



**CITY OF TEMPE
HEARING OFFICER**

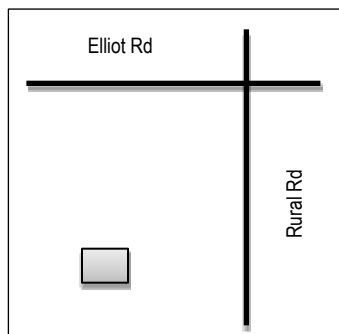
**Meeting Date: 1/20/2026
Agenda Item: 2**

ACTION: Request approval to abate public nuisance items at the CECERE PROPERTY located at 504 E. Carver Rd. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$4,900.00 for abatement request, including deteriorated landscape. Dead trees/shrubs, high grass and weeds. 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 CECERE PROPERTY (CE252390). 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 CE252390 removal of deteriorated landscape, dead trees/shrubs and high grass and weeds. The request includes the following:



Property Owner: Joseph and Rosemary Cecere
Applicant: City of Tempe – Code Compliance
Zoning District: R1-10, 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 CECERE PROPERTY located at 504 E. Carver Rd in the R1-10, Single Family Residential District. This case was initiated 04/23/2025 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	CECERE PROPERTY ABATEMENT	EXISTING ZONING	R1-10 <input type="checkbox"/>
PROJECT ADDRESS	504 E. CARVER RD., TEMPE, AZ 85284	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	ABATEMENT OF CE252390 JANUARY 20, 2026	PARCEL No(s)	301-52-253 <input type="checkbox"/>

PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)			
BUSINESS NAME		ADDRESS	504 E. Carver Rd.
CONTACT NAME	Joseph N/Rosemary Cecere	CITY	Tempe
EMAIL		STATE	AZ
		ZIP	85284
		PHONE 1	
		PHONE 2	

I hereby authorize the applicant below to process this application with the City of Tempe.

PROPERTY OWNER SIGNATURE	X	DATE	
or attach written statement authorizing the applicant to file the application(s)			

APPLICANT INFORMATION – REQUIRED			
COMPANY / FIRM NAME	CITY OF TEMPE/CODE ENFORCEMENT	ADDRESS	21 E. 6TH STREET, SUITE 208
CONTACT NAME	MELISSA ENSING/CODE INSPECTOR	CITY	TEMPE
EMAIL	melissa_ensing@tempe.gov	STATE	AZ
		ZIP	85281
		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 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)
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: December 08, 2025
TO: John Salazar, Code Inspector Supervisor
FROM: Melissa Ensing, Code Inspector
SUBJECT: CE252390, Joseph N/Rosemary Cecere Property Abatement

LOCATION: 504 E. Carver Rd., TEMPE, AZ 85284

PARCEL: 301-52-253

OWNER: JOSEPH N/ROSEMARY CECERE
504 E. CARVER RD.
TEMPE, AZ 85284

FINDINGS:

04/23/2025 The Code Compliance Division received complaint for green pool. I inspected property and observed deteriorated landscape that entailed dead grass, dead trees/bushes and dead limbs in the front yard. I was not able to see the pool from public right of way. Notice to comply mailed to owner.

05/29/2025 Inspected property and observed no improvement. Final notice to comply mailed to owner.

06/30/2025 Inspected property and observed no improvement. I hung a notice on the door to contact me.

07/08/2025 I found an email for owner and emailed them to try and make contact.

07/15/2025 Inspected property and observed the property was still in violation. I knocked on the door and spoke with Joe Cecere and his daughter. We discussed the violations including the pool. The daughter stated they cleaned the pool last week. I gave them information for CARE 7 and the landscape referral program. I granted more time.

08/14/2025 Joe Cecere left me a voicemail letting me know he spoke with someone with CARE 7 and the landscape referral program. He was waiting for an estimate to clean up the landscape.

08/29/2025 Inspected property and observed improvement in the landscape. Monitoring.

