



**CITY OF TEMPE
HEARING OFFICER**

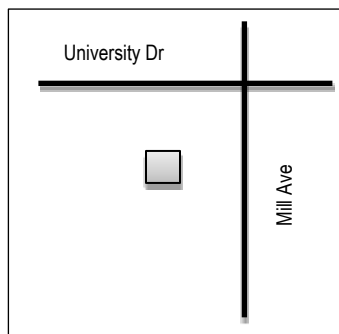
**Meeting Date: 2/17/2026
Agenda Item: 3**

ACTION: Request approval to abate public nuisance items at the NOWROOZ LTD PARTNERSHIP PROPERTY located at 405 W. University Dr. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$1,310.00 for abatement request, including graffiti removal. 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 NOWROOZ LTD PARTNERSHIP PROPERTY (CM251137). 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 CM251137 including graffiti removal. Security on site.



Property Owner

Applicant

Zoning District:

Code Compliance Inspector:

Nowrooz LTD Partnership: C/O Maziar Massrouf

City of Tempe – Code Compliance

CSS: Commercial Shopping Services District

Sammy Baptiste- 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 NOWROOZ LTD PARTNERSHIP PROPERTY located at 405 W. University Dr. in the CSS, Commercial Shopping and Service District. This case was initiated 07/03/2025 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 | Nowrooz Ltd Partnership Property Abatement | EXISTING ZONING | CSS <input type="checkbox"/> |
| PROJECT ADDRESS | 405 W University Dr Tempe AZ 85281 | SUITE(S) | <input type="checkbox"/> |
| PROJECT DESCRIPTION | Abatement of CM251137 Hearing Officer Date: 02-17-2026 | PARCEL No(s) | 124-69-025B <input type="checkbox"/> |

| PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K) | | | |
|---|---------|---------|-----|
| BUSINESS NAME | ADDRESS | | |
| CONTACT NAME | CITY | STATE | ZIP |
| 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 St. #208 |
| CONTACT NAME | Sammy Baptiste / Code Inspector | CITY | Tempe |
| EMAIL | samuel_baptiste@tempe.gov | PHONE 1 | 480-858-2142 |
| | | PHONE 2 | |
| | | STATE | AZ |
| | | ZIP | 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 | 1/13/26 |
|---------------------|---|------|---------|

| 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: January 13, 2026
TO: Anna Churan, Senior Code Inspector
FROM: Sammy Baptiste, Code Inspector
SUBJECT: CM251137, Nowrooz Ltd Partnership Property Abatement

LOCATION: 405 W UNIVERSITY DR TEMPE, AZ 85281

LEGAL: GOODWIN HOMES MCR 7/14 N 153F

PARCEL: 124-69-025B

OWNER: NOWROOZ LTD PARTNERSHIP
PO BOX 5215
SCOTTSDALE, AZ 85261

FINDINGS:

7/3/2025 Visited the property and observed junk, trash/debris consisting of loose trash in gravel areas and larger items in the trash enclosure. Also received complaint of parking Lot lights not working and new illegal lights added to exterior of the building. Graffiti on west window showing derogatory graffiti and on the pillar as well. Correction letter mailed to owner.

8/4/2025 Conducted inspection, some junk, trash/debris has been removed from the property. All graffiti and other violations remain, will return to monitor at this time due to some progress made.

9/9/2025 Conducted inspection, observed that all violations remain with no progress or contact made. Final correction letter mailed to owner.

9/16/2025 Returned missed call from owner Maziar 480-686-1686. He was very upset and was under the impression that he was being harassed. I assured him that due to the location of the property, it is highly prone to transient activity such as vandalism and damage. I advise that he must keep close watch on the property and schedule regular maintenance to stay on top of these issues. I gave him the in-house Planner (Shawn Daffara)'s contact info and gave information on the City of Tempe Graffiti Referral Program. He advised he would contact Shawn and address all violations.

10/9/2025 Conducted inspection, observed that the violations remain as well as observed dead/overgrown palm fronds on palm trees of the property. Spoke to owner

Maziar and advised that the property was still in violation. I stated he also needed to contact the in-house Planner (Shawn Daffara) regarding the exterior lighting. He advised that he will have everything addressed. Will monitor.

