

CHAPTER 17 – NUISANCES

Sec. 17-57. Notice of violation; rubbish, trash, weeds, filth, debris, and dilapidated structures.

Upon reasonable belief that a violation of this chapter has occurred and rubbish, trash, weeds, or other accumulation of filth, debris, or dilapidated structures, including but not limited to accumulation of stagnant waters in swimming pools, spas and hot tubs constitute a hazard to public health and safety from buildings, grounds, lots, contiguous sidewalks, streets, and alleys, the city shall:

(a) Provide written notice that shall be served upon the owner, occupant or lessee by certified United States mail, or in person at their last known address, or at the address on file in the Maricopa County Treasurer's Office to which the most recent tax bill was mailed. If the owner does not reside upon the property, a copy of the notice shall be mailed to the owner by first class United States Mail to the owner's last known address, or may be served by any other means reasonably calculated to provide the owner with notice.

(b) The notice shall provide that the owner, occupant or lessee shall have thirty (30) days to remove any rubbish, trash, weeds, filth, debris, ~~or~~ litter or dilapidated structures, including but not limited to accumulation of stagnant waters in swimming pools, spas and hot tubs upon the property or adjacent sidewalks, streets and alleys and the estimated cost to the City for the removal.

(c) The notice shall provide that the owner, occupant or lessee shall have ten (10) days to appeal in writing the issuance of the notice to the City Council. The date of mailing of the appeal shall be the date of filing. All appeals shall specify the grounds for appeal. The appeal shall be filed with the City Clerk, together with the appeal fee provided in this code, failure to pay the required fee shall result in the appeal not being filed.

(Code 1977, §§10-4-4 through 10-4-7)

(Ord. No. 90-09, 3/13/90)

(Ord. No. 92-39, 10/6/92, renumbered as Sec. 17-57)

(Ord. No. 93-01, 1/5/93, Amended, (a);(b) and (c))

(Ord. No. 00-20, 5/16/00, Amended) SUPP 2000-2

(Ord. No. 04-212, 12/14/04, Amended) SUPP 2004-4