



**CITY OF TEMPE
HEARING OFFICER**

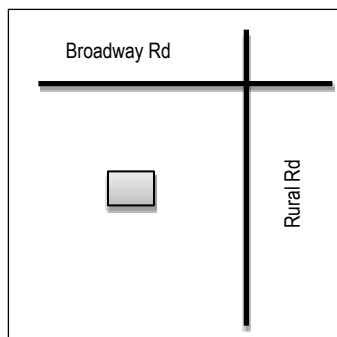
**Meeting Date: 1/20/2026
Agenda Item: 4**

ACTION: Request approval to abate public nuisance items at the ABBOTT TRUST PROPERTY located at 328 E. Palmcroft Dr. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$12,808.00 for abatement request, including deteriorated landscape, dead trees, high grass and weeds. 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 ABBOTT TRUST PROPERTY (CE255612). 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 CE255612 including deteriorated landscape, dead trees, high grass and weeds. Removing junk and debris. Security on site.



Property Owner	John Abbot Trust
Applicant	City of Tempe – Code Compliance
Zoning District:	R1-6, Single Family Residential District
Code Compliance Inspector:	John Salazar, Code Inspector Supervisor

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 ABBOTT TRUST PROPERTY located at 328 E. Palmcroft Dr. in the R1-6, Single Family Residential District. This case was initiated 09/17/2025 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	ABBOTT JOHN TRUST PROPERTY ABATEMENT		EXISTING ZONING R1-6 <input type="checkbox"/>
PROJECT ADDRESS	328 E. PALMCROFT DR TEMPE AZ 85282		SUITE(S) <input type="checkbox"/>
PROJECT DESCRIPTION	ABATEMENT OF CE255612 JANUARY 20, 2026 @ 5:00pm		PARCEL No(S) 13324075 <input type="checkbox"/>

PROPERTY OWNER INFORMATION - REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)			
BUSINESS NAME	ADDRESS	328 E. PALMCROFT DR	
CONTACT NAME	CITY	STATE	ZIP
EMAIL	PHONE 1	PHONE 2	85282

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

PROPERTY OWNER SIGNATURE	X	DATE
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APPLICANT INFORMATION - REQUIRED			
COMPANY / FIRM NAME	ADDRESS	21 E. SIXTH ST STE 208	
CONTACT NAME	CITY	STATE	ZIP
EMAIL	PHONE 1	PHONE 2	85281

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
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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 10, 2025
TO: Jack Scofield, Code Compliance Manager
FROM: John Salazar, Code Inspector Supervisor
SUBJECT: CE255612, Abbott John C Trust Property Abatement

LOCATION: 328 E. Palmcroft Dr Tempe, AZ 85282

PARCEL: 133-24-075

OWNER: Abbott John C Trust
328 E. Palmcroft Dr
Tempe, AZ 85282

FINDINGS:

9/17/2025 Received a public complaint for deteriorating landscape throughout the property.

9/18/2025 Checked property. Observed front grass is deteriorated. Observed dead tree debris in driveway. First notice mailed.

9/19/2025 Received anonymous complaint from Tempe 311 about deteriorating landscape.

10/2/2025 Re-inspected property. Violations are still present. Final notice mailed.

10/20/2025 Re-inspected property. Violations are still present. Neighbors have stopped goodwill mowing of property. Left message for possible owner Eric at 707-389-6160. re-inspect 10/24/25.

10/24/2025 Re-inspected property. Violations are still present. Attempts to reach possible owner were not yet successful. Re-inspect 10/29/25.

10/24/2025 Messages left for Eric on Monday, 10/20 and Friday, 10/24. No response yet.

10/29/2025 Re-inspected property. Violations are still present, no change. Left message for a possible relative Toni Holmboe, 707-688-6440. Re-inspect 11/7/2025.

11/3/2025, Message left for Eric Holmboe at 707-389-6160 and Toni Holmboe at 707-

688-6440

11/7/2025 Re-inspected property. Violations are still present. No contact with any related party with efforts continuing. Re-inspect 11/14/25.