10/20/2025 Supervisor spoke to in-house planner Shawn, advised he has had no communication, and no real progress on illegal lighting and trimming landscape.

10/28/2025 Received an anonymous complaint from 311 on 10/28/2025 for red graffiti on exterior perimeter wall near intersection.

12/22/2025 Supervisor Inspected property. All violations remain, no junk, trash/debris found, one dead tree on west side. Assigned inspector advised to issue citation when back in office on 01/05/26.

1/7/2026 I Returned from leave. Conducted inspection, violations remain consisting of graffiti, dead landscape, inoperable and unauthorized lighting. No contact has been received from owner and new graffiti complaint was received back in October has still not been removed as well as remaining graffiti on building. Citation issued and mailed to owner by certified mail. Copies sent by regular mail. Abatement process will begin to have graffiti removed.

RECOMMENDATIONS:

I recommend an abatement of the nuisance violations at the property at 405 W University Dr due to property owner's failure to bring property into compliance with Tempe City Code Chapter 21, Sec. 21-3.B.8 and Chapter 22, Sec. 22-105. Mr. Maziar Massrouh has been given more than ample time to come into compliance and maintain the property. The property owner has been issued a civil citation and has failed to appear for court. There has been no indication that the property owner will bring the property into compliance. The property represents 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,

Sammy Baptiste
Code Inspector

ACTION TAKEN: Submit

ACTION TAKEN: Submit

NAME Que Chu

DATE: 1/22/20



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 01/13/2026
CASE #: CM251137

**NOWROOZ LIMITED PARTNERSHIP
C/O MAZIAR MASSROUR
PO BOX 5215
SCOTTSDALE, AZ 85261**

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

LOCATION: 405 W UNIVERSITY DR TEMPE, AZ 85281
PARCEL: 12469025B

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers **02/17/2026 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
- Sec.22-105. All sidewalks, walls, buildings, fences, signs, and other structures of surfaces shall be kept free from graffiti when the graffiti is visible from the street or other public or private property

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 REMOVE DEAD TREES/PLANTS FROM THE PROPERTY. STUMPS MUST BE COMPLETELY REMOVED.
- Sec.22-105. REMOVE ALL GRAFFITI FROM THE PROPERTY. PAINT/MATERIALS MUST MATCH WHAT ALREADY EXISTS.

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 **\$1310.00**. 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: Sammy Baptiste
Phone Number: 480-858-2142
E-mail: Samuel_Baptiste@tempe.gov**



Artistic Land Management, Inc.

January 12, 2026

City of Tempe
Attn: Samuel Baptiste
Code Compliance Inspector

RE: Clean-Up at 405 W. University 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 405 W. University Dr, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

Scope of Work

- Paint over graffiti
- Remove dead landscaping from the property
- Police presence on-site for the duration of the visit

