



**CITY OF TEMPE  
HEARING OFFICER**

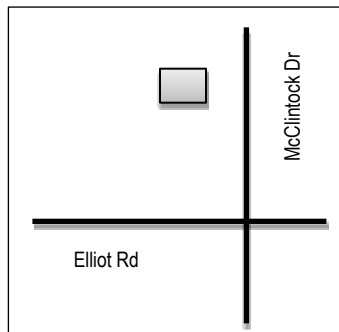
**Meeting Date: 1/20/2026  
Agenda Item: 3**

**ACTION:** Request approval to abate public nuisance items at the SCHMITT PROPERTY located at 1552 E. Drake Dr. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$7,190.00 for abatement request, including deteriorated landscape, high grass and weeds, landscape obstruction in alley. Removing 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 SCHMITT PROPERTY (CE251565). 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 CE251565 including deteriorated landscape, high grass and weeds, landscape obstruction in alley. Removing junk and debris. Security on site.



Property Owner	Jon Schmitt
Applicant	City of Tempe – Code Compliance
Zoning District:	R1-7, 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 SCHMITT PROPERTY located at 1552 E Drake Dr in the R1-7, Single Family Residential District. This case was initiated 03/12/2025 following which Code Compliance has attempted to obtain compliance through correspondence with the property owner regarding violations of the Tempe City Code.

Without the intervention of abatement, the property will continue to deteriorate. It is therefore requested that the City of Tempe Community Development Hearing Officer approve the abatement of this public nuisance in accordance with Section 21-53 of the Tempe City Code.

**HISTORY & FACTS:**

The history and facts of this case are detailed in an attached memo from the Code Compliance Inspector.

ABATEMENT

# Planning Application Submittal Form

Part 1 of 2

City of Tempe  
Community Development Department  
31 East 5<sup>th</sup> Street, Garden Level, Tempe, Arizona 85281  
(480) 350-4311 Fax (480) 350-8677  
Planning Fax (480) 350-8872  
<http://www.tempe.gov/planning>



All applications must be accompanied by the required plans, submittal materials, and correct fee(s)

PROJECT INFORMATION - REQUIRED			
PROJECT NAME	SCHMITT PROPERTY ABATEMENT	EXISTING ZONING	R1-7 <input type="checkbox"/>
PROJECT ADDRESS	1552 E DRAKE DR., TEMPE, AZ 85283	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	ABATEMENT OF CE251565 JANUARY 20, 2026	PARCEL No(s)	301-92-844 <input type="checkbox"/>

PROPERTY OWNER INFORMATION - REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)			
BUSINESS NAME		ADDRESS	1552 E. Drake Dr.
CONTACT NAME	Jon Schmitt	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/CODE ENFORCEMENT	ADDRESS	21 E. 6TH STREET, SUITE 208
CONTACT NAME	MELISSA ENSING/CODE INSPECTOR	CITY	TEMPE
		STATE	AZ
		ZIP	85281
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	DATE	12/08/2025
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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 <a href="#">Planning &amp; Zoning Fee Schedule</a> for types)	FOR CITY USE ONLY (Planning record tracking numbers)
<input type="checkbox"/> A. PRELIMINARY SITE PLAN REVIEW			SPR
<input type="checkbox"/> B. ADMINISTRATIVE APPLICATIONS			ADM
<input type="checkbox"/> C. VARIANCES			VAR
<input type="checkbox"/> D. USE PERMITS / USE PERMIT STANDARDS			ZUP
<input type="checkbox"/> E. ZONING CODE AMENDMENTS			ZOA      ZON
<input type="checkbox"/> F. PLANNED AREA DEVELOPMENT OVERLAYS			PAD      REC
<input type="checkbox"/> G. SUBDIVISION / CONDOMINIUM PLATS			SBD      REC
<input type="checkbox"/> H. DEVELOPMENT PLAN REVIEW			DPR
<input type="checkbox"/> I. APPEALS			
<input type="checkbox"/> J. GENERAL PLAN AMENDMENTS			GPA
<input type="checkbox"/> K. ZONING VERIFICATION LETTERS			ZVL
<input checked="" type="checkbox"/> L. ABATEMENTS			CE      CM
<input type="checkbox"/> M. SIGN TYPE K			GO      SE
TOTAL NUMBER OF APPLICATIONS	0		

