



City of Glendale Code Compliance Division

CODE COMPLIANCE OVERVIEW



Code Compliance

Our Mission:

We strive to make Glendale a safe and vibrant place to live and work. We accomplish this through effective communication and continuous education to ensure compliance with city codes, providing a healthy and desirable community for all.

Community Standards

Landscape - Abandoned Vehicles - Outside Storage

Unsecured Vacant Structures – Dilapidated Fences

Vacant Lots - Combustible Vegetation - Debris

Roofing - Rental Property (Interior/Exterior)

Building w/out Permits - Design Standards

Illicit Discharge - Combustible Storage

Commercial Signs - Illegal Business



Code Compliance

Background

- Code Enforcement Division created in 1980 – City Attorney's Office
- Became a Department in 2006
- Back to a Division in 2014 – Development Services Department
- Moved to a Division in City Manager's Office in 2019



Code Compliance

Organization Overview

24.5 Budgeted full-time employees

- 2 office support – intake, customer service
- 12 grid inspectors – residential
- 0.5 part-time residential inspector
- 5 senior inspectors – residential zoning, rental and commercial
- 1 office supervisor – administrative support staff
- 3 field administrators
- 1 official



Code Compliance Staff

Tim Boling - Official

Tasha Jefferson
Administrator

Jacob Ward
Sr. Inspector

David Velez
Sr. Inspector

Paul Frescas
Sr. Inspector

Michele Ramirez
Sr. Inspector

Abdul Muhammad
Sr. Inspector

Richard Fink
Part Time Contract Inspector

Robert Erickson
Administrator

Donna Cook
Grid Inspector

Jay Romero
Grid Inspector

Jorge Ortega
Grid Inspector

Reyes Espinoza
Grid Inspector

Lando Garcia
Grid Inspector

Clint Haver
Grid Inspector

George Nieto
Administrator

Steve Berry
Grid Inspector

Amber Garcia
Grid Inspector

Travis Halling
Grid Inspector

Carlos Valdez
Grid Inspector

Maria Martinez
Grid Inspector

Melissa Avila
Grid Inspector

Deborah Gentry
Supervisor Admin Support

Alexis Vasquez
Admin. Support Assistant

Patrick Schutte
Admin. Support Assistant

Code Compliance

Why do we have community standards?

- Preserve and promote neighborhood health and safety
- Protect the community from blight and deterioration
- Enhance the quality of life in our community
- Retain Property Values





Code Compliance

Scope of Services

- Glendale City Code (GCC) Chapter 24 – Vehicles
- GCC Chapter 25 Nuisance
- GCC Chapter 29.1 Residential Rental
- GCC Chapter 30 Visibility Triangle/Landscaping
- GCC Chapter 32 Barriers and Enclosures
- GCC Chapter 33 Drought Management
- The Unified Development Code
- GCC Chapter 19 Landscaping
- International Building Code

Code Compliance

What does code do?

General Nuisance

- Overgrown Grass/Weeds
- Outside Storage
- Accumulation of Trash/Debris
- Inoperable Vehicles
- Parking on the Front Yard

Vacant

- Parcels/Lots
- Structures



Code Compliance

What does code do?

Zoning – Building

- Home Occupation
- Land Use
- Accessory Uses/Structures
- Signs
- Building Without Permits
- Development Standards



Code Compliance

What does code do?

Rental Properties

Interior Inspections

- Plumbing and Electrical
- Heating and Cooling Systems
- Light and Ventilation

Exterior Inspections

- General Nuisance
- Property Maintenance



Code Compliance

What does code do?

Property Maintenance

Exterior Inspections

- Ground Cover (dirt yards)
- Dead Trees – Shrubs
- Dilapidated Fences
- Deteriorated Roofing
- Excessive Peeling Paint





Code Compliance

What does code do?

Code Compliance Volunteers

Sign Removal from Main Arterial Streets

- Remove Illegal Signs (City Rights of Way)

Office Support

- Filing and Secretarial Support





Code Compliance

“City Codes: In the Interest of Community and Neighborhoods”



Legend

 Code Compliance Grids

Jurisdiction

City of Glendale

Maricopa County

Council Districts

 SARREL

 CACTUS

 CHOLLA

 OCOTILLO

 SAHUARO

 YUCCA.

