



**CITY OF TEMPE
HEARING OFFICER**

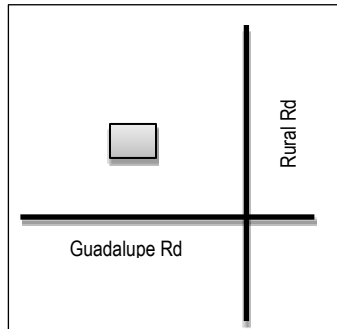
**Meeting Date: 1/6/2026
Agenda Item: 2**

ACTION: Request approval to abate public nuisance items at the JASINSKI PROPERTY located at 501 E. Pegasus Dr. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$3,120.00 for abatement request, including removal of junk and debris. 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 JASINSKI PROPERTY (CE252852). 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 CE252852: removal of junk and debris. The request includes the following:



Property Owner	Jeffrey Jasinski
Applicant	City of Tempe – Code Compliance
Zoning District:	R1-6, Single Family Residential District
Code Compliance Inspector:	John Fedo, 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 JASINSKI PROPERTY located at 501 E. Pegasus Dr. in the R1-6, Single Family Residential District. This case was initiated 05/09/2025 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	JASINSKI JEFFREY MICHAEL/DUSTI - PROPERTY ABATEMENT	EXISTING ZONING	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	501 E PEGASUS DR TEMPE, AZ 85283	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	ABATEMENT OF CE252852 HEARING DATE JANUARY 6TH, 2026	PARCEL No(s)	301-81-080 <input type="checkbox"/>

PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)			
BUSINESS NAME		ADDRESS	501 E PEGASUS DR
CONTACT NAME	JEFFREY JASINSKI	CITY	TEMPE STATE AZ ZIP 85283
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	ADDRESS	21 E. 6TH STREET
CONTACT NAME	John Fedo	CITY	TEMPE STATE AZ ZIP 85281
EMAIL	john_fedo@tempe.gov	PHONE 1	480 350-5463 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 12.5-25
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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: December 4, 2025
TO: John Salazar, Code Inspector Supervisor
FROM: John Fedo, Code Inspector
SUBJECT: CE252852, Jeffrey Jasinski Dusti Michael Property Abatement

LOCATION: 501 E. Pegasus Drive Tempe, AZ 85283

PARCEL: 301-81-080

OWNER: Jeffrey Jasinski Dusti Michael
501 E. Pegasus Drive
TEMPE, AZ 85283

FINDINGS:

5/9/2025 The Code Compliance Division received a complaint for a Green Pool and JTD throughout property.

5/12/2025 Checked the property and noticed JTD in front, side and rear consisting of plastic buckets, trash, tires, car parts etc as well as OHGW in rear and a half empty green pool. First notice

5/29/2025 Checked the property and noticed the violations still exist of JTD and green pool. Final notice

6/16/2025 Checked the property and the violations still exist. I called the number on the water bill and left a message. I will leave a pink flyer at the residence

6/20/2025 I spoke with Melissa at the residence, and she said the homeowner is out of town. I advised her of the violations and provided my card to have the homeowner call me back to prevent citation. The green pool was drained and is no longer in violation.

6/23/2025 I spoke with Mr. Jasinski (480-823-7409) and he advised he is working on removing the JTD in front/ back and had already emptied the pool. I advised I would provide a week's extension until 6/30

On 6/30/25 at about 1200 hours, I responded to the listed location to conduct a follow-up inspection. I contacted Jeff Jasinski in the front yard of his residence. It looked like Jasinski had cleaned up some of the JTD around the home since our last inspection. I introduced myself and had a conversation with him about coming into compliance with the violations. Jasinski promised he would have it all cleaned up within the next week. I provided Jasinski with a card and told him I would come back and conduct a follow up inspection in a week. Pending follow up inspection.