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

**SEE REVERSE SIDE FOR REQUIRED PROJECT DATA**



**DATE:** December 08, 2025  
**TO:** John Salazar, Code Inspector Supervisor  
**FROM:** Melissa Ensing, Code Inspector  
**SUBJECT:** CE251565, John Schmitt Property Abatement

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**LOCATION:** 1552 E. Drake Dr., TEMPE, AZ 85283

**PARCEL:** 301-92-844

**OWNER:** JON SCHMITT  
1552 E. DRAKE DR  
TEMPE, AZ 85283

**FINDINGS:**

03/12/2025 The Code Compliance Division received complaint for dead tree in rear yard. I inspected property and observed a dead tree in rear yard. Notice to comply mailed to owner.

04/11/2025 Inspected property and observed the dead tree still in violation. Final notice to comply mailed to owner.

04/18/2025 I spoke with Jon Schmitt and he said he received bids to have the tree removed.

05/12/2025 Inspected property and observed no improvement. I granted more time.

06/02/2025 Jon Schmitt left me another voicemail stating he was having the tree removed in the next couple weeks. I tried calling him back and his voicemail was full.

06/04/2025 Jon Schmitt left me a voicemail stating he needed more time. I tried calling him back and left a voicemail.

06/12/2025 I spoke with Jon Schmitt and let him know I granted more time.

06/27/2025 Jon Schmitt left me a voicemail stating he is cutting the tree down himself and understands if I have to move forward and issue a citation.

07/16/2025 I inspected and observed part of the dead tree was removed. Monitoring.

08/19/2025 Inspected property and observed no improvement. Civil citation issued.

09/03/2025 I inspected property and observed the dead tree was still in violation and another tree in the rear yard was obstructing the alley. I mailed an updated notice to comply to owner.

09/16/2025 Owner failed to appear in court for citation. Case referred to collections.

09/19/2025 I spoke with Jon Schmitt and gave him information for CARE 7 and the landscape referral program.

10/14/2025 I spoke with Jon Schmitt about the violations and the abatement process.

10/15/2025 Jon Schmitt left me a voicemail stating he is still working on the tree.

10/16/2025 I spoke with Jon Schmitt and let him know the violations need to be corrected by Monday.

10/20/2025 Inspected property and observed the dead tree still in violation, tree still obstructing alley, commercial pool equipment/materials, trash/debris, deteriorated landscape in the front and rear yards along with uncultivated weeds in alley. Revised notice to comply mailed to owner. I spoke with Jon Schmitt and we discussed the pool supplies in his rear yard.

11/17/2025 Inspected property and the dead tree was removed.

12/08/2025 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 1552 E. Drake Dr. due to property owner's failure to bring property into compliance with Tempe City Code 21-3.B.8, 21-3.B.7, 21-3.B.5, and 21-3.B.1. Mr. Schmitt has been given ample time to come into compliance and maintain the property. The property owner has been issued a civil citation and has failed to appear to court. 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 Jean Lopez

DATE: 12/10/25



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 12/08/2025  
CASE #: CE251565

**SCHMITT JON**  
**1552 E DRAKE 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:** 1552 E DRAKE DR TEMPE, AZ 85283  
**PARCEL:** 30192844

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers **01/20/2026 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.7      Object, building, tree, bush or vehicle that interferes with or obstructs a sidewalk or street
- Sec.29-2.      Adjacent property owners to maintain sidewalks, gutters, alleys
- CC 21-3.b.5      Storing or leaving of any machinery or equipment designed for commercial purposes
- 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      Uncultivated plants, weeds, tall grass, or uncultivated shrubs; or growth which presents a deteriorated appearance

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.7      Please trim tree in the rear yard to allow for 13 foot unobstructed passage of the alley. Trees must be trimmed high enough to allow refuse trucks to pass unobstructed.
- Sec.29-2.      Property owners must maintain each alley that is adjacent to their premises.
- CC 21-3.b.5      Please remove all commercial equipment and materials from residential district this includes all pool pumps, filters and accessories in the front and rear yards.
- CC 21-3.b.1      Please remove trash, debris, and other misc. items from the property and alley.
- CC 21-3.b.8      Please remove grass and weeds from gravel front yard. Gravel landscape must be maintained free of grass and weeds.  
  