GRID INSPECTORS:

1- Jorge (Ext. 3082) 5- Yoana (Ext. 3618) 9- Amber (Ext. 3633)

2- Reyes (Ext. 3614) 6- Carlos (Ext. 3616) 10- Jay (Ext. 3606)

3- Lando (Ext. 3625) 7- Melissa (Ext. 3615) 11- Steve (Ext. 2582)

4- Clint (Ext. 3617) 8- Travis(Ext. 3084) 12- Donna (Ext. 2845)

Rover Inspector:

-Richard Fink (Ext.

SENIOR INSPECTORS:

SENIOR INSPECTORS:

-Abdul (Ext. 3642) (Supports Grids 8, 9, 10)

-Paul (Ext. 3680) (Supports Grids 3, 4, 6)

-Michele (Ext. 2583) (Supports Grids 5, 6, 7)

-David (Ext. 3082) (Supports Grids 1, 2, 4)

-Jacob (Ext. 3613) (Supports 10, 11, 12)

Code Official:

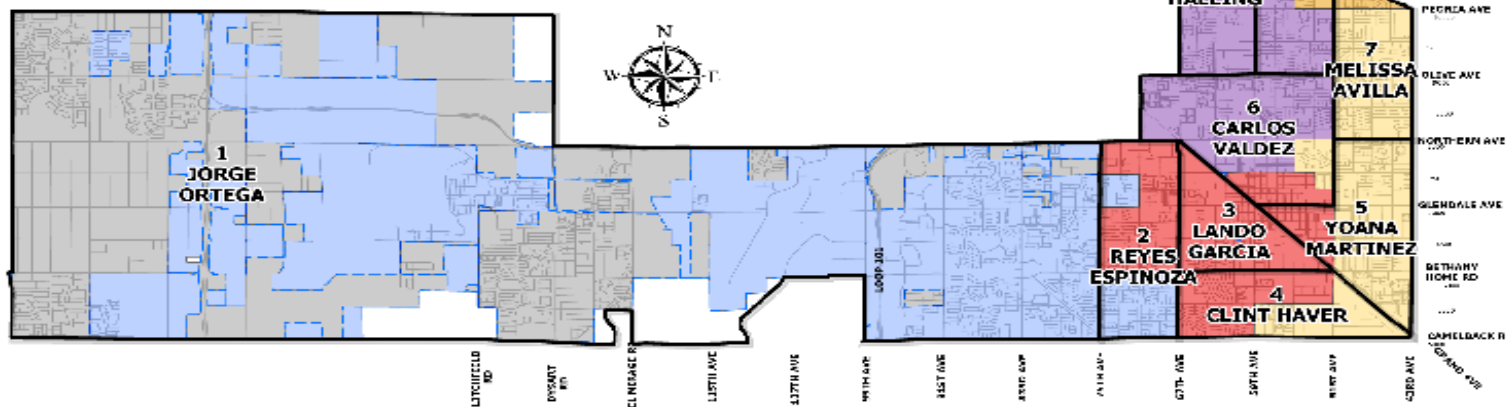
Tim Boling (Ext. 3611)

Administrators:

Tasha Jefferson (Ext. 3685) (Senior and Rover Inspectors)

Robert Erickson (Ext. 3620) (Grid Inspectors M - Th)

George Nieto (Ext. 3692) (Grid Inspectors T - F)



Last Updated: 2020-01-02



City of Glendale - Senior Code Compliance Grids

Effective: August 29, 2023

Legend

- Senior Code Compliance Grids
- Jurisdiction**
 - City of Glendale
 - Maricopa County
- Council Districts**
 - BAKKEL
 - CACTUS
 - CHOLLA
 - OCOTILLO
 - SAGUARO
 - YUCCA

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-Richard Fink (Ext. 2581)

