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**CITY OF TEMPE  
HEARING OFFICER**

**Meeting Date: 4/15/2025  
Agenda Item: 4**

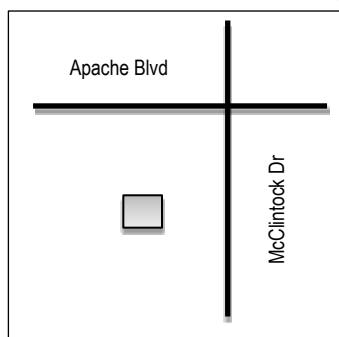
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**ACTION:** Request approval to abate public nuisance items at the VAN EGMOND PROPERTY located at 1620 E. Williams St. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$4,733.00 for abatement request, including deteriorated landscape excessive palm fronds, dead trees and shrubs, high grass and weeds, junk and debris and security on site.

**RECOMMENDATION:** Staff – Approval

**BACKGROUND INFORMATION:** City of Tempe – Code Compliance Section requests approval to abate items in violation of the Tempe City Code at the VAN EGMOND PROPERTY. The details of this case represent several months of correspondence for compliance with the property owner. Staff requests the approval of abatement of the following nuisance items under Complaint CE190735: including deteriorated landscape excessive palm fronds, dead trees and shrubs, high grass and weeds, junk and debris and security on site.



Property Owner  
Applicant

Zoning District:

Code Compliance Inspector:

Warren Van Egmond

City of Tempe – Code Compliance

R1-6, Single Family Residential District

Hector Heredia, Code Inspector

**ATTACHMENTS:** Supporting Attachment

**STAFF CONTACT:** Jack Scofield, Code Compliance Administrator (480-350-8967)

Department Director: Jeff Tamulevich, Community Development Director

Prepared by: Shawn Daffara, Crime Prevention Planning Coordinator (480-858-2284)

Reviewed by: Drew Yocom, Deputy Community Development Director – Community Enhancement Division

**COMMENTS:**

Code Compliance is requesting approval to abate the VAN EGMOND PROPERTY located 1620 E. Willams St. in the R1-6 Single Family Residential District. This case was initiated 12/31/2024 following which Code Compliance has attempted to obtain compliance through correspondence with the property owner regarding violations of the Tempe City Code.

Without the intervention of abatement, the property will continue to deteriorate. It is therefore requested that the City of Tempe Community Development Hearing Officer approve the abatement of this public nuisance in accordance with Section 21-53 of the Tempe City Code.

**HISTORY & FACTS:**

The history and facts of this case are detailed in an attached memo from the Code Compliance Inspector.

ABATEMENT

# Planning Application Submittal Form

Part 1 of 2

City of Tempe  
Community Development Department  
31 East 5<sup>th</sup> Street, Garden Level, Tempe, Arizona 85281  
(480) 350-4311 Fax (480) 350-8677  
Planning Fax (480) 350-8872  
<http://www.tempe.gov/planning>



All applications must be accompanied by the required plans, submittal materials, and correct fee(s)

PROJECT INFORMATION - REQUIRED			
PROJECT NAME	WARREN VAN EGMOND PROPERTY ABATEMENT	EXISTING ZONING	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	1620 E WILLIAMS ST TEMPE AZ 85281	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	HEARING OFFICER : 04.15.2025 / CE190735	PARCEL No(s)	123.43.107 <input type="checkbox"/>

PROPERTY OWNER INFORMATION - REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)			
BUSINESS NAME	WARREN VAN EGMOND	ADDRESS	1620 E WILLIAMS ST
CONTACT NAME		CITY	TEMPE
		AZ STATE	
		ZIP	85281
EMAIL		PHONE 1	
		PHONE 2	

I hereby authorize the applicant below to process this application with the City of Tempe.

PROPERTY OWNER SIGNATURE	X	DATE	
or attach written statement authorizing the applicant to file the application(s)			

APPLICANT INFORMATION - REQUIRED			
COMPANY / FIRM NAME	City of Tempe Code Compliance	ADDRESS	21 E 6TH ST STE 208
CONTACT NAME	Hector Heredia Code Inspector	CITY	TEMPE
		STATE	AZ
		ZIP	85281
EMAIL	hector_heredia@tempe.gov	PHONE 1	480.350.5462
		PHONE 2	

I hereby attest that this application is accurate and the submitted documents are complete. I acknowledge that if the application is deemed to be incomplete it will be returned to me without review, to be resubmitted with any missing information.

