
		Sub Total	223.20
		QUOTATION TOTAL	223.20

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

Signature

Date

Customer Quotation

Date	Quote #
03-Oct-2025	199

Apache Sands Towing

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

Quoted For:

Michael Moreno
 City of Tempe (Nuisance Abatement Services)

Arizona

Summary	
Location:	1716 N Camellia St. Tempe, AZ
Destination:	Impound Pioneer
Reason:	Tow
Zone:	
Vehicle:	Vehicle 5
Owner:	
Phone:	
VIN:	
Plate/Tag:	
Mileage:	

Service	Quantity	Rate	Amount
_4 - LD - T6 -Towing	1.00	104.20	104.20
LD - Winching	1.00	119.00	119.00
Sub Total			223.20
QUOTATION TOTAL			223.20

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

 Signature

 Date

Customer Quotation

Date	Quote #
03-Oct-2025	200

Apache Sands Towing

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

Quoted For:

Michael Moreno
 City of Tempe (Nuisance Abatement Services)

 Arizona

Summary

Location: 1716 N Camellia St Tempe, AZ
Destination: Impound Pioneer
Reason: Tow
Zone:
Vehicle: Motorcycle 1
Owner:
Phone:
VIN:
Plate/Tag:
Mileage:

Service	Quantity	Rate	Amount
_4 - LD - T6 -Towing	1.00	104.20	104.20
LD - Winching	1.00	119.00	119.00
Sub Total			223.20
QUOTATION TOTAL			223.20

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

Signature

Date

Customer Quotation

Date	Quote #
03-Oct-2025	201

Apache Sands Towing

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

Quoted For:

Michael Moreno
City of Tempe (Nuisance Abatement Services)

Arizona

Summary	
Location:	1716 N Camellia St Tempe, AZ
Destination:	Impound Pioneer
Reason:	Tow
Zone:	
Vehicle:	Motocycle 2
Owner:	
Phone:	
VIN:	
Plate/Tag:	
Mileage:	

Service	Quantity	Rate	Amount
_4 - LD - T6 -Towing	1.00	104.20	104.20
LD - Winching	1.00	119.00	119.00
		Sub Total	223.20
		QUOTATION TOTAL	223.20

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

Signature

Date

Customer Quotation

Date	Quote #
03-Oct-2025	202

Apache Sands Towing

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

Quoted For:

Michael Moreno
 City of Tempe (Nuisance Abatement Services)

Arizona

Summary

Location: 1716 N Camellia St Tempe, AZ
Destination: Impound Pioneer
Reason: Tow
Zone:
Vehicle: Motorcycle 3
Owner:
Phone:
VIN:
Plate/Tag:
Mileage:

Service	Quantity	Rate	Amount
_4 - LD - T6 -Towing	1.00	104.20	104.20
LD - Winching	1.00	119.00	119.00
Sub Total			223.20
QUOTATION TOTAL			223.20

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

Signature

Date

Customer Quotation

Date	Quote #
03-Oct-2025	203

Apache Sands Towing

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

Quoted For:

Michael Moreno
 City of Tempe (Nuisance Abatement Services)

Arizona

Summary

Location: 1716 N Camellia St Tempe, AZ
Destination: Impound Pioneer
Reason: Tow
Zone:
Vehicle: Motorcycle 4
Owner:
Phone:
VIN:
Plate/Tag:
Mileage:

Service	Quantity	Rate	Amount
_4 - LD - T6 -Towing	1.00	104.20	104.20
LD - Winching	1.00	119.00	119.00
Sub Total			223.20
QUOTATION TOTAL			223.20

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

Signature

Date

Customer Quotation

Date	Quote #
03-Oct-2025	204

Apache Sands Towing

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

Quoted For:

Michael Moreno
 City of Tempe (Nuisance Abatement Services)

Arizona

Summary	
Location:	1716 N Camellia St Tempe, AZ
Destination:	Impound Pioneer
Reason:	Tow
Zone:	
Vehicle:	Motocycle 5
Owner:	
Phone:	
VIN:	
Plate/Tag:	
Mileage:	

