

## NOTICE OF PUBLIC HEARING:

Subject: Hearing for unsafe installation located at: Three Fountains Mobile Home Park, 5950 W Missouri Ave, Glendale AZ. 85301  
Book-Map-Parcel: 144-29-002-C

On September 1<sup>st</sup>, 2009 the City of Glendale sent a certified letter to Teemer properties notifying the property owner/manager of unsafe conditions located at Three Fountains Mobile Home Park. In that document you were notified of your right to appeal the notice.

Your legal representative sent notice to the City of Glendale's Building Official; that you wish to appeal via facsimile at 4:45 p.m. on October 1<sup>st</sup>, 2009. We also have received your letter of the same date.

Per your request to appeal a hearing has been set for 10 a.m. April 1<sup>st</sup>, 2010. The hearing will be held in the B3 located at Glendale's City Hall building 5850 W. Glendale Ave, Glendale AZ. 85301.

The owner of the property, and other parties having interest, should appear at the hearing on April 1<sup>st</sup>. You must be prepared to show cause why you believe the conditions noted in the aforementioned notice are in safe working order or why such equipment has not been repaired or replaced. You must also be prepared to present the Hearing Officer with the following information: 1) documents indicating ownership of the property and/or an agreement between all parties in interest; 2) bids from contractors to abate the hazards; 3) bids from contractors to demolish the property; or a precise estimate of the cost to completely repair the property; 4) a firm date of completion of all repair work needed to allow the equipment to stay in service.

Section 115.6.5(e) of the IBC allows the Hearing Officer to grant additional time for repairs if good cause exists. If the damaged equipment is not repaired or demolished, the City Code requires the Building Official, as directed by the Hearing Officer, to have it repaired or demolished. The costs of such actions shall be charged against the real property as a lien.

Please note that any and all costs associated with this hearing, any costs incurred during any investigation, repair, abatement or demolition of this structure are to be borne by the owner of the property. These costs include, but may not be limited to; professional services, materials, third party investigations, contractors, sub contractors as well as hourly rates for City of Glendale employees. These fees will be due upon completion; failure to reimburse the City for these funds will result in a lien being placed against the property to recover any associated costs.

If you or any other parties of interest have any questions, please contact Mark Ptashkin at: 623-930-3137.