09/15/2025 I spoke with Joe Cecere and he stated he is still working on the landscape. I let him know I can grant one more extension but if the property is not brought into compliance I have to move forward and issue a citation. I granted more time.

09/22/2025 Code Compliance received complaint for deteriorated landscape.

09/29/2025 Inspected property and observed no improvement. Civil citation issued.

10/15/2025 Owner failed to appear in court for citation. Case referred to collections.

10/30/2025 Inspected and observed improvement. Monitoring.

11/21/2025 Inspected and observed landscape has become further deteriorated with over height grass and weeds along with the dead tree and stumps.

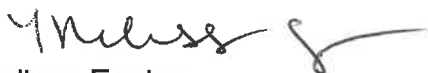
12/01/2025 Code Compliance received complaint for deteriorated landscape.

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 504 E. Carver Rd. due to property owner's failure to bring property into compliance with Tempe City Code 21-3.B.8. Mr. and Mrs. Cecere have 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 John Salazar

DATE: 12/10/25



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 12/08/2025
CASE #: CE252390

CECERE JOSEPH N/ROSEMARY
504 E CARVER RD
TEMPE, AZ 85284

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

LOCATION: 504 E CARVER RD TEMPE, AZ 85284
PARCEL: 30152253

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.8 Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance
- Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps

If the violations have not been corrected within thirty (30) days, our office will proceed with the abatement process. As owner of the property, you have thirty (30) days after receipt of this letter to abate or correct any violation as described below:

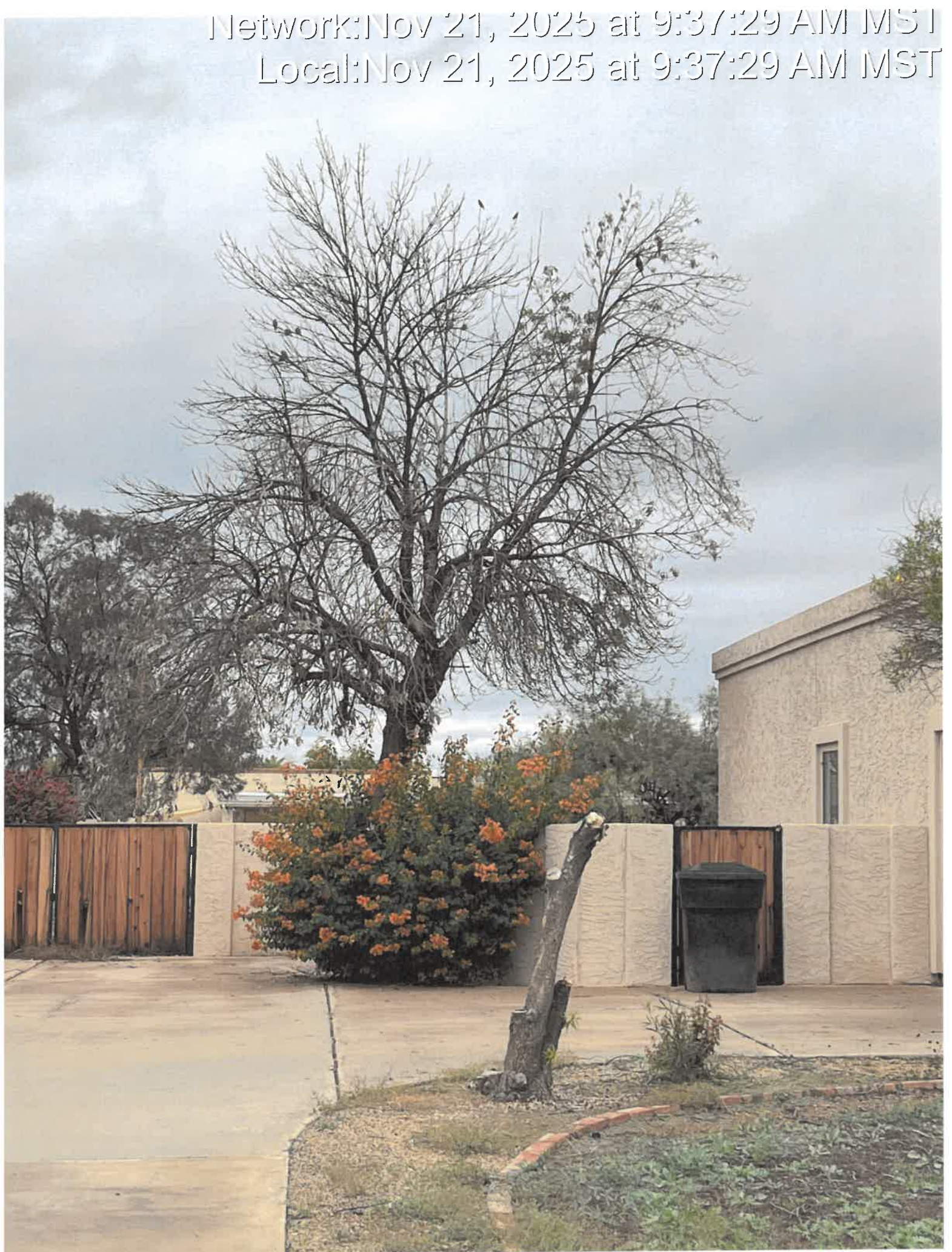
- CC 21-3.b.8 Please return all dead brown grass in the front yard to a green living state and install grass in the bare dirt sections in the yard, or you may install a form of acceptable and recognizable landscape. The landscape could consist of gravel, grass, desert, or a combination of each with defined borders.
- Please remove dead tree/bushes from the front and rear yards. Stump must be removed or cut to ground level.
- Please remove the dead portions from trees/bushes in the front and rear yards.