11/7/2025, Left message for Eric and Toni requesting contact.

11/13/2025, Received call from neighbor Richard Russell at 325 e Palmcroft. He indicated owner John Abbott has been dead for five years. House was left to sister in California who left home to son, likely Eric Holmboe. Mr. Russell indicated a distant relative occasionally checks the home, but no maintenance is occurring. Russell, 480-921-9499.

11/14/2025 Re-inspected property, no change. Abatement packet for January 20, 2026, in progress. Re-inspect 12/05/25.

12/5/2025 Re-inspected property and no changes, violations still exist. Obtained abatement bids and obtained new photographs. Case turned over to John Salazar.

12/10/2025 Reviewed packet and sent out a revised Final and the Notice of Intent to abate at the same time to include 21-3.B.1 JTD and 21-3.B.8. Copies of the revised Final and the Notice of Intent to abate were posted to the property and mailed to both addresses listed for the homeowner for the 1/20/26 H/O

RECOMMENDATIONS:

I recommend an abatement of the nuisance violations at the property of 328 E. Palmcroft Dr due to property owner's failure to bring property into compliance with Tempe City Code 21-3.B.1 and 21-3.B.8. Mr. Abbott has been given ample time to come into compliance and maintain the property. The property owner is possibly deceased as reported by a neighbor. 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,



John Salazar
Code Inspector Supervisor

ACTION TAKEN: Submit

NAME Drew Yocom

DATE: 12/10/25



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 12/10/2025
CASE #: CE255612

ABBOTT JOHN C TR
1302 REBECCA DR
SUISUN CITY, CA 94585

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

LOCATION: 328 E PALMCROFT DR TEMPE, AZ 85282
PARCEL: 13324075

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers **1/20/2026 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 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.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.8 PLEASE CUT ALL OVERHEIGHT GRASS AND OR WEEDS IN THE FRONT, SIDES AND REAR OF THE PROPERTY. WILDFLOWERS ARE ACCEPTABLE.

PLEASE REMOVE DEAD TREES FROM THE PROPERTY. DEAD TREES OR STUMPS MUST BE CUT DOWN TO GROUND LEVEL. PLEASE REMOVE ANY DEAD PORTIONS OF THE VEGETATION FROM THE FRONT AND REAR YARD TO INCLUDE THE DRIVEWAY.
- CC 21-3.b.1 PLEASE REMOVE ALL JUNK/TRASH/DEBRIS FROM THE REAR PATIO AREA. PLEASE REMOVE ALL WOOD PILES FROM THE REAR OF THE HOUSE AS WELL AS THE WEST SIDE OF THE DETACHED GARAGE. PLEASE REMOVE ALL PLASTIC BARRELS, METAL PRODUCTS, AND WOOD PRODUCTS, CARDBOARD BOXES, AND STORAGE BOXES FROM THE REAR YARD AREA.

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 **\$12,808.00**. 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 Salazar
Phone Number: 480-350-8951
E-mail: John_Salazar@tempe.gov



Artistic Land Management, Inc.

December 5, 2025

City of Tempe
Attn: Ben Glass
Code Compliance Inspector

RE: Clean-Up at 328 E. Palmcroft 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 328 E. Palmcroft Dr, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