Please remove grass and weeds from rear yard.  
  
Please remove all grass/weeds/vegetation from the alley behind your property.

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 **\$7190.00**. 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)**



**Artistic Land Management, Inc.**

November 20, 2025

City of Tempe  
Attn: Melissa Ensing  
Code Compliance Inspector

RE: Clean-Up at 1552 E. Drake Dr.

Thank you for giving Artistic Land Management, Inc. the opportunity to serve your landscaping needs. Below is our price to provide all labor, equipment, landfill fees, and supervision to perform the work listed below at 1552 E. Drake Dr, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

#### Scope of Work

- Trim tree in the rear yard that is obstructing the alley
- Remove grass/weeds from the property and alley
- Remove trash/debris from the property and alley
- Police presence on-site for the duration of the visit

Total = \$7,190.00

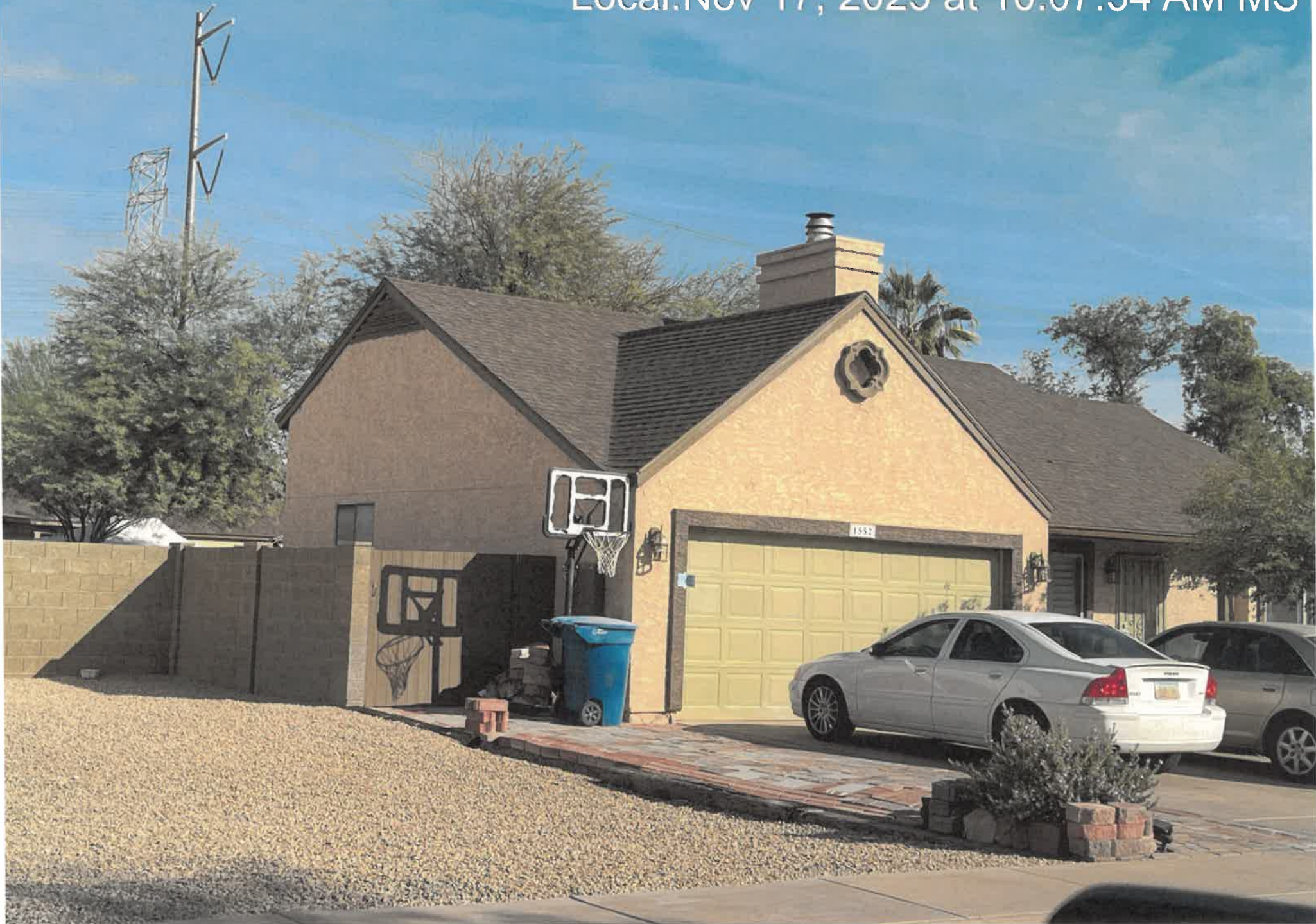
Respectfully,

Freddie Panzella

Network:Nov 17, 2025 at 10:07:48 AM MST  
Local:Nov 17, 2025 at 10:07:48 AM MST



Network:Nov 17, 2025 at 10:07:34 AM MS  
Local:Nov 17, 2025 at 10:07:34 AM MS

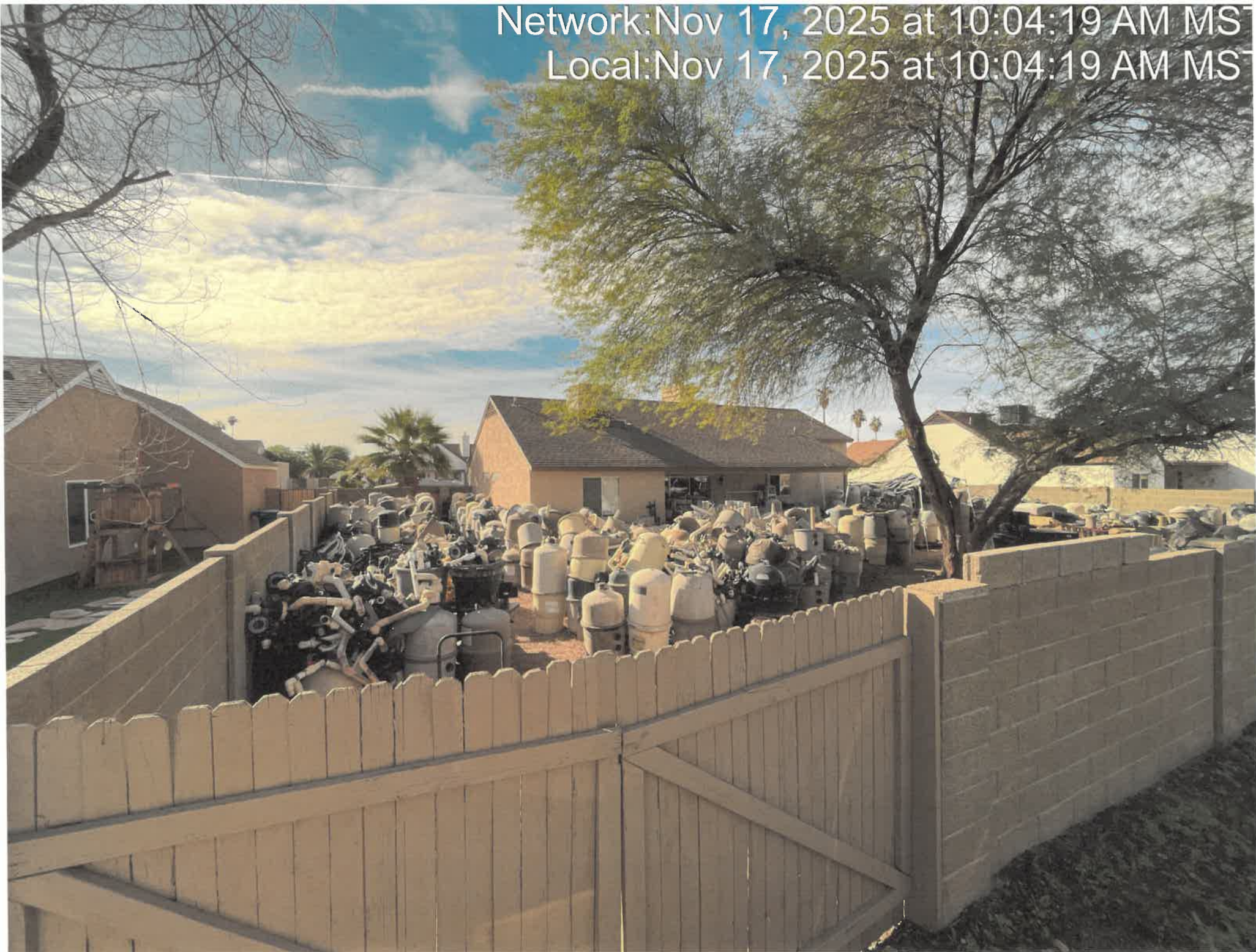


Network: Nov 17, 2025 at 10:05:16 AM MST

Local: Nov 17, 2025 at 10:05:16 AM MST



Network:Nov 17, 2025 at 10:04:19 AM MS  
Local:Nov 17, 2025 at 10:04:19 AM MS



Network: Nov 17, 2025 at 10:04:28 AM MST  
Local: Nov 17, 2025 at 10:04:28 AM MST



Network:Nov 17, 2025 at 10:04:37 AM MST  
Local:Nov 17, 2025 at 10:04:37 AM MST





COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE

03/12/2025

SCHMITT JON  
1552 E DRAKE DR  
TEMPE, AZ 85283

Case #: CE251565  
Site Address: 1552 E DRAKE DR, TEMPE, AZ 85283

This is a notice to inform you that this site was inspected on 03/12/2025 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.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 ON OR AFTER</b>