On 7/7/2025, I noticed Jeff was continuing to remove JTD from the yard. I am giving Jeff another 7 days to see if he can completely remove the rest of the items

On 8/7/25, I responded to the listed location and confirmed the active violations. I knocked on the door and asked to speak with the homeowner Jeff. An unknown male subject who did not want to identify himself said Jeff was currently sleeping. I asked him to wake up Jeff so I could talk to him, and he was unable to get him out of bed. I explained to him the JTD and on the property that needed to be addressed, or Jeff would be cited.

9/8/2025 Received an anonymous complaint from 311 on 9/8/2025 for J/t/D in front

9/10/2025 On today's date, I responded to the listed location to take images of the property. The front yard and driveway were full of JTD. Two four wheelers and a tent covering numerous pieces of furniture and household items were strewn across the driveway and lined the entire front of the home. I knocked on the door and contacted homeowner JEFFREY JASINSKI and explained to him that I would be issuing a citation for the JTD and green pool. JASINSKI had acknowledged he remembered our previous conversation about the code violations and the expectations about removing all the items. He went on to say that he had previously cleaned up all the JTD after our conversation but subsequently just got a job clearing out an estate and was storing it in the driveway until he could have a garage sale. This ended my conversation with JASINSKI. A citation will be issued. Citation #1790279 was issued on today's date.

11/19/2025 Owner FTA'd from first cite in Sept.

12/4/2025 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 501 East Pegasus Drive Tempe, AZ. 85283 due to property owner's failure to bring property into compliance with Tempe City Code 21-3.B.1. Mr. Jasinski has been given ample time to come into compliance and maintain the property. The property owner was issued a civil citation and has failed to appear in court. There has been no indication that the property owner will bring the property into compliance. The property represents 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,

John Fedo
Code Inspector

ACTION TAKEN: Submit
NAME John Salazar
DATE: 12/5/25



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 12/04/2025
CASE #: CE252852

JASINSKI JEFFREY MICHAEL/DUSTI
501 E PEGASUS DR
TEMPE, AZ 85283

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

LOCATION: 501 E PEGASUS DR TEMPE, AZ 85283
PARCEL: 30181080

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers **1/06/2026 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

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 AND OR PROPERLY DISCARD THE ITEMS IN THE FRONT, SIDES, AND BACK OF THE PROPERTY. THIS INCLUDES THE WOOD, CONTAINERS, BUCKETS, METAL, TIRES, ANY HOUSEHOLD ITEMS, AND ANY OTHER MISCELLANEOUS ITEMS

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 **\$3120.00**. 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: John Fedo
Phone Number: 480-350-5463
E-mail: John_Fedo@tempe.gov



Skunky's Junk Removal

501 East Pegasus Drive
Tempe, AZ 85283

✉ emailprocurementofficerdirectly@none.com

ESTIMATE	#775
SERVICE DATE	Nov 20, 2025
EXPIRATION DATE	Jan 4, 2026
TOTAL	\$3,120.00

CONTACT US

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

☎ (844) 758-6597

✉ info@skunkysjunk.com

ESTIMATE

Services	amount
CE252852, 501 E Pegasus Dr Remove any junk, trash and debris from the front, sides, and rear of the property to include furniture, tables, tools, chairs, plastic containers, wood, metal, misc. household items, mattress.	\$2,800.00
Security (Off-Duty Tempe PD) 3 hr. minimum	\$320.00
	Services subtotal: \$3,120.00
	Subtotal \$3,120.00
Total	\$3,120.00

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.