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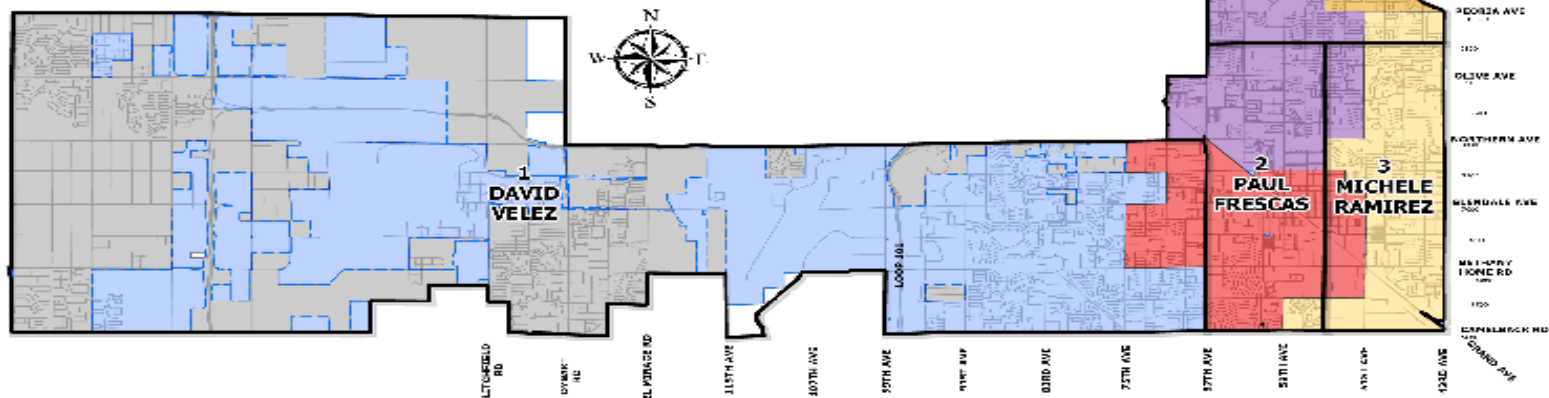
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Last Updated: 05/08/2023



Code Compliance

FY 2022-2023 Statistics

Total Code Compliance Complaints:	6,312
Total Cases Resolved:	11,229
Properties Abated:	67
Citations Issued:	206
Total Staff Initiated Cases: (44% Pro-active Generated)	5,016
Weekend Inspections:	902
Total Inspections Conducted:	30,000+

Code Compliance

How are cases opened?

Complaint

- Citizen Call In
- GlendaleOne
- Website
- Department Referral



Proactive

- Grid Audit
- Expanded Audit

Code Compliance

Most Common Violations

- Overgrown Grass/Weeds
- Rubbish, Trash, Debris
- Items Stored in Public View
- Front Yard Parking/Parking on Unimproved Surfaces
- Property Maintenance-Landscaping
- Graffiti
- Abandoned/Inoperable Vehicles
- Vegetation Encroachment in R.O.W.
- Illegal Signs/Banners
- Polluted/Stagnant Pools





Code Compliance

Overgrown Grass/Weeds



Code Compliance

Items Stored in Public View



Code Compliance



Abandoned or
Inoperable
Vehicles



Code Compliance

Rubbish, Trash, and Debris





Code Compliance

Front Yard Parking / Parking on Unimproved Surface



Code Compliance



**Vegetation
Obstructions**

Code Compliance



Polluted/Stagnant Swimming Pool



Code Compliance

“City Codes: In the Interest of Community and Neighborhoods”



13 Tons Removed

Code Compliance

“City Codes: In the Interest of Community and Neighborhoods”