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 **\$4900.00**. 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: Melissa Ensing
Phone Number: 480-858-2085
E-mail: Melissa_Ensing@tempe.gov

Network: Nov 21, 2025 at 9:37:29 AM MST
Local: Nov 21, 2025 at 9:37:29 AM MST



Network: Nov 21, 2025 at 9:37:07 AM MST
Local: Nov 21, 2025 at 9:37:07 AM MST



Network: Nov 21, 2025 at 9:34:54 AM MST
Local: Nov 21, 2025 at 9:34:54 AM MST





COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

04/23/2025

CECERE JOSEPH N/ROSEMARY
504 E CARVER RD
TEMPE, AZ 85284

Case #: CE252390
Site Address: 504 E CARVER RD, TEMPE, AZ 85284

This is a notice to inform you that this site was inspected on 04/23/2025 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	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance
CC 21-3.b.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	Please return all dead brown grass in the front yard to a green living state and install grass in the bare dirt sections in the yard, or you may install a form of acceptable and recognizable landscape. The landscape could consist of gravel, grass, desert, or a combination of each with defined borders.	5/23/2025
CC 21-3.b.8	Please remove dead tree/bushes from the front and rear yards. Stump must be removed or cut to ground level. Please remove the dead portions from trees/bushes in the front and rear yards.	5/23/2025

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

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

CECERE JOSEPH N/ROSEMARY
504 E CARVER RD
TEMPE, AZ 85284

Case #: CE252390
Site Address: 504 E CARVER RD, TEMPE, AZ 85284

This is a notice to inform you that this site was inspected on 05/29/2025 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	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance
CC 21-3.b.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	Please return all dead brown grass in the front yard to a green living state and install grass in the bare dirt sections in the yard, or you may install a form of acceptable and recognizable landscape. The landscape could consist of gravel, grass, desert, or a combination of each with defined borders.	6/30/2025
CC 21-3.b.8	Please remove dead tree/bushes from the front and rear yards. Stump must be removed or cut to ground level.	6/30/2025
Please remove the dead portions from trees/bushes in the front and rear yards.		