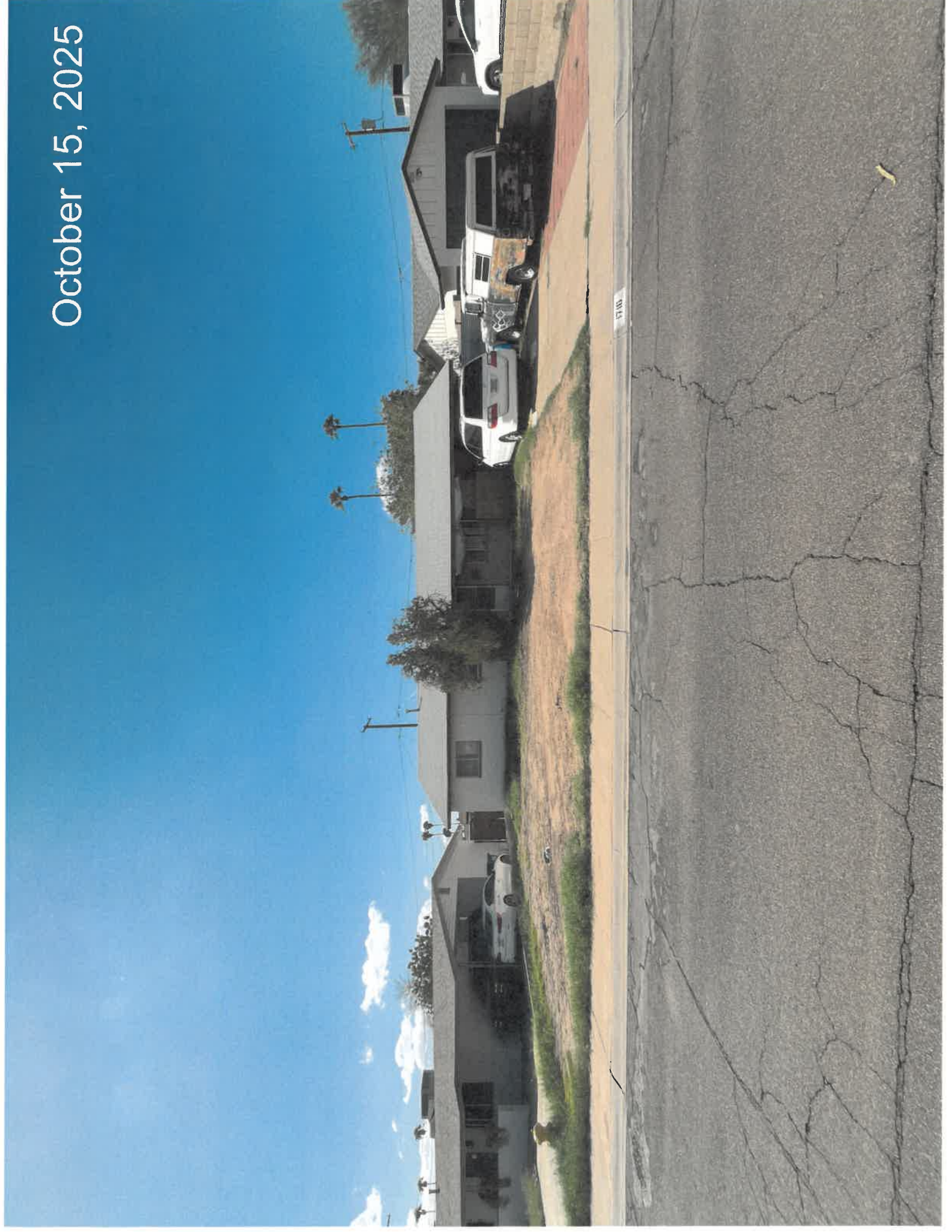
Service	Quantity	Rate	Amount
_4 - LD - T6 -Towing	1.00	104.20	104.20
LD - Winching	1.00	119.00	119.00
		Sub Total	223.20
		QUOTATION TOTAL	223.20