APPLICANT SIGNATURE	X	DATE	03/15/25
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BUSINESS INFORMATION - REQUIRED FOR USE PERMITS & SIGN DP-Rs			
BUSINESS NAME		ADDRESS	
CONTACT NAME		CITY	
		STATE	
		ZIP	
TYPE OF BUSINESS		PHONE	
		EMAIL	

<input checked="" type="checkbox"/>	APPLICATION (Check all that apply)	QTY	SPECIFIC REQUEST (See for types)	FOR CITY USE ONLY (Planning record tracking numbers)
<input type="checkbox"/>	A. PRELIMINARY SITE PLAN REVIEW			SPR
<input type="checkbox"/>	B. ADMINISTRATIVE APPLICATIONS			ADM
<input type="checkbox"/>	C. VARIANCES			VAR
<input type="checkbox"/>	D. USE PERMITS / USE PERMIT STANDARDS			ZUP
<input type="checkbox"/>	E. ZONING CODE AMENDMENTS			ZOA ZON
<input type="checkbox"/>	F. PLANNED AREA DEVELOPMENT OVERLAYS			PAD REC
<input type="checkbox"/>	G. SUBDIVISION / CONDOMINIUM PLATS			SBD REC
<input type="checkbox"/>	H. DEVELOPMENT PLAN REVIEW			DPR
<input type="checkbox"/>	I. APPEALS			
<input type="checkbox"/>	J. GENERAL PLAN AMENDMENTS			GPA
<input type="checkbox"/>	K. ZONING VERIFICATION LETTERS			ZVL
<input checked="" type="checkbox"/>	L. ABATEMENTS			CE CM
<input type="checkbox"/>	M. SIGN TYPE K			GO SE
TOTAL NUMBER OF APPLICATIONS		0		

FOR CITY USE ONLY			
DS TRACKING #		FILE APPLICATION WITH CE / CM / IP TRACKING #	DATE RECEIVED (STAMP)
PL TRACKING #			VALIDATION OF PAYMENT (STAMP)
SPR TRACKING # (if 2 <sup>nd</sup> or 3 <sup>rd</sup> submittal, please use Planning Resubmittal Form)			TOTAL APPLICATION FEES
			RECEIVED BY INTAKE STAFF (INITIALS)

**SEE REVERSE SIDE FOR REQUIRED PROJECT DATA**



**DATE:** 03.10.2025  
**TO:** John Salazar, Code Enhancement Supervisor  
**FROM:** Hector Heredia, Code Inspector  
**SUBJECT:** CE190735 : WARREN VAN EGMOND PROPERTY ABATEMENT FINDINGS

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**LOCATION:** 1620 E WILLIAMS ST TEMPE, AZ 85281

**PARCEL:** 133.07.060

**OWNER:** WARREN VAN EGMOND  
1620 E WILLIAMS ST  
TEMPE, AZ 85281

**FINDINGS:**

12/31/2024: An anonymous complaint was received regarding junk / debris front yard and alley, a deteriorated landscape front yard and a sidewalk obstruction at the location. These concerns were then verified, and a revised final notice was mailed to the property owner.

01.14.2025: At the follow up inspection nothing had been done and a final week's extension was granted via Door Hanger.

01.21.2025: A first citation was issued after the property was not brought into compliance. The citation resulted in an FTA / failure to appear.

02.06.2025: The Property Owner, Mr. Van Egmond, also defaulted on the appeal process period through our court system.

03.15.25: At the time of the final inspection and after continual monitoring, noticed that property was not brought into compliance. The abatement packet was turned in for the April 15<sup>th</sup>, 2025, Hearing Officer Agenda.