CC 21-3.b.8	Please remove dead tree from the rear yard. Stump must be removed or cut to ground level.	4/11/2025

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](mailto: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**

04/11/2025

SCHMITT JON  
1552 E DRAKE DR  
TEMPE, AZ 85283

Case #: CE251565  
Site Address: 1552 E DRAKE DR, TEMPE, AZ 85283

This is a notice to inform you that this site was inspected on 04/11/2025 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	
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 ON OR AFTER</b>
CC 21-3.b.8	Please remove dead tree from the rear yard. Stump must be removed or cut to ground level.	5/12/2025

**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.

**Melissa Ensing**  
Code Inspector

**Direct: 480-858-2085**  
**Code Compliance: 480-350-4311**  
**Email: [Melissa\\_Ensing@tempe.gov](mailto: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 09/04/2025

09/04/2025

SCHMITT JON  
1552 E DRAKE DR  
TEMPE, AZ 85283

Case #: CE251565  
Site Address: 1552 E DRAKE DR, TEMPE, AZ 85283

This is a notice to inform you that this site was inspected on 09/03/2025 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.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
CC 21-3.b.7	Object, building, tree, bush or vehicle that interferes with or obstructs a sidewalk or street
Sec.29-2.	Adjacent property owners to maintain sidewalks, gutters, alleys

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	Please remove dead tree from the rear yard. Stump must be removed or cut to ground level.	9/18/2025
CC 21-3.b.7	Please trim tree in the rear yard to allow for 13 foot unobstructed passage of the alley. Trees must be trimmed high enough to allow refuse trucks to pass unobstructed.	9/18/2025
Sec.29-2.	Property owners must maintain each alley that is adjacent to their premises.	9/18/2025

