



# INSPECTION NOTICE CODE COMPLIANCE

DATE: \_\_\_\_\_ Address \_\_\_\_\_

**The following violation(s) of the Mesa City Code have been observed:**

\_\_\_\_\_ **1. Alleys:** The property owner is responsible for the half of the alley immediately behind the property. Please clear the alley of all vegetation, trash and debris. Maintain the alley at all times.

\_\_\_\_\_ **2. Commercial activity:** Business activities are prohibited in a residential district.

\_\_\_\_\_ **3. Fences:** Fencing and screening walls must be sound and made from standard, consistent fencing material, and be maintained free of deterioration and blight. Fences cannot be higher than 42 inches in the required front yard and 6 feet in the required rear yard. Fencing may not have barbed/razor wire or any other injurious materials attached to them.

\_\_\_\_\_ **4. Garage Sales:** Four (4) events are allowed per calendar year. Each event must not exceed 3 consecutive days.

\_\_\_\_\_ **5. Graffiti:** The property owner is responsible for removing graffiti from all sidewalks, walls, fences, signs and other structures or surfaces visible from beyond the bounds of the property.

\_\_\_\_\_ **6. Housing condition:** Exposed, exterior surfaces of the building(s) must be structurally sound and have no holes, breaks, rotting, crumbling, cracking, peeling and rusting. Yards and landscaping should be well maintained and free from weeds and litter. Painted surfaces should not have peeling, chipping, cracking or blistering paint. Materials, colors and finishes used on buildings, structures or exterior walls and fences must be consistent. Exterior windows and doors should not be broken, missing or poorly fitted. Window screens should not be excessively worn or have any rips or tears. Canopies and metal awnings should be in good condition - no rips, holes or excessive fading. Roofs should be free from surface breaks, raised edges, and missing, curled loose, or excessively worn shingles. Exhaust ducts, air conditioners and evaporative coolers should be in good repair with no rust. Chimneys should be structurally sound with no cracks, deteriorated mortar, and missing or broken bricks. Foundations must be repaired if there is settling, cracking, crumbling or excessive leaning. Outdoor stairs, porches and railing should not have broken or deteriorated deck boards, steps or handrails.

\_\_\_\_\_ **7. Illegal construction:** A building permit is required for any construction that changes the footprint of the structure, changes or adds to the electrical service or plumbing system.

\_\_\_\_\_ **8. Inoperable vehicles:** Inoperable vehicles must not be seen from beyond the property line boundaries. An inoperable vehicle is a vehicle that is not equipped with all parts that are required to legally and safely operate it on public streets and/or cannot be driven under its own power. Car covers, tarps, bamboo, shades and other similar types of materials are not acceptable screening. The vehicle owner has 10 days to repair the vehicle or remove it from sight. Vehicles parked in front must be currently licensed.

\_\_\_\_\_ **9. Junk, litter and debris:** Junk, litter and debris cannot be left in the yard. It must be disposed of properly. This includes but is not limited to: junk auto parts, appliances, furniture, building and/or landscaping materials, tires, discarded paper, cardboard, plastics, beer cans, tree trimmings, fallen tree limbs and/or any other items that have been discarded.

\_\_\_\_\_ **10. Landscaping:** Property owners are required to maintain landscaping so that it does not appear blighted.

\_\_\_\_\_ **11. Open and vacant buildings and structures:** The property owner is responsible for maintaining buildings, structures and grounds of a property. Windows, doors and other openings must be kept secure so they cannot be opened from the outside. A property owner may be required to board up a building/structure if it becomes vacant and is not secure. Accessory buildings/structures on the property such as storage sheds and garages also must be secured. If the building/structure is not secured upon request, the city may secure the property and lien the property for such service.

\_\_\_\_\_ **12. Outside storage:** Outside storage including but not limited to: equipment, building or landscaping materials, parts/auto parts, appliances, mattresses, boxes or any scrap items, cannot be left where visible from beyond the property boundaries. These types of items must be stored safely within an enclosed building or screened by a fence.

\_\_\_\_\_ **13. Parking:** Vehicles must be parked on the legal driveway or on an improved, dustproof surface immediately adjacent to the legal driveway. To provide a dustproof surface, please provide 3 inches of gravel with a permanent border, concrete pad or asphalt.

\_\_\_\_\_ **14. Pool water disposal:** Pool water must be either maintained in the yard or drained into the sewer clean out on the property. Water may NOT be drained into a public right-of-way such as the street or alley.

\_\_\_\_\_ **15. RV storage/occupancy:** RVs, motor homes, 5<sup>th</sup> wheels, campers, etc., must be stored in the rear yard or in the side yard behind the front face of the house. If over 6 feet in height, the item must be screened with a 6-foot opaque fence/gate. Such vehicles may NOT be used as living quarters. Only one (1) such item may be stored at the residence.

\_\_\_\_\_ **16. Stagnant water:** The property owner is responsible for maintaining any body of water or pool in a clean, clear manner. Observers must be able to see the bottom of the pool. Any ponding water that breeds insects or oversaturates the soil in a hazardous manner is prohibited.

\_\_\_\_\_ **17. Vegetation:** Property owners are responsible for maintaining their properties, and the adjacent right-of-way (sidewalk, street, alley), free of dead or dried vegetation (weeds, tall grass, shrubs, trees, palm fronds, etc.). All dead or dried vegetation must be removed and disposed of properly. Trees that hang over the sidewalk should be trimmed so that a minimum of 8 feet is allowed for passage. Trees that hang over the street should be trimmed so that a minimum of 14 feet is allowed for passage.

\_\_\_\_\_ **18. Watercraft/utility trailer storage:** All watercraft, utility trailers, or any nonvehicle-mounted camper shell or truck camper must be stored in the rear yard or side yard fully behind the forward face of the nearest adjacent enclosed building. All watercraft trailers, utility trailers, nonvehicle-mounted campers and truck campers visible to the public rights-of-ways must be operable, have inflated tires and be kept free of weeds and debris.

\_\_\_\_\_ **19. Other** \_\_\_\_\_

\_\_\_\_\_ **20. Other** \_\_\_\_\_

**NOTES: ES SU RESPONSABILIDAD QUE ENTIENDA EL CONTENIDO DE ESTA NOTIFICACION.**

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The Code Compliance Officer will re-inspect the property in 14 calendar days to confirm that all violations have been resolved. A Notice of Ordinance Violation will also be mailed today. If the violations cannot be resolved within that time period, please contact Code Compliance Officer:

\_\_\_\_\_ 480-644-\_\_\_\_\_

If the violations are not abated in a timely manner, civil fines and fees may be assessed. The minimum amount for one (1) citation is \$600.00.

These ordinances are in place to preserve property values as well as providing for safe, attractive communities. Ordinances are enforced year-round. **Please maintain your property at all times. If there is an alley behind your property, remember to keep it clean and clear of all obstructions and overgrown vegetation.**

Thank you for your assistance.