**RECOMMENDATIONS:**

I recommend an abatement of the nuisance violations at the property located at **1620 E WILLIAMS ST TEMPE, AZ 85281** due to property owner's failure to bring property into compliance with Tempe City Codes **CC 21-3.b.1, CC 21-3.b.7 & CC 21-3.b.8**. Warren Van Egmond has been given ample time to come into compliance and maintain the property. The property owner has been issued two civil citations and has failed to appear to court. There has been no indication that the property owner will bring the property into compliance. The property represents a health hazard and an eyesore to the community.

Without the intervention of abatement, the property will continue to deteriorate. I therefore make a request to the City of Tempe Community Development Hearing Officer for authorization to abate this public nuisance in accordance with section 21-53 of the Tempe City Code and authorization of multiple abatements for a period not to exceed one hundred eighty (180) days from the previous abatement order.

Respectfully submitted,

Hector Heredia  
Code Inspector

ACTION TAKEN: Submit  
NAME   
DATE: 3/15/25



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 03.15.25  
CASE #CE190735

**WARREN VAN EGMOND  
1620 E WILLIAMS ST  
TEMPE, AZ 85281**

This serves as notification of the City of Tempe's intentions regarding the abatement of code violations on the following described property:

**LOCATION: 1620 E WILLIAMS ST TEMPE, AZ 85281**

**PARCEL: 133.07.060**

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**This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers on 04.15.2025. We are requesting Hearing Officer Authorization to abate this public nuisance in accordance with Section 21-53 of the Tempe City Code by removal and repair of:**

### Violation of City of Tempe Codes

#### CC 21-3.b.1

A nuisance includes any one (1) or more of the following conditions: Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building; including, but not limited to, areas that contain items such as cans, bottles, wood, metal, plastic, rags, boxes, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items; lumber, scrap iron, tin and other metal not neatly piled, or anything whatsoever that is or may become a hazard to public health and safety, or that may harbor insect, rodent or vermin infestation. This subsection shall not be deemed to include items kept in covered bins or metal receptacles approved by the County Health Officer or this Code or any other ordinance of the City.

#### CC 21-3.b.7

**Any object, building, tree, bush or vehicle that interferes with, obstructs, tends to obstruct, or renders dangerous the free passage, use or vision in the customary manner of any sidewalk, street or highway in the city.**

#### CC 21-3.b.8

Any landscaping, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated appearance; uncultivated plants, weeds, tall grass, uncultivated shrubs or growth (whether growing or otherwise) higher than twelve (12) inches; or any dead trees, bushes, shrubs or portions thereof, including stumps; or any palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground.

If the violations have not been corrected within thirty days, our office will proceed with the abatement process. As owner of the property, you have thirty (30) days after receipt of this letter to abate or correct any violation as described below:

- 1. REMOVE ALL JUNK / DEBRIS FROM YOUR PROPERTY FRONT / ALLEY WAY**
- 2. REMOVE ALL DETERIORATED LANDSCAPING FROM THE FRONT YARD**
- 3. REMOVE ALL OSTRUCTIONS FROM THE SIDEWALK**

Upon receipt of the Hearing Officer approval to abate this public nuisance, the necessary work will be performed at the expense of the property owner. The cost of this work will be \$4,733.00. In addition to the actual cost of abatement, an administrative charge of fifteen (15) percent of the actual cost of abatement or three hundred (\$300) dollars, whichever is greater, for expenses incurred by the city for abatement procedures, and the cost of recording liens and releases will be charged. The recorded lien may bear interest at the legal rate for judgments in the State of Arizona. Administrative charges and the cost of recording liens and releases shall become a lien on the property whether or not the public nuisance is abated by the City.

**If you have questions regarding this matter, please contact our office at (480) 350-4311.**

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**Code Inspector: Hector Heredia**

**Phone Number: 480.350.5462**

**E-mail: [hector\\_heredia@tempe.gov](mailto:hector_heredia@tempe.gov)**



**Artistic Land Management, Inc.**

March 10, 2025

City of Tempe  
Attn: Hector Heredia  
Code Compliance Inspector

RE: Clean-Up at 1620 E. Williams St.