Scope of Work

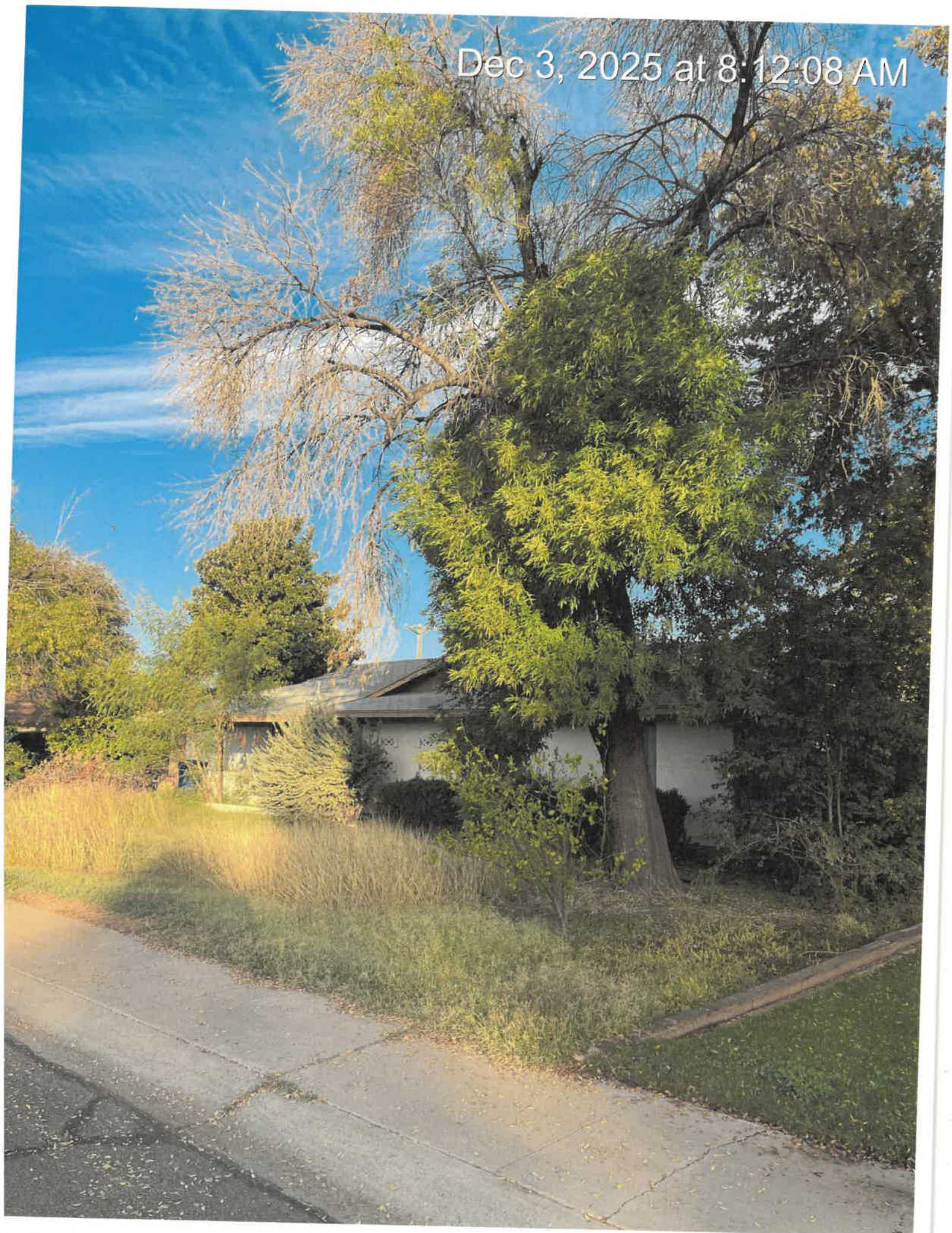
- Remove any cut wood, concrete, plastic barrels, metal products, cardboard boxes, and storage boxes from the front, sides and rear of the property including the rear patio area and west and south side area of the detached garage.
- Cut the over height grass and weeds in the front, sides and rear yard.
- Trim and/or remove any overgrown bushes, shrubs or trees in the front, side and rear yard, including the removal of the dead citrus tree in the rear yard.
- Remove the pile of tree debris on the driveway and east side yard of the property.
- Remove the dead portions of the two mature trees in the front yard
- Police presence on-site for the duration of the visit