**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.

**Melissa Ensing**  
Code Inspector

**Direct: 480-858-2085**  
**Code Compliance: 480-350-4311**  
**Email: [Melissa\\_Ensing@tempe.gov](mailto: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 \*REVISED\***

10/20/2025

SCHMITT JON  
 1552 E DRAKE DR  
 TEMPE, AZ 85283

Case #: CE251565  
 Site Address: 1552 E DRAKE DR, TEMPE, AZ 85283

This is a notice to inform you that this site was inspected on 10/20/2025 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.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.  Uncultivated plants, weeds, tall grass, or uncultivated shrubs; or growth which presents a deteriorated appearance.
CC 21-3.b.7	Object, building, tree, bush or vehicle that interferes with or obstructs a sidewalk or street
Sec.29-2.	Adjacent property owners to maintain sidewalks, gutters, alleys
CC 21-3.b.5	Storing or leaving of any machinery or equipment designed for commercial purposes
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		SITE REINSP ON OR AFTER
CC 21-3.b.8	Please remove dead tree from the property. Stump must be removed or cut to ground level. Please remove grass and weeds from gravel front yard. Gravel landscape must be maintained free of grass and weeds. Please remove grass and weeds from rear yard. Please remove all grass/weeds/vegetation from the alley behind your property.	11/03/2025
CC 21-3.b.7	Please trim tree in the rear yard to allow for 13 foot unobstructed passage of the alley. Trees must be trimmed high enough to allow refuse trucks to pass unobstructed.	11/03/2025
Sec.29-2.	Property owners must maintain each alley that is adjacent to their premises.	11/03/2025
CC 21-3.b.5	Please remove all commercial equipment and materials from residential district this includes all pool pumps, filters and accessories in the front and rear yards.	11/03/2025
CC 21-3.b.1	Please remove trash, debris, and other misc. items from the property and alley.	11/03/2025