Thank you for giving Artistic Land Management, Inc. the opportunity to serve your landscaping needs. Below is our price to provide all labor, equipment, landfill fees, and supervision to perform the work listed below at 1620 E. Williams St, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

#### Scope of Work

- Clean-Up deteriorated/overgrown landscaping in the front yard & back yard (dead palm fronds on the tree only)
- Clear sidewalk obstructions
- Remove junk/debris from the front yard and alley
- Haul off debris
- Police presence on-site for the duration of the visit

Total = \$4,733.00

Respectfully,

Freddie Panzella

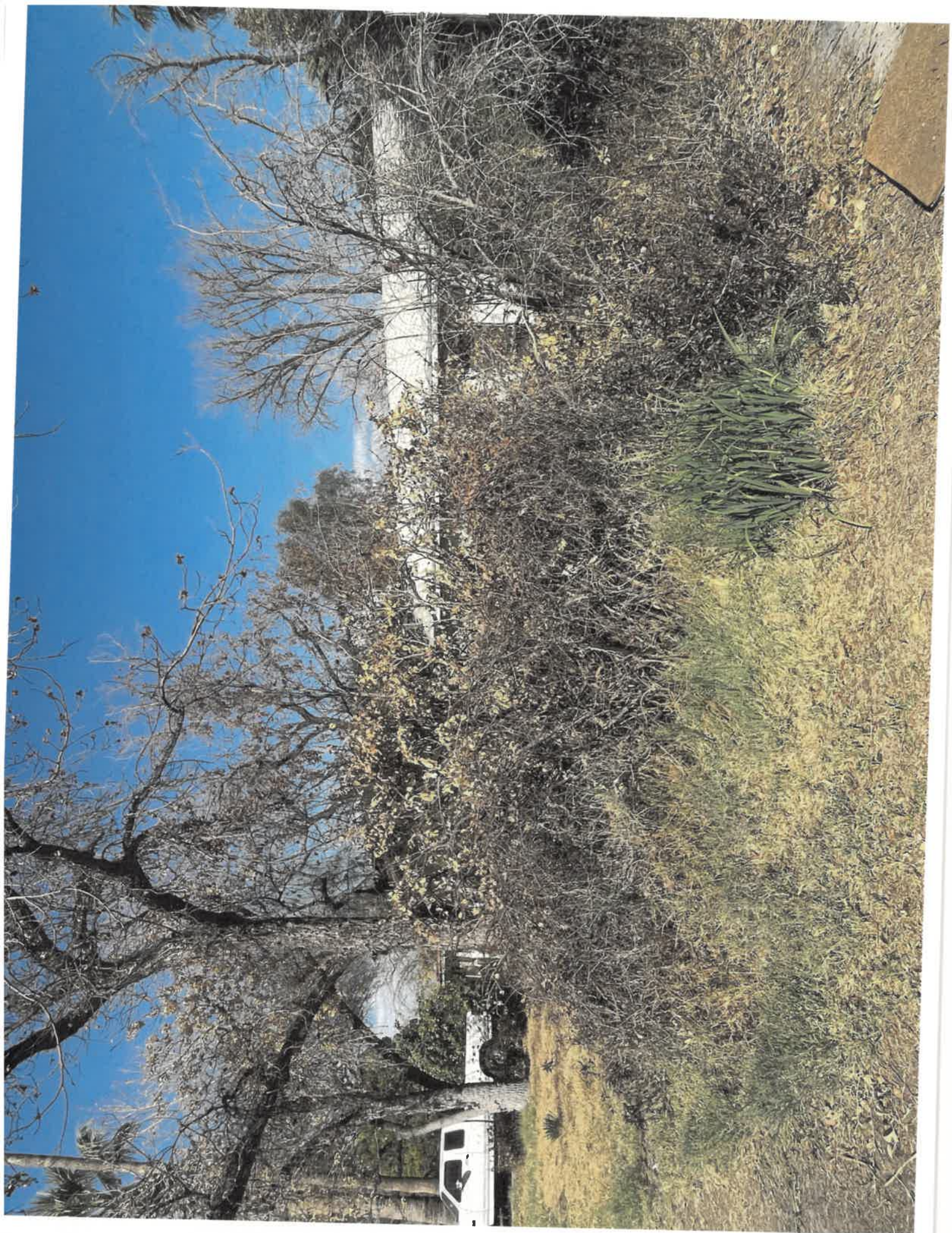


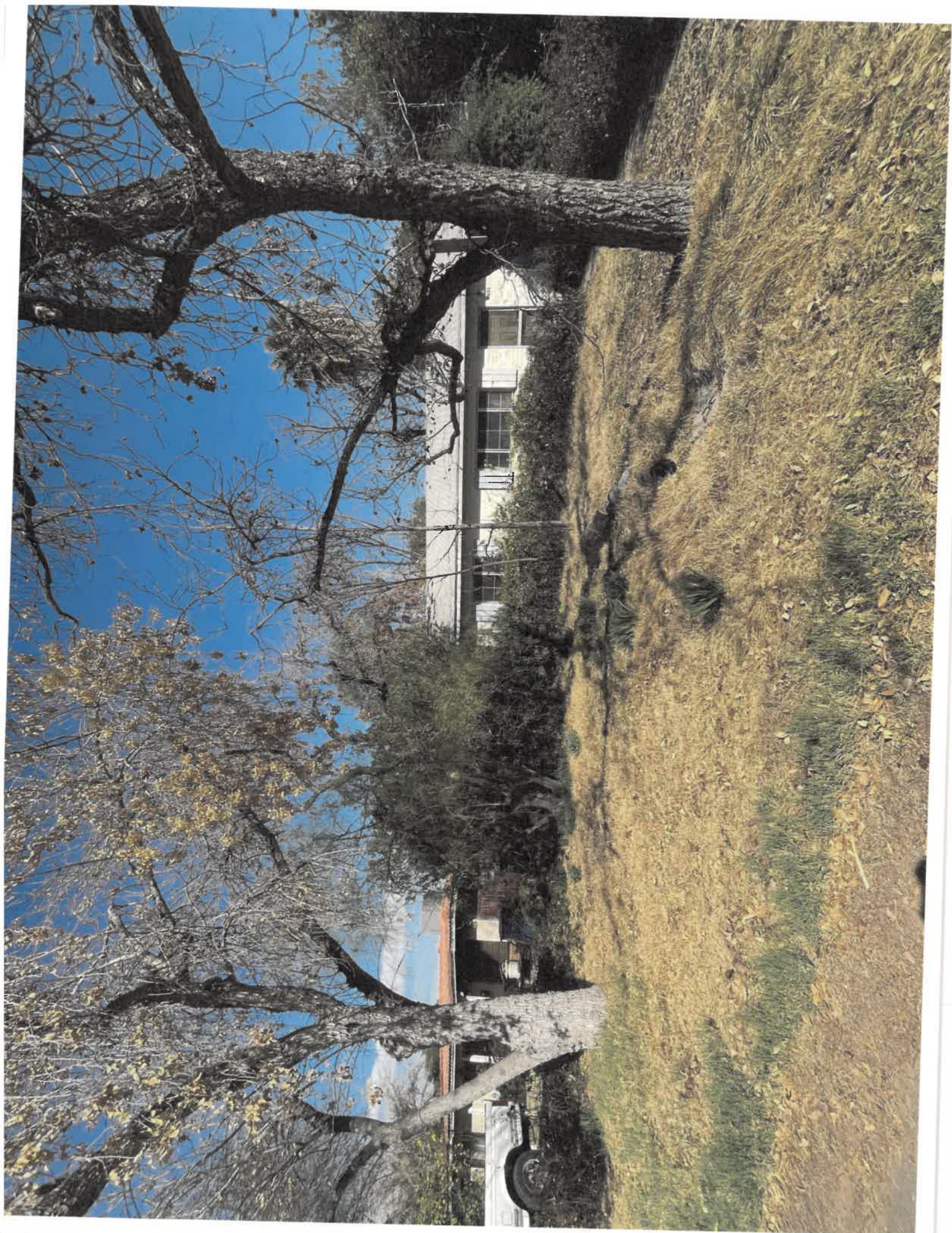


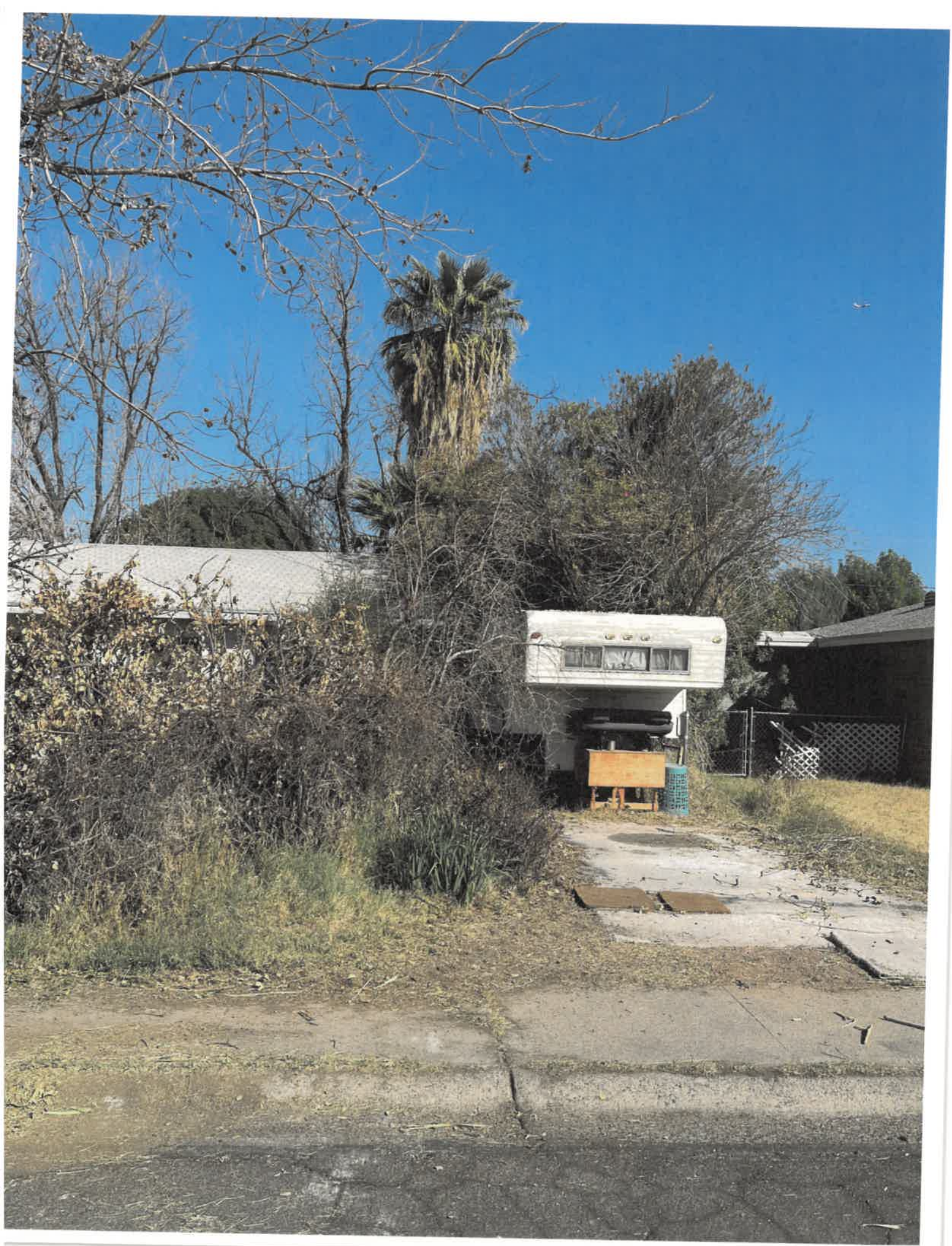
















COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
REVISEWD FINAL CORRECTION NOTICE

12/31/2024

VAN EGMOND WARREN  
1620 E WILLIAMS  
TEMPE, AZ 85281

Case #: CE190735  
Site Address: 1620 E WILLIAMS ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 12/31/2024 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth or presents a deteriorated or slum-like appearance; or any dead trees, bushes shrubs or portion thereof, including stumps.
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building
Sec.29-2.	Adjacent property owners to maintain sidewalks, gutters, alleys
CC 21-3.b.7	Object, building, tree, bush or vehicle that interferes with or obstructs a sidewalk or street