Total = \$12,808.00

Respectfully,

Freddie Panzella

Dec 3, 2025 at 8:12:08 AM



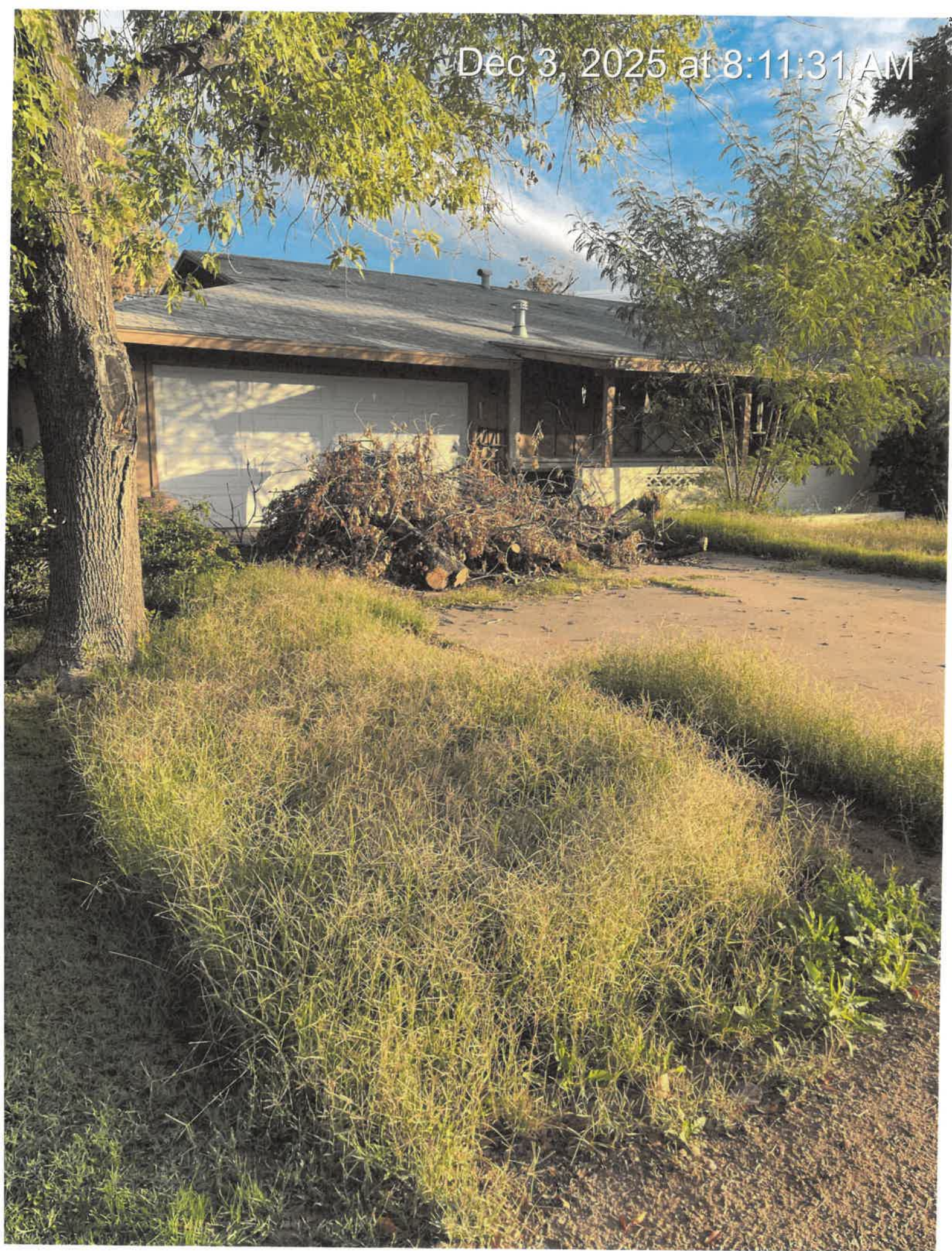
Dec 3, 2025 at 8:15:08 AM



Dec 3, 2025 at 8:16:04 AM



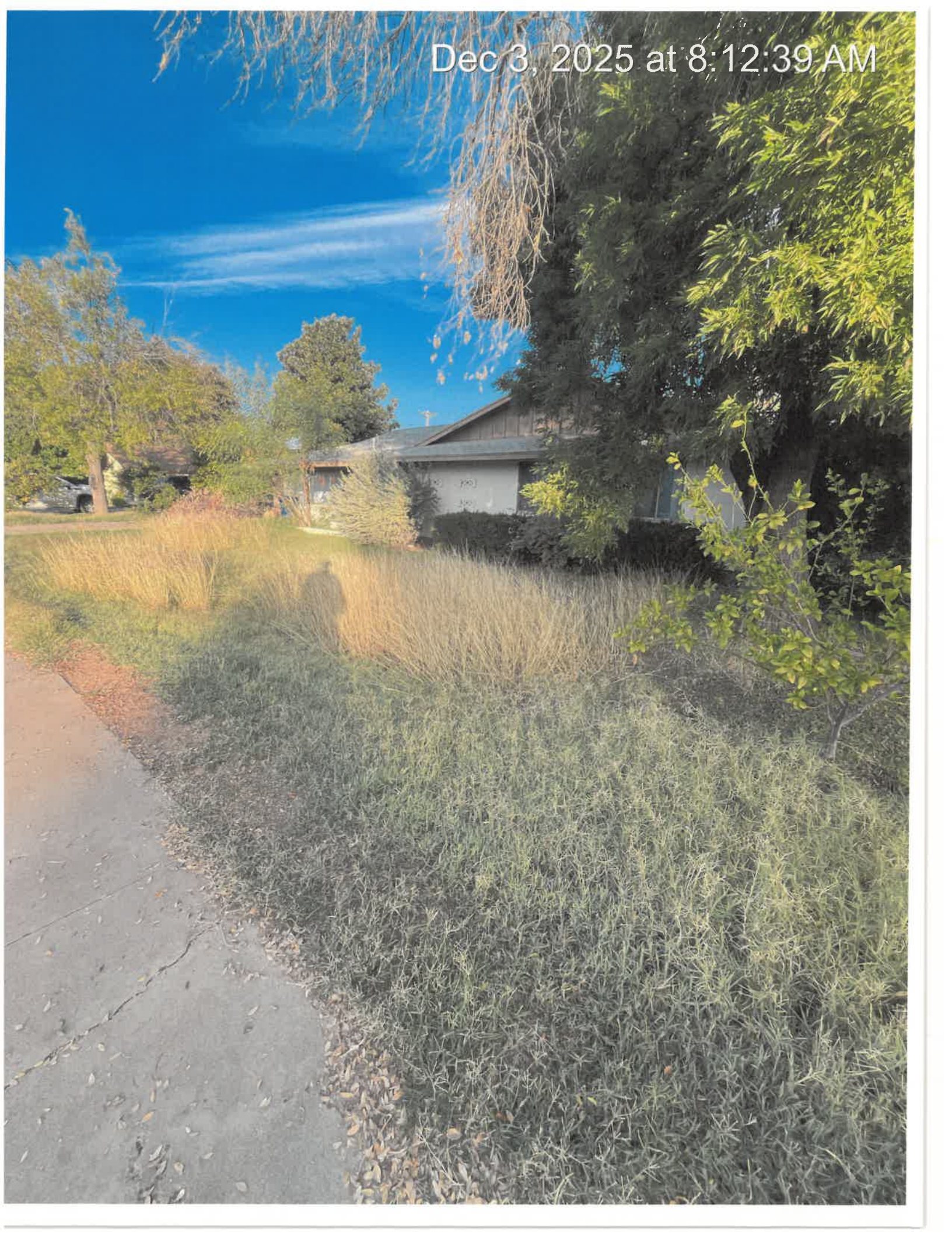
Dec 3, 2025 at 8:11:31 AM



Dec 3, 2025 at 8:16:31 AM



Dec 3, 2025 at 8:12:39 AM



Dec 3, 2025 at 8:14:44 AM



Dec 3, 2025 at 8:15:53 AM





COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

09/18/2025

ABBOTT JOHN C TR
1302 REBECCA DR
SUISUN CITY, CA 94585

Case #: CE255612
Site Address: 328 E PALMCROFT DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 09/18/2025 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