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

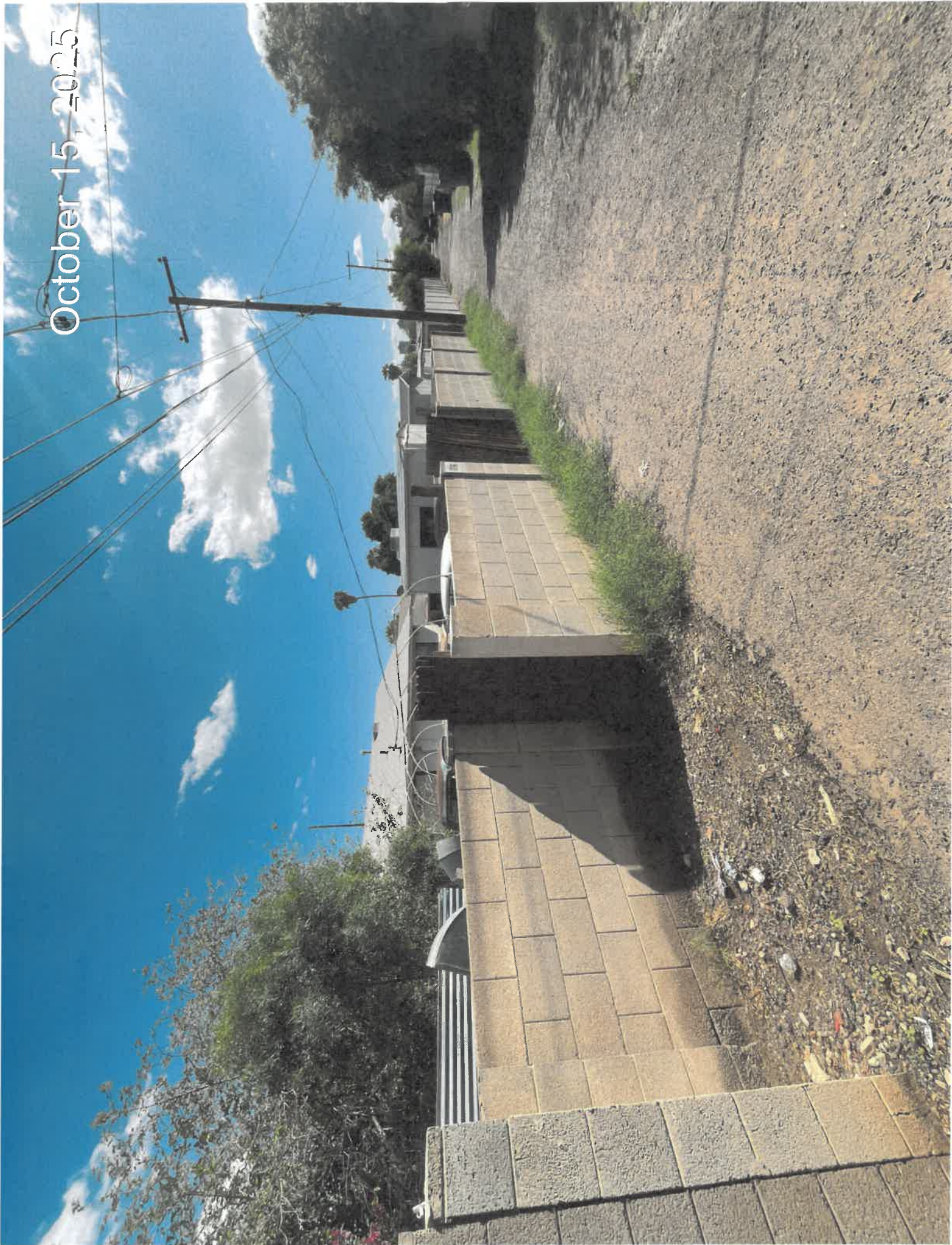
Signature

Date

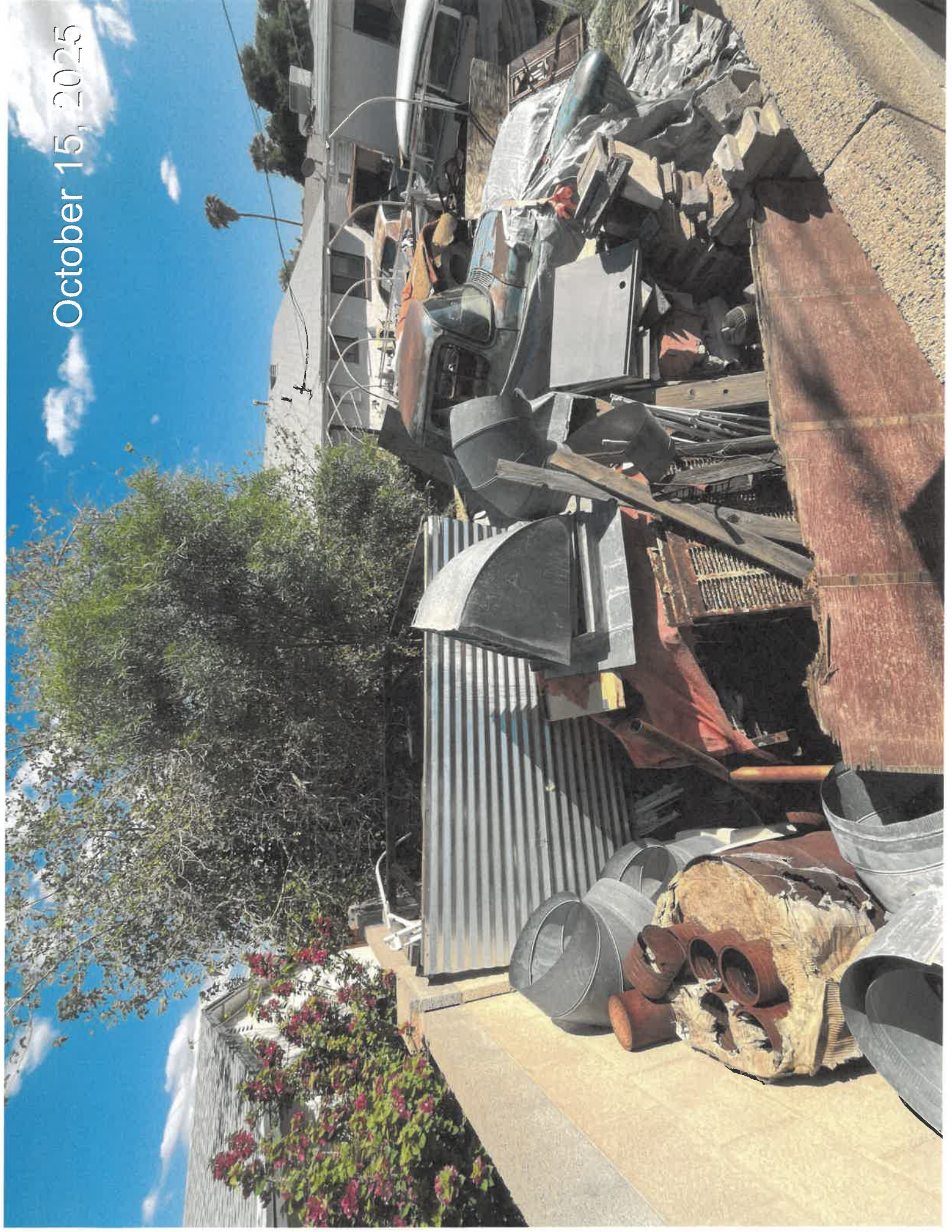
October 15, 2025



October 15, 2025



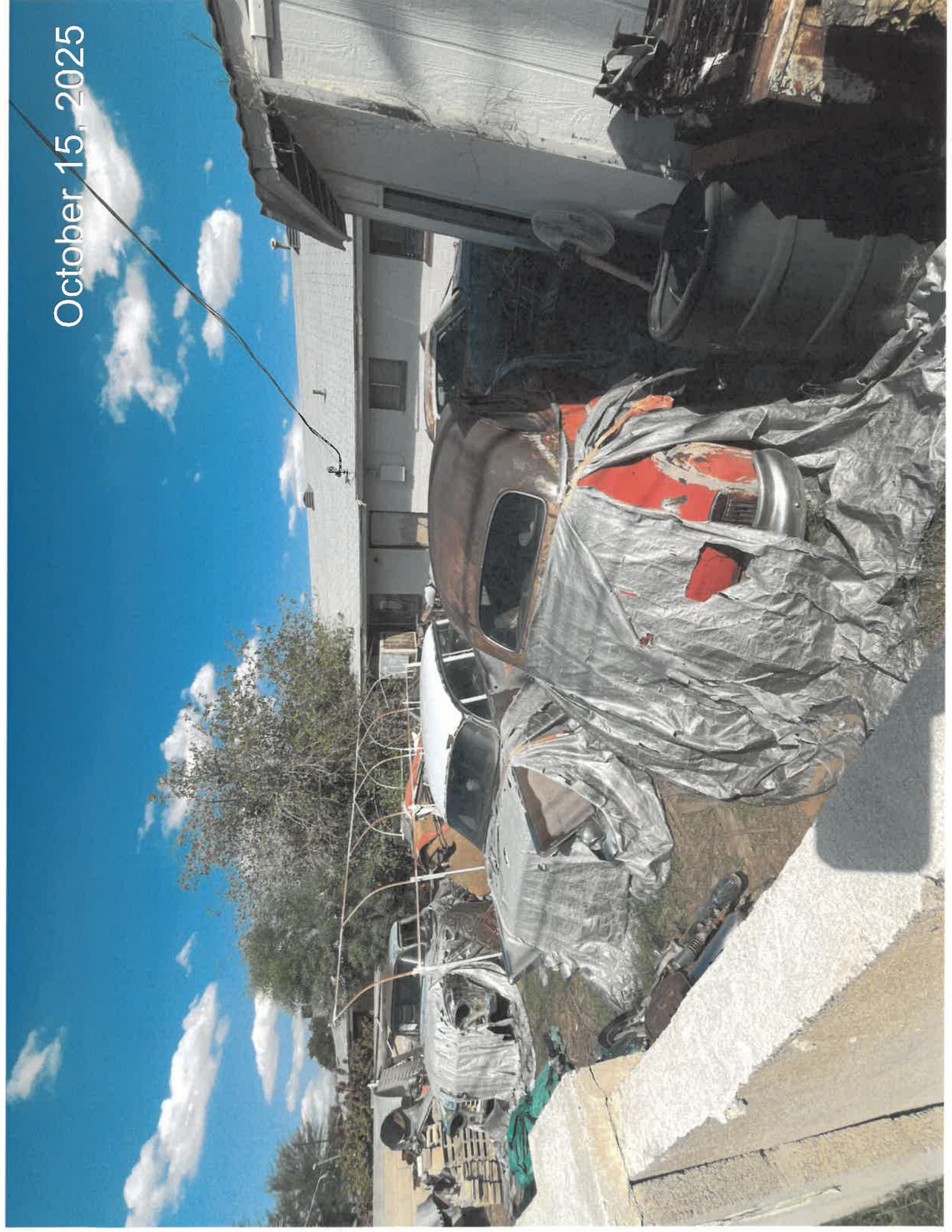
October 15, 2025



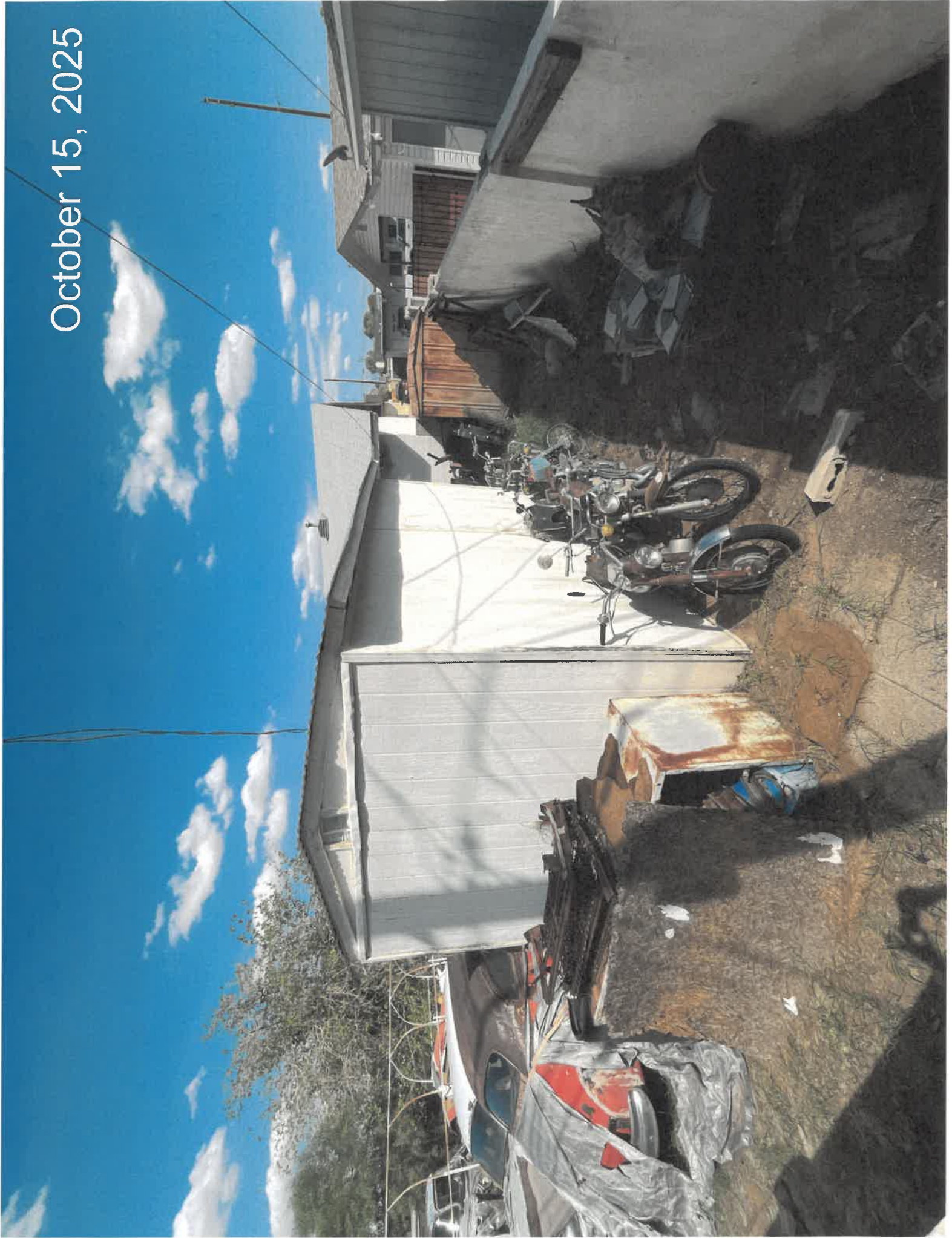
October 15, 2025



October 15, 2025



October 15, 2025





COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

03/11/2025

WHITE RAYMOND PATRICK & NAOMI ANN
1716 CAMILLIA ST
TEMPE, AZ 85281

Case #: CE251503
Site Address: 1716 N CAMELLIA ST, TEMPE, AZ 85288

This is a notice to inform you that this site was inspected on 03/11/2025 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	SITE REINSP ON OR AFTER
