

Apache Junction

Development Services Department
Code Compliance Division



Code Compliance Overview



- The Code Compliance Division works in partnership with Apache Junction residents and businesses to preserve and enhance the safety and appearance of our community as outlined in the Apache Junction City Code.

Code Compliance Overview



- The Code Compliance program goal is to reduce blight and encourage an attractive, safe and desirable community.



Code Compliance Overview



- To accomplish this goal, we administer a fair and equitable program emphasizing voluntary compliance with City Codes (e.g. property maintenance, nuisance, zoning and building safety.)

Why a Code Compliance Program?



- To help create and maintain a safe and healthy environment
- To prevent physical and aesthetic deterioration of the community
- To protect property values of residents and businesses
- To reduce vandalism and deter crime
- To establish a framework for community involvement to resolve public nuisances

Code Compliance Program Goal



- To encourage both residential and commercial property owners to voluntarily resolve code violations on their properties in order to ensure that Apache Junction remains a community that is a clean and safe place to live, work, and play.

Ways To Report A Violation



- E-Mail: code@apachejunctionaz.gov
- Code Compliance Hotline: 480-474-5112
- In Writing: 300 E Superstition Blvd
- In Person: 300 E Superstition Blvd
- Online: <https://www.mygovernmentonline.org/apply/#3>

How are code violations enforced?



- Code Compliance Officers respond to complaints according to the impact of the violation on the community.
- Situations that pose a serious risk to health and safety are given top priority; others are pursued in the order that they are received.

How are code violations enforced?



- Violation verified
- A courtesy notice is issued (10 days or 21 days)
- A notice of violation is issued (10 days or 21 days)
- A civil citation is issued

Property Maintenance Standards



- Apache Junction City Code,
 - Chapter 9, Article 9-1
 - (Effective April 1, 2019)
- https://codelibrary.amlegal.com/codes/apachejunction/latest/apache_az/0-0-0-3077

Exterior Property & Premises 2019



- Garbage shall only be stored in appropriate receptacles
- Grass/weeds over 10 inches in height, dead vegetation and unkept landscaping including right of ways
- Inoperable vehicles
- Accumulation of debris/outside storage including right of ways
- Exterior surfaces
- Green/stagnant pools

Recreational Vehicles

- One unoccupied RV is allowed in a residential zoning district in the side or rear yard behind the front façade of the residence, or in a completely enclosed garage

Recreational Vehicles



Citations & Complaints



- Notice of Violation
- Civil/Criminal Citation
- Municipal Court

Fines 2019



- First offense during 24-consecutive month period: civil penalty of \$350.00;
- Second offense during 24-consecutive month period: civil penalty of \$600.00;
- Third offense and subsequent offenses within 24 months of first offense: criminal fine of \$1,000.00, and other criminal penalties as a result of a class 1 misdemeanor conviction

Administrative Abatement

- Notice to Abate (30 days)
- Response Received-Work with responsible party
- No Response Received-Start abatement process
- Court Community Workers
- Lien Property for Clean Up

Before/After



Before/After



Before/After



Unsafe Buildings/Structures



Stats

- Year to date: 312 new cases
- Minimum Standards: 15 inspections per day
- Administrative Abatelements Done: 2
- Court Ordered Demolitions: 1 submitted
- Unsafe Structures/Hazards: 2 (1 property for 3 structures and 1 electrical meter pulled)

Questions?