Dec 4, 2025 1:12:12 PM
East Pegasus Drive
Tempe, Maricopa County 85283



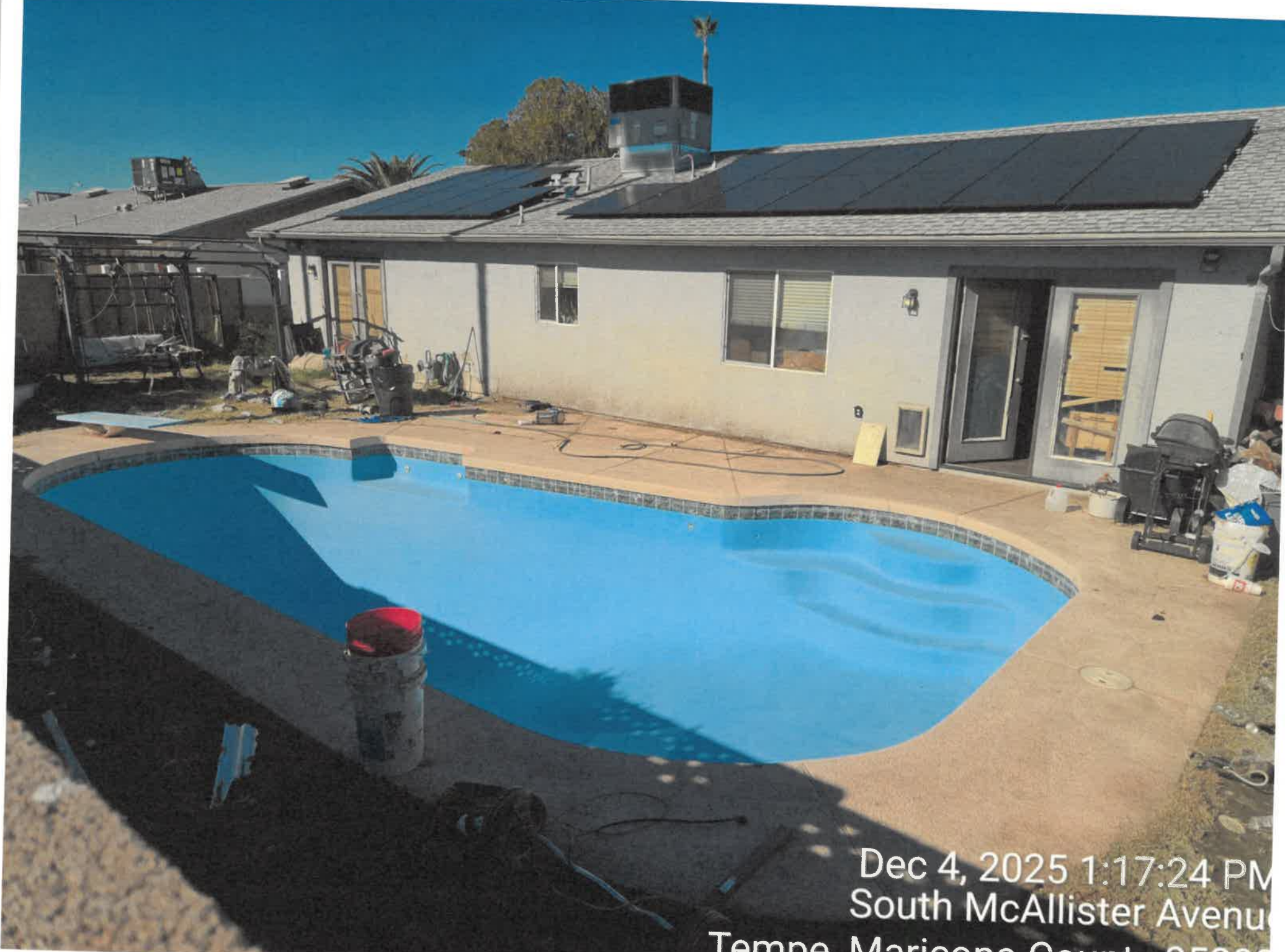
Dec 4, 2025 1:17:22 PM
South McAllister Avenue
Tempe, Maricopa County 85283



