

**Case #:** 1045

**Case Date:** 02/19/25

**Case Type:**

**Complainant Name:** Code Enforcement

**Complainant Address:** 1442 Jackson Ave

**Complainant Phone:** 8506386350

**Description:** Abandoned materials

**Status:** Active

**Assigned To:** Tamara Donjuan

### Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
00000000-00-1993-0000	1400 FORREST AVE	5 4 13 ALL E. OF DITCH IN LOT	WILLIAM HARRISON		Low Density Residential

### Activities

Date	Activity Type	Description	Employee	Status
02/19/2025	Inspection	Abandoned material, junk, rubbish	Tamara Donjuan	Completed
02/19/2025	Re-Inspection	Property still not in compliance.	Tamara Donjuan	Completed
03/13/2025	Re-Inspection	Posting property and city hall for hearing. Will cancel if brought into compliance.	Tamara Donjuan	Completed
03/31/2025	Posting for Hearing		Tamara Donjuan	Assigned

### Violations

Date	Violation	Description	Notes	Status
02/19/2025	22-2.n.1 NUISANCE - Definitions: Nuisance	Any continuing condition or use of a premises or of building exteriors or of land which causes substantial diminution of the value of property in the vicinity of such condition or use.		Active
02/19/2025	22-2.n.17 NUISANCE - Definitions: Nuisance	Unsheltered storage for a period of 30 days or more within the corporate limits of the city, except in licensed junkyards, of old and unused stripped junk and other automobiles not in good and safe operating condition and of any other vehicles, machinery, implements, or equipment or personal property of any kind which is no longer safely usable for the purposes for which it was manufactured, is hereby declared to be a nuisance and a danger to public health, safety and welfare.		Active
02/19/2025	22-2.n.18 NUISANCE - Definitions: Nuisance	Any condition or use of premises or of building exteriors which is detrimental to the property of others or which causes or tends to cause substantial diminution in the value of other property in the neighborhood in which the premises are located. This includes, but is not limited to, the keeping or depositing on or the scattering over the premises of any of the following: a. Lumber, junk, trash, or debris; and b. Abandoned, discarded, unused objects or equipment such as automobiles, furniture, stoves, refrigerators, freezers, cans or containers.		Active
02/19/2025	22-2.n.2 NUISANCE - Definitions: Nuisance	Any continuing condition or use of a premises, building exteriors or of land which unreasonably annoys, injures, or endangers the comfort, health, repose, privacy, or safety of the public through offensive odors, noises, substances, smoke, ashes, soot, dust, gas fumes, chemical diffusion, smog, flooding, disturbance and vibrations of earth, air, or structures, emanations, light, sights, or entry on adjoining property by persons or vehicles.		Active

02/19/2025	22-2.n.4 NUISANCE - Definitions: Nuisance	Any accumulation of rubbish, trash, junk and other abandoned materials, metals, lumber or other things.	Active
02/19/2025	22-3.4 NUISANCES - Conditions and Conduct	Any attractive nuisance dangerous to children and the welfare of the general public shall be defined as any form of abandoned or broken equipment; partially destroyed buildings, sheds or storage buildings; unfenced pools, excavations or wells; junk or abandoned vehicles or boats; and freezers, refrigerators, washing or drying machines, stoves or dishwashers.	Active
02/19/2025	22-3.7 NUISANCES - Conditions and Conduct	The outdoor storage of all or part of any dismantled, partially dismantled, inoperative or discarded motor vehicle, machinery, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, or bicycle, which is not located on the premises of a lawfully established storage yard or which is not on the premises of a lawfully established vehicle service establishment and is in the process of repair or maintenance by that establishment.	Active
02/19/2025	22-3.9 NUISANCES - Conditions and Conduct	Prima facie evidence of abandonment of a vehicle. The absence of a license plate for the current year and/or the absence of a current motor vehicle registration shall be prima facie evidence that such vehicle has been abandoned, junked or discarded. Further, prima facie evidence shall include whether the vehicle, motor home or trailer is unusable for its intended purpose or is incapable of operating under its own power due to damage, disassembly, deterioration, or the existence of trash or undergrowth in or around the vehicle, motor home or trailer, indicating disuse.	Active

## Notes

Date	Note	Created By:
2025-04-23	Photos of property 1 day before hearing. Owner did cover vehicles, but there is still the air conditioner unit on the side of the property.	Tamara Donjuan
2025-04-10	Couple of the vehicles have been covered, however there are still remaining vehicles that may be inoperable and/or no tag that have not been addressed, and ac unit that is not hooked up still remains on the side of the property.	Tamara Donjuan
2025-03-31	Certified mail returned unclaimed.	Tamara Donjuan
2025-03-31	Posting property and city hall for a hearing. Will cancel if brought into compliance. Mailed notice of hearing by regular mail to owner.	Tamara Donjuan
2025-03-13	There is no green receipt and no green card in file. Resending the first NOV by certified mail to the owner with the violations and photos. Allowing 7 days to comply.	Tamara Donjuan
2025-02-19	Certified mail sent to the owner with photos and violations allowing 7 days to comply.	Tamara Donjuan

## Uploaded Files

Date	File Name
03/31/2025	
03/31/2025	
03/31/2025	
03/31/2025	
03/31/2025	

02/19/2025



02/19/2025