27 Tons Removed

Code Compliance

Before and After Photos



Code Compliance



**Before and After
Photos**



Code Compliance



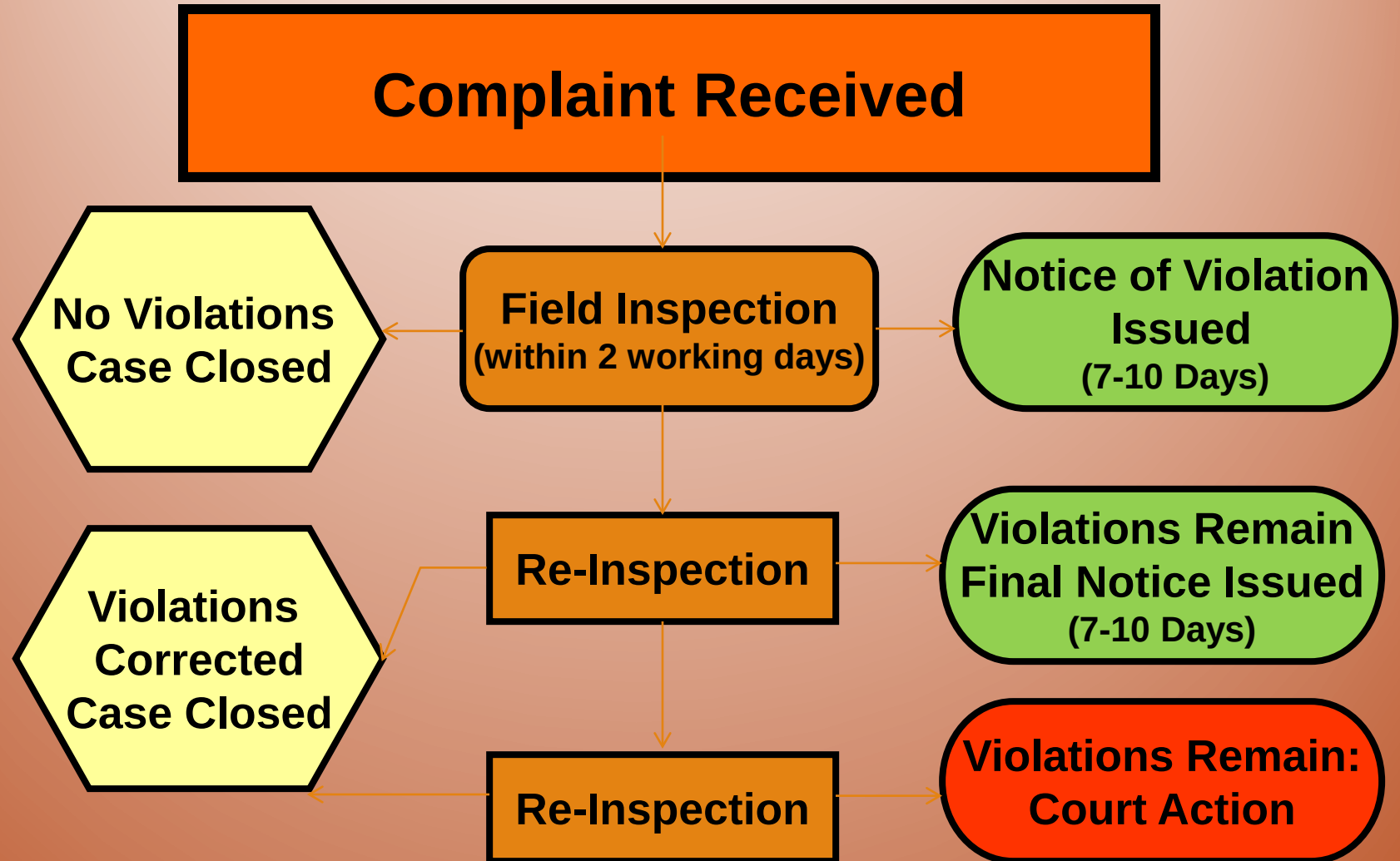
**Before and After
Photos**

Code Compliance

Before and After Photos



Code Compliance



Code Compliance

Code Challenges

- Fourth Amendment rights – curtilage of a home
- Legal interpretations of codes
- Court wins and losses
- Altercations
- Balance between hardships and enforcement



Code Compliance

Code Compliance Division Contact information:

6829 N 58th Dr – Suite 200 Glendale Az 85301

623-930-3610



GlendaleOne provides access to non-emergency services and information 24/7; and, includes a knowledge base of frequently asked questions and important phone numbers. To report an issue or concern, enter the location, type of issue, and contact information to have your request automatically sent to the correct department.

www.glendaleaz.com

Code Compliance

Questions?