Dec 4, 2025 1:10:49 PM
East Pegasus Drive
Tempe, Maricopa County 85283



Dec 4, 2025 1:10:39 PM
East Pegasus Drive
Tempe, Maricopa County 85283



Dec 4, 2025 1:17:24 PM
South McAllister Avenue
Tempe, Maricopa County 85283



Dec 4, 2025 1:11:01 PM
East Pegasus Drive
Tempe, Maricopa County 85283



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

05/13/2025

JASINSKI JEFFREY MICHAEL/DUSTI
501 E PEGASUS DR
TEMPE, AZ 85283

Case #: CE252852
Site Address: 501 E PEGASUS DR, TEMPE, AZ 85283

This is a notice to inform you that this site was inspected on 05/12/2025 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.16	Swimming pool that is deteriorated or presents a health hazard

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	PLEASE REMOVE AND OR PROPERLY DISCARD THE ITEMS IN THE FRONT, SIDES, AND BACK OF THE PROPERTY. THIS INCLUDES THE WOOD, CONTAINERS, BUCKETS, METAL, TIRES, ANY HOUSEHOLD ITEMS, AND ANY OTHER MISCELLANEOUS ITEMS	5/27/2025
CC 21-3.b.16	RESTORE POOL WATER TO A CLEAN AND CLEAR STATE. ALL ALGEEA, DIRT, AND DEBRIS MUST BE REMOVED FROM POOL.	5/27/2025

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

John Salazar Code Inspector	Direct: 480-350-8951 Code Compliance: 480-350-4311 Email: John_Salazar@tempe.gov
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Please Note: In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$82.00 pursuant to City Code Section 21-51, subsection (b).

Civil and Criminal Penalties

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd

occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
FINAL CORRECTION NOTICE

05/29/2025

JASINSKI JEFFREY MICHAEL/DUSTI
501 E PEGASUS DR
TEMPE, AZ 85283

Case #: CE252852
Site Address: 501 E PEGASUS DR, TEMPE, AZ 85283

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CC 21-3.b.16	RESTORE POOL WATER TO A CLEAN AND CLEAR STATE. ALL ALGAE, DIRT, AND DEBRIS MUST BE REMOVED FROM POOL.	6/12/2025

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.

John Salazar
Code Inspector

Direct: 480-350-8951
Code Compliance: 480-350-4311
Email: John_Salazar@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

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Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1790279		Case Number		Social Security Number		Military <input type="checkbox"/>		<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 CE252852		
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language													
Defendant		Name (First, Middle, Last) Jeffrey Jasinski								Juvenile <input type="checkbox"/>			
Residence Address, City, State, Zip Code 501 East Pegasus Drive Tempe AZ 85283													
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions	Email Address				Telephone: (cell phone) <input type="checkbox"/>	
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	Day	Year	Time	<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 501 East Pegasus DRIVE						Temp <input checked="" type="checkbox"/>		State of Arizona		Area	Dist.

The Defendant Committed the Following:

A	Section:	ARS Violation:	CC	Domestic Violence Case	Criminal	Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code	<input type="checkbox"/> Petty Offense
MVD						
B	Section:	ARS Violation:	CC	Domestic Violence Case	Criminal	Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code	<input type="checkbox"/> Petty Offense
MVD						
C	Section:	ARS Violation:	CC	Domestic Violence Case	Criminal	Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code	<input type="checkbox"/> Petty Offense
MVD						
D	Section:	ARS Violation:	CC	Domestic Violence Case	Criminal	Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code	<input type="checkbox"/> Petty Offense
MVD						
E	Section:	ARS Violation:	CC	Domestic Violence Case	Criminal	Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code	<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	Date: 9/24/25	Time: Between 9AM & 4PM
	<input type="checkbox"/> Criminal Court	Date: _____	Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM
Court Address, City, State, Zip Code		Date:	Time: <input type="checkbox"/> AM <input type="checkbox"/> PM

Criminal: Without admitting guilt, I promise to appear as directed hereon.
 Civil: Without admitting responsibility, I acknowledge receipt of this complaint.

x Mailed Certified

Victim? Victim Notified?

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

J. Fedo
Complainant

28374
ID #

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

First Violation Fees Apply \$ 200.00

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



1790279