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	
PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		
CC 21-3.b.1	PLEASE REMOVE ANY AND ALL JUNK, TRASH, DEBRIS, FROM THE FRONT, BACK, AND SIDES OF THE PROPERTY.	3/25/2025

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

Aaron Dunn
Code Inspector

Direct: 480-350-5461
Code Compliance: 480-350-4311
Email: Aaron_Dunn@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

04/28/2025

RAYMOND PATRICK & NAOMI ANN WHITE
1716 N. CAMELLIA ST
TEMPE, AZ 85281

Case #: CE251503
Site Address: 1716 N CAMELLIA ST, TEMPE, AZ 85288

This is a notice to inform you that this site was inspected on 04/28/2025 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.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	PLEASE REMOVE ANY AND ALL JUNK, TRASH, DEBRIS, FROM THE FRONT, BACK, AND SIDES OF THE PROPERTY. TO INCLUDE A/C UNIT, AND WOOD PILES FROM FRONT OF HOUSE.	5/28/2025
CC 21-3.b.8	PLEASE COMPLETELY REMOVE ALL GRASS AND OR WEEDS FROM THE FRONT AND, SIDES, AND DRIVEWAY CRACKS WITH PAVERS AND PAVEMENT ON THE PROPERTY. MAINTAIN DIRT LANDSCAPE FREE OF ANY UNCONTROLLED GROWTH OR INSTALL ANOTHER FORM OF LANDSCAPING. IT COULD CONSIST OF GRASS, GRAVEL, DESERT, OR A COMBINATION WITH DEFINED BORDERS, YOUR CHOICE. PLEASE REMOVE ALL DEAD VEGETATION FROM THE PROPERTY. TO INCLUDE THE DEAD BRANCHES ON THE BUSHES IN THE FRONT YARD.	5/28/2025

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.

Anna Churan
Code Inspector

Direct: 480-350-5460
Code Compliance: 480-350-4311
Email: anna_churan@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

06/16/2025

RAYMOND PATRICK & NAOMI ANN WHITE
1716 N. CAMELLIA ST
TEMPE, AZ 85281

Case #: CE251503
Site Address: 1716 N CAMELLIA ST, TEMPE, AZ 85288

This is a notice to inform you that this site was inspected on 06/13/2025 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
Sec.29-2.	Adjacent property owners to maintain sidewalks, gutters, alleys
CC 21-4.a.2.e	Broken Window
CC 21-3.b.3	An inoperable vehicle or parts thereof outside of or under a roof area not enclosed