CORRECTIVE ACTION MUST BE COMPLETED OR CITATIONS MAY BE ISSUED

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

Melissa Ensing
Code Inspector

Direct: 480-858-2085
Code Compliance: 480-350-4311
Email: Melissa_Ensing@tempe.gov

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

Civil and Criminal Penalties

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

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1790020	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	<input type="checkbox"/> 16 Passenger Vehicle	Incident Report Number CE252390	

Interpreter Required? Spanish Other Language

Defendant Name (First, Middle, Last) **Joseph N. Cecere** Juvenile

Residence Address, City, State, Zip Code **504 E. Carver Rd., Tempe AZ 85284** Telephone: (cell phone)

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 **09** Day **29** Year **2025** Time **09:25** AM PM **Speed** Approx. Posted R & P Speed Measurement Device Radar Laser Pace Direction of Travel

At Location **504 E. Carver Rd** Tempe 85284 State of Arizona Area Dist.

The Defendant Committed the Following:

A Section: **TC 21-3A** ARS Violation: **CC 21-3.B.8 Deteriorated Landscape** Domestic Violence Case Criminal Criminal Traffic Municipal Code Civil Traffic Petty Offense

B Section: ARS Violation: Domestic Violence Case Criminal Criminal Traffic Municipal Code Civil Traffic Petty Offense

C Section: ARS Violation: Domestic Violence Case Criminal Criminal Traffic Municipal Code Civil Traffic Petty Offense

D Section: ARS Violation: Domestic Violence Case Criminal Criminal Traffic Municipal Code Civil Traffic Petty Offense

E Section: ARS Violation: Domestic Violence Case Criminal Criminal Traffic Municipal Code Civil Traffic Petty Offense

You must appear on the date and time indicated at:

Tempe Municipal Court
140 E. 5th Street
Tempe, AZ 85281
Court No. 0753

Traffic Court Suite 150, 1st Floor Date: **10/13/2025** Time: **Between 9AM & 4PM**

Criminal Court Suite 200, 2nd Floor Date: _____ Time: _____ AM PM

Court: _____ Date: _____ Time: _____ AM PM Court No. _____

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

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 **[Signature]** ID # **17448**

Comments: **First Violation \$2000**

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 _____

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.



1790020

COMPLAINT

Case No: 25-041009-4	Title: CITY OF TEMPE vs JOSEPH N CECERE
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CECERE, JOSEPH N
 504 E CARVER ROAD
 TEMPE, AZ 85284

Case Status: Inactive	Case Balance Owing: \$290.25	TPC Due Date:
Filed: 10/7/2025	Stayed Balance Owing: \$0.00	TPC Amount Due:

Cite Number	Code	Violation Date	Description	Filed	Disposition	Disp Date
1790020A	21-3B8	09/29/2025	LANDSCAPING-DEAD, DAMAGED, UNCONTRO	10/7/2025	58 - FAIL TO APPEAR	10/28/2025

Citations: 1

REGISTER OF ACTION

Date	Cite Number	Action	Amount	Judge	User
10/7/2025		ATTC FILED			ML3
10/7/2025	1790020 A	CIVIL ARRAIGNMENT NLT 10/14/2025			ML3
10/14/2025		CV ARR FTA - PENDING DEFAULT APPEAR NLT 10/28/2025			SYS
10/28/2025	1790020 A	DEFAULT FEE IMPOSED	\$50.00		SYS
10/28/2025	1790020 A	FINE AND APPLICABLE FEES IMPOSED	\$200.00		SYS
10/28/2025	1790020 A	JCEF TIME PAYMENT FEE IMPOSED	\$20.00		SYS
10/28/2025	1790020 A	FTA DEFAULT			SYS
10/28/2025		CASE HAS BEEN REFERRED TO VALLEY FOR COLLECTION	\$20.25		

Actions: 8