Total = \$1,310.00

Respectfully,

Freddie Panzella

Jan 7, 2026 at 10:20:07 AM

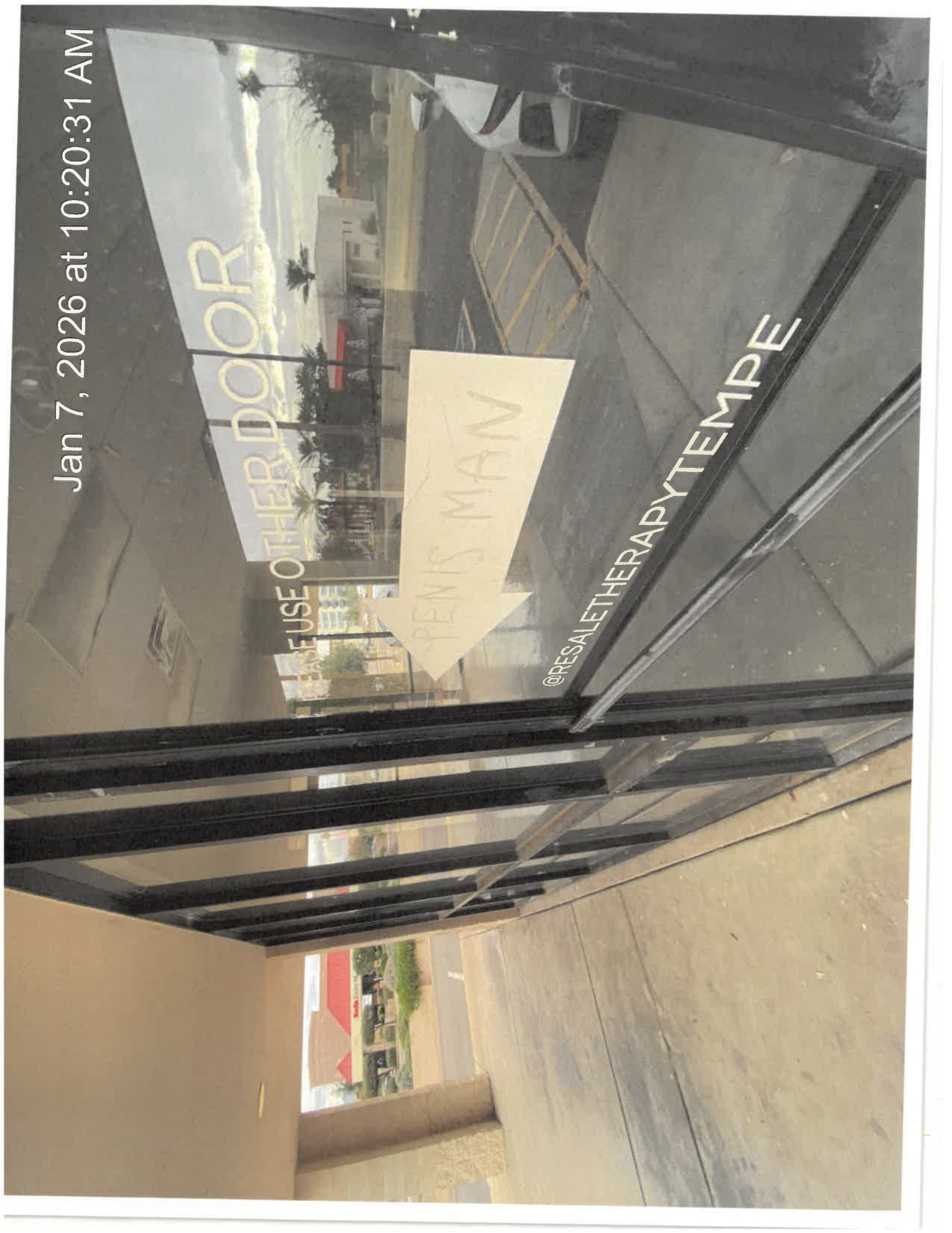


Jan 7, 2026 at 10:20:31 AM

PLEASE USE OTHER DOOR

PENIS MAN

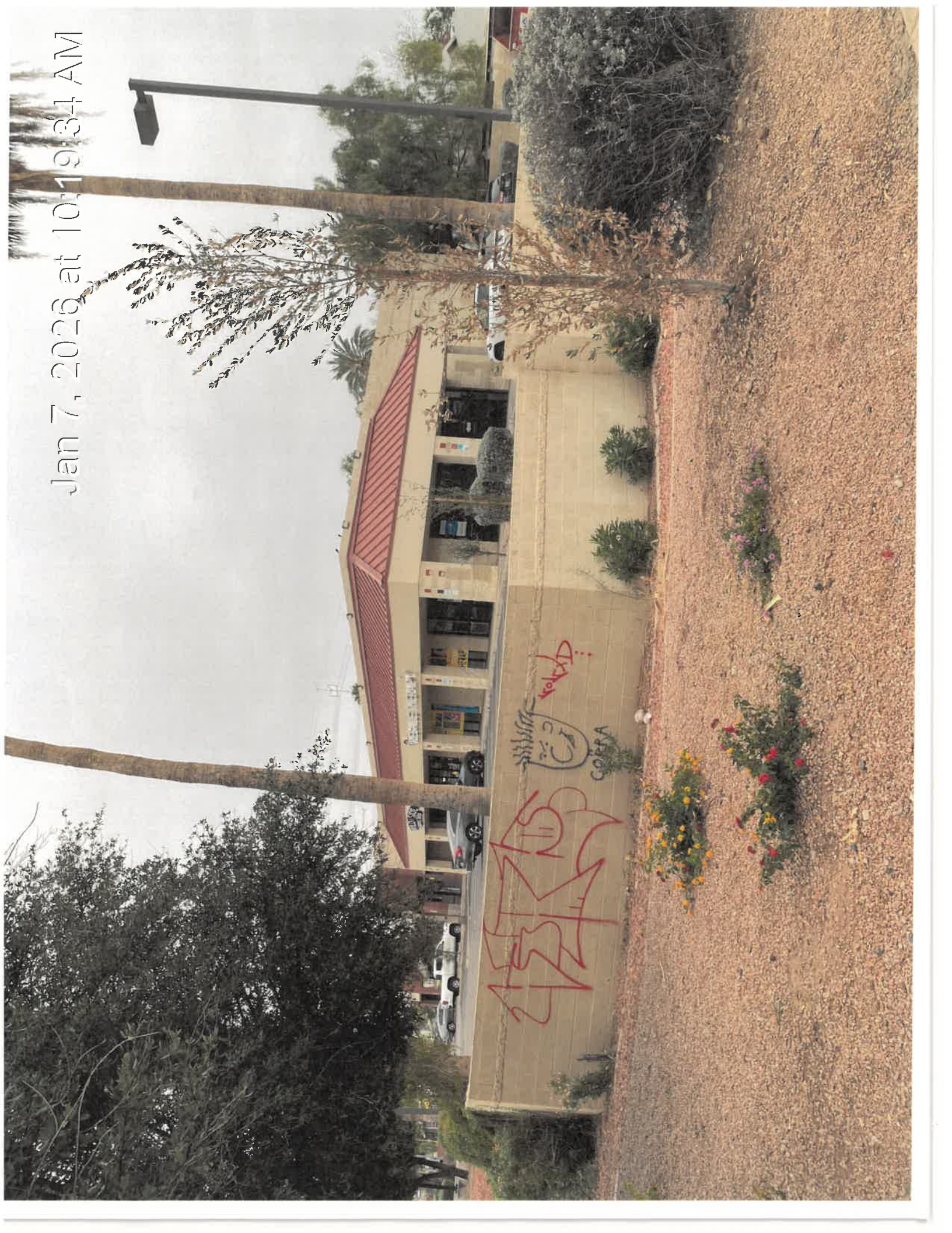
@RESALETHERAPYTEMP



Jan 7, 2026 at 10:20:38 AM



Jan 7, 2026 at 10:19:34 AM





COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

07/03/2025

NOWROOZ LIMITED PARTNERSHIP
PO BOX 5215
SCOTTSDALE, AZ 85261

Case #: CM251137
Site Address: 405 W UNIVERSITY DR, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 07/03/2025 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.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 | 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 |
| Sec.22-105. | All sidewalks, walls, buildings, fences, signs, and other structures of surfaces shall be kept free from graffiti when the graffiti is visible from the street or other public or private property |
| ZDC 4-102.E.2. | Dead or damaged landscape feature |
| ZDC 4-803.D.9 | Parking lots , aisles and refuse areas shall be illuminated from dusk to dawn. |