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	PLEASE REMOVE ANY AND ALL JUNK, TRASH, DEBRIS, AND ANY OTHER MISCELLANEOUS ITEMS, FROM FRONT, SIDES, DRIVEWAY, BACKYARD, AND ALLEY OF PROPERTY. TO INCLUDE FRONT AREA PLEASE REMOVE PLYWOOD, SHEET METAL, WOOD, BROKEN CINDER BLOCKS, RED ENGINE HOIST, GARDENING BAG, AND INSIDE THE FORD TRUCK BED REMOVE ALL METAL AND ANY OTHER MISCELLANEOUS ITEMS. THE WHITE VEHICLE LIFT IS PERMISSABLE. TO INCLUDE THE BACKYARD AREA PLEASE REMOVE ALL AUTO PARTS, DETERIORATED CARPORT STRUCTURE WITH METAL FRAME, TIRES, DETERIORATED WOOD SCRAPS, A/C PARTS, BROKEN CINDER BLOCK, DISASSEMBLED VEHICLES AND MOTORCYCLES PARTS, INOPERABLE VEHICLES AND MOTORCYCLES, ROLLED CHAIN LINK FENCING, ANTENNAS, ROOFING MATERIAL, PALLETS AND ANY OTHER MISCELLANEOUS ITEMS.	7/16/2025
CC 21-3.b.8	PLEASE REMOVE ALL VEGETAION AND DEAD PORTIONS OF VEGETATION FROM EXTERIOR OF PROPERTY (FRONT, SIDES, BACKYARD, AND ALLEY). TO INCLUDE DEAD BRANCHES ON TREES IN THE BACKYARD.	7/16/2025

PLEASE COMPLETELY REMOVE ALL GRASS AND/OR WEEDS FROM THE FRONT, SIDES, BACKYARD, AND ALLEY OF THE PROPERTY. TO INCLUDE THE FRONT YARD DRIVEWAY CRACKS, PAVERS, AND FRONT SIDEWALK OF THE PROPERTY TO THE GUTTERS.

MAINTAIN FRONT, SIDE, AND BACKYARD DIRT LANDSCAPE FREE OF ANY UNCONTROLLED GROWTH. FILL IN ALL BARE DIRT AREAS OF THE FRONT AND SIDE YARD LANDSCAPE WITH GRASS AND RETURN EXISTING GRASS TO A TO A GREEN LIVING STATE, OR INSTALL ANOTHER FORM OF LANDSCAPING. IT COULD CONSIST OF ALL GRASS, GRAVEL, DESERT, OR A COMBINATION WITH DEFINED BORDERS, YOUR CHOICE.

PLEASE MAINTAIN EACH ALLEY THAT IS ADJACENT TO THE PROPERTY AND SIDEWALKS IN FRONT OF THE PREMISES FREE OF VEGETATION AND DEBRIS.

- | | | |
|---------------|--|-----------|
| Sec.29-2. | PROPERTY OWNER AND/OR TENANT ARE RESPONSIBLE FOR THE MAINTANENCE OF SIDEWALKS IN FRONT THE PREMISES AND ALLEYS ADJACENT TO THE PROPERTY TO THE MID POINT OF THE ALLEY. | 7/16/2025 |
| CC 21-4.a.2.e | PLEASE REPAIR WINDOW IN THE BACKYARD ON THE WEST SIDE OF THE HOUSE THAT IS BROKEN/CRACKED AND HAS BLUE TAPE ON IT. | 7/16/2025 |
| CC 21-3.b.3 | REMOVE ALL VEHICLES ON THE PROPERTY THAT ARE NOT CURRENTLY REGISTERED OR ARE INOPERABLE OR REGISTER THEM WITH MVD. | 7/16/2025 |

TO INCLUDE ALL VEHICLES AND MOTORCYCLES IN THE BACKYARD. PER CITY CODE, NOT MORE THAN TWO (2) ONGOING RESTORATION PROJECTS OR INOPERABLE OR UNREGISTERED VEHICLES IN A BACKYARD AREA, SCREENED BY A SUBSTANTIALLY OPAQUE FENCE AT A MINIMUM HEIGHT OF FIVE (5) FEET OR THE HEIGHT OF THE VEHICLES, WHICHEVER IS MORE, PROVIDED THAT ANY FENCE CONSTRUCTED OR MODIFIED PURSUANT TO THIS SUBSECTION MUST MEET ANY AND ALL OTHER REQUIREMENTS OF THE CITY CODE.

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.

Anna Churan
Code Inspector

Direct: 480-350-5460
Code Compliance: 480-350-4311
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Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1792159		Case Number		Social Security Number		Military		<input type="checkbox"/> Serious Physical Injury		<input type="checkbox"/> Accident <input type="checkbox"/> Fatality <input type="checkbox"/> Commercial		<input type="checkbox"/> 16 Passenger Vehicle <input type="checkbox"/> Haz. Material	
Driver's License No.				DLP <input type="checkbox"/>	State	Class	Endorsements M H N P T X D					Incident Report Number CE251503	
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language													
Defendant		Name (First, Middle, Last) RAYMOND P WHITE										Juvenile	
Residence Address, City, State, Zip Code 1716 N. CAMELLIA ST. TEMPE, AZ, 85288										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 08	Day 22	Year 2025	Time 15:07	<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 1716 N. CAMELLIA ST.						<input checked="" type="checkbox"/> Tempe 85288		State of Arizona		Area	Dist.	