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	PLEASE CUT ALL OVERHEIGHT GRASS AND OR WEEDS IN THE FRONT, SIDES AND REAR OF THE PROPERTY. WILDFLOWERS ARE ACCEPTABLE. PLEASE TRIM UNCONTROLLED GROWTH OF BUSHES/TREES IN FRONT YARD. PLEASE REMOVE ANY DEAD VEGETATION FROM THE FRONT YARD AND DRIVEWAY.	10/2/2025

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

Ben Glass
Code Inspector

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

10/02/2025

ABBOTT JOHN C TR
1302 REBECCA DR
SUISUN CITY, CA 94585

Case #: CE255612
Site Address: 328 E PALMCROFT DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 10/02/2025 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
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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.

Ben Glass
Code Inspector

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

12/10/2025

ABBOTT JOHN C TR OR CURRENT TENANT
328 E. PALMCROFT DR
TEMPE, AZ 85282

Case #: CE255612
Site Address: 328 E PALMCROFT DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 12/10/2025 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.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 CUT ALL OVERHEIGHT GRASS AND OR WEEDS IN THE FRONT, SIDES AND REAR OF THE PROPERTY. WILDFLOWERS ARE ACCEPTABLE. PLEASE REMOVE DEAD TREES FROM THE PROPERTY. DEAD TREES OR STUMPS MUST BE CUT DOWN TO GROUND LEVEL. PLEASE REMOVE ANY DEAD PORTIONS OF THE VEGETATION FROM THE FRONT AND REAR YARD TO INCLUDE THE DRIVEWAY.	12/24/2025
CC 21-3.b.1	PLEASE REMOVE ALL JUNK/TRASH/DEBRIS FROM THE REAR PATIO AREA. PLEASE REMOVE ALL WOOD PILES FROM THE REAR OF THE HOUSE AS WELL AS THE WEST SIDE OF THE DETACHED GARAGE. PLEASE REMOVE ALL PLASTIC BARRELS, METAL PRODUCTS, AND WOOD PRODUCTS, CARDBOARD BOXES, AND STORAGE BOXES FROM THE REAR YARD AREA.	12/24/2025

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

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

12/10/2025

ABBOTT JOHN C TR
1302 REBECCA DR
SUISUN CITY, CA 94585

Case #: CE255612
Site Address: 328 E PALMCROFT DR, TEMPE, AZ 85282

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CC 21-3.b.8	PLEASE CUT ALL OVERHEIGHT GRASS AND OR WEEDS IN THE FRONT, SIDES AND REAR OF THE PROPERTY. WILDFLOWERS ARE ACCEPTABLE. PLEASE REMOVE DEAD TREES FROM THE PROPERTY. DEAD TREES OR STUMPS MUST BE CUT DOWN TO GROUND LEVEL. PLEASE REMOVE ANY DEAD PORTIONS OF THE VEGETATION FROM THE FRONT AND REAR YARD TO INCLUDE THE DRIVEWAY.	12/24/2025
CC 21-3.b.1	PLEASE REMOVE ALL JUNK/TRASH/DEBRIS FROM THE REAR PATIO AREA. PLEASE REMOVE ALL WOOD PILES FROM THE REAR OF THE HOUSE AS WELL AS THE WEST SIDE OF THE DETACHED GARAGE. PLEASE REMOVE ALL PLASTIC BARRELS, METAL PRODUCTS, AND WOOD PRODUCTS, CARDBOARD BOXES, AND STORAGE BOXES FROM THE REAR YARD AREA.	12/24/2025

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).

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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.