| ZDC 1-201.A. | Site &/or building changes made without City approval |

| PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION | | SITE REINSP ON OR AFTER |
|--|--|--|
| CC 21-3.b.1 | REMOVE ALL JUNK/TRASH AND DEBRIS FROM THE PROPERTY TO INCLUDE THE TRASH ENCLOSURE AREA. | 8/4/2025 |
| CC 21-3.b.8 | REMOVE DEAD TREES/PLANTS FROM THE PROPERTY. STUMPS MUST BE COMPLETELY REMOVED. COVER ALL EXPOSED BLACK WEED BARRIER WITH GRAVEL OR COMPLETELY REMOVE THE BARRIER MATERIAL. | 8/4/2025 |
| Sec.22-105. | REMOVE ALL GRAFFITI FROM THE PROPERTY INCLUDING THE OFFENSIVE GRAFFITI ON THE WEST WINDOW. PAINT/MATERIALS MUST MATCH WHAT ALREADY EXISTS. | 8/4/2025 |
| ZDC 4-102.E.2. | REMOVE AND REPLACE DEAD TREE(S)/PLANTS ON THE PROPERTY WITH SAME OR LIKE SPECIES. STUMPS MUST BE COMPLETELY REMOVED. REPLACEMENT TREES MUST BE AT LEAST A 24" BOX TREE, 1 ½ INCH CALIPER IN SIZE, AND DOUBLE STAKED. | 8/4/2025 |
| ZDC 4-803.D.9 | ENSURE THAT ALL LIGHTS IN THE PARKING AREAS OF THE PROPERTY ARE PROPERLY ILLUMINATED FROM DUSK TO DAWN. | 8/4/2025 |



COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
FINAL CORRECTION NOTICE

09/09/2025

NOWROOZ LIMITED PARTNERSHIP
 C/O MAZIAR MASSROUR
 PO BOX 5215
 SCOTTSDALE, AZ 85261

Case #: CM251137
 Site Address: 405 W UNIVERSITY DR, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 09/09/2025 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

| Section | Violation |
|----------------|---|
| CC 21-3.b.1 | Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building |
| CC 21-3.b.8 | 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 |
| Sec.22-105. | All sidewalks, walls, buildings, fences, signs, and other structures of surfaces shall be kept free from graffiti when the graffiti is visible from the street or other public or private property |
| ZDC 4-102.E.2. | Dead or damaged landscape feature |
| ZDC 4-803.D.9 | Parking lots , aisles and refuse areas shall be illuminated from dusk to dawn. |
| ZDC 1-201.A. | Site &/or building changes made without City approval |

| PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION | | SITE REINSP ON OR AFTER |
|---|--|-------------------------------|
| CC 21-3.b.1 | REMOVE ALL JUNK/TRASH AND DEBRIS FROM THE PROPERTY TO INCLUDE THE TRASH ENCLOSURE AREA. | 10/09/2025 |
| CC 21-3.b.8 | REMOVE DEAD TREES/PLANTS FROM THE PROPERTY. STUMPS MUST BE COMPLETELY REMOVED. COVER ALL EXPOSED BLACK WEED BARRIER WITH GRAVEL OR COMPLETELY REMOVE THE BARRIER MATERIAL. | 10/09/2025 |
| Sec.22-105. | REMOVE ALL GRAFFITI FROM THE PROPERTY INCLUDING THE OFFENSIVE GRAFFITI ON THE WEST WINDOW AND PILLAR. PAINT/MATERIALS MUST MATCH WHAT ALREADY EXISTS. | 10/09/2025 |
| ZDC 4-102.E.2. | REMOVE AND REPLACE DEAD TREE(S)/PLANTS ON THE PROPERTY WITH SAME OR LIKE SPECIES. STUMPS MUST BE COMPLETELY REMOVED. REPLACEMENT TREES MUST BE AT LEAST A 24" BOX TREE, 1 ½ INCH CALIPER IN SIZE, AND DOUBLE STAKED. | 10/09/2025 |
| ZDC 4-803.D.9 | ENSURE THAT ALL LIGHTS IN THE PARKING AREAS OF THE PROPERTY | 10/09/2025 |

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



| | | | | | | | | | | |
|--|--------|--|------------------------|-------|-------------------------------|--|-----------------------------------|--|-------------------------------------|-----------------------------------|
| Complaint Number 1792240 | | 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 CM251137 | | |
| Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language | | Defendant Name (First, Middle, Last) NOWROOZ LTD PARTNERSHIP C/O MAZIAR MASSROUR | | | | | | | | Juvenile <input type="checkbox"/> |
| Residence Address, City, State, Zip Code | | | | | | | | Telephone: (cell phone) <input type="checkbox"/> | | |
| Sex | Height | Weight | Eyes | Hair | Origin | Date of Birth | Restrictions | Email Address | | |
| Business Address, City, State, Zip Code PO BOX 5215 SCOTTSDALE AZ 85261 | | | | | | | | 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 1 | Day 7 | Year 2026 | Time 7:44 | <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 405 W UNIVERSITY DR | | | | | | | <input checked="" type="checkbox"/> Tempe 85281 | State of Arizona | | Area | Dist. |