The Defendant Committed the Following:

A	Section: TC 21-3 A	ARS Violation: CC 21-3-B-1 JUNK, TRASH, DEBRIS	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction: <input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense	
MVD					
B	Section: TC 21-3 A	ARS Violation: CC 21-3-B-8 DETERIORATED LANDSCAPING	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction: <input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense	
MVD					
C	Section: TC 21-3 A	ARS Violation: CC 21-3-B-3 INOPERABLE/UNREGISTERED VEHICLES	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction: <input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense	
MVD					
D	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction: <input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense	
MVD					
E	Section:	ARS Violation:	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction: <input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense	
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: 09/05/2025	Time: Between 9AM & 4PM	
		<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor	Date: _____	Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM	
	<input type="checkbox"/> Court:		Date: _____	Time: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM
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 MAILED/CERT	M. MORENO Complainant	28116 ID #

Comments: **A = \$200.00 B = \$200.00 C = \$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.
TOTAL = \$600.00
 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



1792159

Case No: 25-032136-4

Title: CITY OF TEMPE vs RAYMOND P WHITE

WHITE, RAYMOND P
 1716 N CAMELLIA ST
 TEMPE, AZ 85288

Case Status: Closed **Case Balance Owing:** \$0.00
Filed: 8/29/2025 **Stayed Balance Owing:** \$0.00

TPC Due Date:
TPC Amount Due:

Cite Number	Code	Violation Date	Description	Filed	Disposition	Disp Date
1792159A	21-3B1	08/22/2025	(CV) LITTER OR DEBRIS-COVERED EXT	8/29/2025	11 - PLEAD GUILTY/RESP - SENT IMPOSED	9/10/2025
1792159B	21-3B8	08/22/2025	LANDSCAPING-DEAD, DAMAGED, UNCONTRO	8/29/2025	11 - PLEAD GUILTY/RESP - SENT IMPOSED	9/10/2025
1792159C	21-3B3	08/22/2025	ENUMERATED VIOLATION-INOPERABLE/UNR	8/29/2025	11 - PLEAD GUILTY/RESP - SENT IMPOSED	9/10/2025
# Citations: 3						



Case No: 25-032136-4

Title: CITY OF TEMPE vs RAYMOND P WHITE

REGISTER OF ACTION

Date	Cite Number	Action	Amount	Judge	User
8/29/2025		ATTC FILED			CAB
8/29/2025		A: \$200 B: \$200 C: \$200 TOTAL: \$600			CAB
8/29/2025	1792159 A	CIVIL ARRAIGNMENT NLT 9/5/2025			CAB
8/29/2025	1792159 B	CIVIL ARRAIGNMENT NLT 9/5/2025			CAB
8/29/2025	1792159 C	CIVIL ARRAIGNMENT NLT 9/5/2025			CAB
9/7/2025		CV ARR FTA - PENDING DEFAULT APPEAR NLT 9/19/2025			SYS
9/7/2025		CV ARR FTA - PENDING DEFAULT APPEAR NLT 9/19/2025			SYS
9/7/2025		CV ARR FTA - PENDING DEFAULT APPEAR NLT 9/19/2025			SYS
9/10/2025	1792159 A	11 - PLEAD GUILTY/RESP - SENT IMPOSED		ADM	ALP
9/10/2025	1792159 B	11 - PLEAD GUILTY/RESP - SENT IMPOSED		ADM	ALP
9/10/2025	1792159 C	11 - PLEAD GUILTY/RESP - SENT IMPOSED		ADM	ALP
9/10/2025	1792159 A	FINE AND APPLICABLE FEES IMPOSED	\$200.00	ADM	ALP
9/10/2025	1792159 B	FINE AND APPLICABLE FEES IMPOSED	\$200.00	ADM	ALP
9/10/2025	1792159 C	FINE AND APPLICABLE FEES IMPOSED	\$200.00	ADM	ALP
9/10/2025		FINANCIAL ORDER ISSUED PAYMENT DUE BY 9/10/2025	\$600.00	ADM	ALP
9/10/2025		FINES AND FEES PAID	\$600.00		JR
9/22/2025		CLOSED CASE FILE PURGE DATE SET TO 9/22/2030			SYS

Actions: 17