## **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.

**Melissa Ensing**  
**Code Inspector**

**Direct: 480-858-2085**  
**Code Compliance: 480-350-4311**  
**Email: [Melissa\\_Ensing@tempe.gov](mailto: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 <b>1790014</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 M H N P T X D			Incident Report Number <b>CE2S1565</b>	
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language		Defendant Name (First, Middle, Last) <b>Jon Schmitt</b>						Juvenile	
Residence Address, City, State, Zip Code <b>1552 E. Drake Dr. Tempe, AZ 85283</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.		
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 <b>08</b>	Day <b>19</b>	Year <b>2025</b>	Time <b>09:34</b>	<input checked="" type="checkbox"/> AM <input 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 <b>1552 E. Drake Dr.</b>					<input checked="" type="checkbox"/> Tempe <input type="checkbox"/> <b>85283</b>	State of Arizona		Area	Dist.	

The Defendant Committed the Following:

<b>A</b>	Section: <b>TC 21-3 A</b>	ARS Violation: <b>CC 21-3.B.8 Dead tree</b>	<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>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:	Sanction:	<input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
MVD					
<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:	Sanction:	<input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
MVD					
<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:	Sanction:	<input type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
MVD					
<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:	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:**

<b>Tempe Municipal Court</b> 140 E. 5th Street Tempe, AZ 85281 Court No. 0753	<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor Date: <b>09/02/2025</b> Time: <b>Between 9AM &amp; 4PM</b>
<input type="checkbox"/> Court:	<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor Date: _____ Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM
Court Address, City, State, Zip Code	

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

**x mailed certified**

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.

Initials \_\_\_\_\_ Date issued if not violation date \_\_\_\_\_

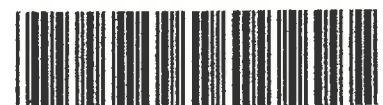
Victim?  Victim Notified?

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.

Complainant: **Melissa S** ID #: **17448**

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.



1790014

**Case No: 25-030749-4 Title: CITY OF TEMPE vs JON SCHMITT**

SCHMITT, JON  
 1552 E DRAKE DRIVE  
 TEMPE, AZ 85283

**Case Status:** Inactive **Case Balance Owing:** \$290.25 **TPC Due Date:**  
**Filed:** 8/21/2025 **Stayed Balance Owing:** \$0.00 **TPC Amount Due:**

Cite Number	Code	Violation Date	Description	Filed	Disposition	Disp Date
1790014A	21-3B8	08/19/2025	LANDSCAPING-DEAD, DAMAGED, UNCONTROL	8/21/2025	58 - FAIL TO APPEAR	9/17/2025

**# Citations:** 1

**REGISTER OF ACTION**

Date	Cite Number	Action	Amount	Judge	User
8/21/2025		ATTC FILED			ML3
8/21/2025	1790014 A	CIVIL ARRAIGNMENT NLT 9/2/2025			ML3
9/2/2025		CV ARR FTA - PENDING DEFAULT APPEAR NLT 9/16/2025			SYS
9/17/2025	1790014 A	DEFAULT FEE IMPOSED	\$50.00		SYS
9/17/2025	1790014 A	FINE AND APPLICABLE FEES IMPOSED	\$200.00		SYS
9/17/2025	1790014 A	JCEF TIME PAYMENT FEE IMPOSED	\$20.00		SYS
9/17/2025	1790014 A	FTA DEFAULT			SYS
9/17/2025		CASE HAS BEEN REFERRED TO VALLEY FOR COLLECTION	\$20.25		

**# Actions:** 8