The Defendant Committed the Following:

| | | | | | | |
|----------|------------------------------|-------------|--|---|--|---|
| A | Section: TLC 21-3 | A | ARS Violation: 21-3.B.8 DETERIORATED LANDSCAPE | <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 |
| B | Section: ZDC 1-201 | A | ARS Violation: 4-803.D.9 INOPERABLE LIGHTING | <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 |
| C | Section: ZDC 1-201 | A | ARS Violation: 1-201.A EXTERIOR MODIFICATION | <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 |
| D | Section: | | ARS Violation: | <input type="checkbox"/> Domestic Violence Case | <input type="checkbox"/> Criminal | <input type="checkbox"/> Criminal Traffic |
| | Docket Number | Disp. Code: | Date of Disposition: | Sanction: | <input type="checkbox"/> Municipal Code | <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense |
| E | Section: | | ARS Violation: | <input type="checkbox"/> Domestic Violence Case | <input type="checkbox"/> Criminal | <input type="checkbox"/> Criminal Traffic |
| | Docket Number | Disp. Code: | Date of Disposition: | Sanction: | <input type="checkbox"/> Municipal Code | <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense |

| | | | | |
|--|---|---|----------------------|---|
| You must appear on the date and time indicated at: | Tempe Municipal Court 140 E. 5th Street Tempe, AZ 85281 Court No. 0753 | <input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor | Date: 1/20/26 | Time: Between 9AM & 4PM |
| | | <input type="checkbox"/> Criminal Court Suite 200, 2nd Floor | Date: | Time: <input type="checkbox"/> AM <input type="checkbox"/> PM |
| | Court: | Date: | Time: | <input type="checkbox"/> AM <input type="checkbox"/> PM Court No. |

| | | |
|--|---|---|
| Criminal: <input type="checkbox"/> Without admitting guilt, I promise to appear as directed hereon. | Victim? <input type="checkbox"/> | Victim Notified? <input type="checkbox"/> |
| Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint. | I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant. | |
| X MAILED CERTIFIED | Complainant S. BAPTISTE | ID # 8050 |

| | | |
|---|---|-------------------------|
| 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. | A - 1st CITE - \$200 B - 1st CITE - \$170 C - 1st CITE - \$170 | TOTAL = \$540.00 |
| 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



1792240

Case No: 26-002711-4

Title: CITY OF TEMPE vs NOWROOZ LTD PARTNERSHIP C/O MAZIAR MASSROUR

NOWROOZ LTD PARTNERSHIP C/O MAZIAR MASSROUR
 PO BOX 5215
 SCOTTSDALE, AZ 85261

Case Status: Active

Case Balance Owning:

TPC Due Date:

Filed: 1/15/2026

Stayed Balance Owning:

TPC Amount Due:

| Cite Number | Code | Violation Date | Description | Filed | Disposition | Disp Date |
|-------------|---------|----------------|------------------------------------|-----------|-------------|-----------|
| 1792240A | 21-3B8 | 01/07/2026 | LANDSCAPING-DEAD, DAMAGED, UNCONTR | 1/15/2026 | - | |
| 1792240E | 4-803D9 | 01/07/2026 | LIGHTING STANDARDS - PARKING LOTS | 1/15/2026 | - | |
| 1792240C | 1-201A | 01/07/2026 | ZONING VIOLATION | 1/15/2026 | - | |

Citations: 3

REGISTER OF ACTION

| Date | Cite Number | Action | Amount | Judge | User |
|-----------|-------------|--|--------|-------|------|
| 1/15/2026 | | ATTC FILED | | | HW |
| 1/15/2026 | | A- 1ST CITE - \$200 B- 1ST CITE -\$170 C-1ST CITE - \$170 TOTAL = \$540.00 | | | HW |
| 1/15/2026 | 1792240 A | CIVIL ARRAIGNMENT NLT 1/20/2026 | | | HW |
| 1/15/2026 | 1792240 B | CIVIL ARRAIGNMENT NLT 1/20/2026 | | | HW |
| 1/15/2026 | 1792240 C | CIVIL ARRAIGNMENT NLT 1/20/2026 | | | HW |
| 1/20/2026 | | CV ARR FTA - PENDING DEFAULT APPEAR NLT 2/3/2026 | | | SYS |
| 1/20/2026 | | CV ARR FTA - PENDING DEFAULT APPEAR NLT 2/3/2026 | | | SYS |
| 1/20/2026 | | CV ARR FTA - PENDING DEFAULT APPEAR NLT 2/3/2026 | | | SYS |

Actions: 8