<b>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</b>		<b>SITE REINSP ON OR AFTER</b>
CC 21-3.b.8	Please maintain your front yard vegetation to bring it back to a living state, or please trim and maintain vegetation so it does not appear to be in a state of uncontrolled growth, dry or dead. This also includes eliminating grass and weeds through dirt, dead tree limbs or stumps.	1/14/2025

CC 21-3.b.8	Please remove any object that is obstructing clear passage of the Alley in any way. These items include any type of debris, vegetation including palm frond, any type of branches / bushes, grass, or weeds. This includes removing any obstructions that may hinder clear access to public access points for all pedestrians, neighbors, or public workers.	1/14/2025
CC 21-3.b.1	Please remove all the trash, litter, debris, and stored items from your property's front yard including underneath carport / driveway as needed. Also, take all the precautionary measures necessary to clear alley ways permanently of junk / debris to the halfway mark, of the alley, adjacent to your property lines. This includes removing any obstructions that may hinder clear access to public access points for all pedestrians, neighbors, or public workers.	1/14/2025
Sec.29-2.	Property owners must maintain each alley that is adjacent to their premises free of weeds and debris to the center line of such alley	1/14/2025
CC 21-3.b.7	Please remove any object that is obstructing clear passage of the sidewalk in any way. These items include any type of debris, dirt, vegetation including palm frond, any type of branches / bushes, grass, weeds or cacti. Please maintain those areas free of obstructions so they do not hinder the intended purpose of the sidewalk for all pedestrians or neighbors.	1/14/2025

**CORRECTIVE ACTION MUST BE COMPLETED OR CITATIONS MAY BE ISSUED**

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

**Hector Heredia Jr**  
Code Inspector

**Direct: 480-350-5462**  
**Code Compliance: 480-350-4311**  
**Email: Hector\_Heredia@tempe.gov**

**Please Note:** In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$82.00 pursuant to City Code Section 21-51, subsection (b).

**Civil and Criminal Penalties**

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.

# Arizona Traffic Ticket and Complaint

City of Tempe  
Maricopa County  
State of Arizona



Complaint Number <b>1790385</b>	Case Number	Social Security Number	Military	<input type="checkbox"/> Serious Physical Injury	<input type="checkbox"/> Accident	<input type="checkbox"/> Fatality	<input type="checkbox"/> Commercial
Driver's License No.	DLP <input type="checkbox"/>	State	Class	Endorsements M H N P T X D	Incident Report Number <b>CE 90735</b>		
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language							
Defendant Name (First, Middle, Last) <b>Warren Van Eghmond</b>							Juvenile
Residence Address, City, State, Zip Code <b>1620 E Williams St Tempe AZ 85281</b>						Telephone: (cell phone) <input type="checkbox"/>	
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions
Business Address, City, State, Zip Code						Business Phone No.	
Vehicle Color			Year	Make	Model	Style	License Plate
Registered owner & address, City, State, Zip Code						Vehicle Identification Number	

The Undersigned Certifies That:

On	Month <b>01</b>	Day <b>22</b>	Year <b>25</b>	Time <b>10:27</b>	<input type="checkbox"/> AM <input checked="" type="checkbox"/> PM	Speed	Approx.	Posted	R & P	Speed Measurement Device <input type="checkbox"/> Radar <input type="checkbox"/> Laser <input type="checkbox"/> Pace	Direction of Travel
At	Location <b>1620 E Williams St</b>						<input checked="" type="checkbox"/> Tempe	State of Arizona		Area	Dist.

The Defendant Committed the Following:

<b>A</b>	Section: <b>CC 21-39</b>	ARS Violation: <b>CC 21-3.61 Junk / Debris</b>	Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code
<b>B</b>	Section: <b>CC 21-39</b>	ARS Violation: <b>CC 21-3.7 Sidewalk Obstruction</b>	Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code
<b>C</b>	Section: <b>CC 21-39</b>	ARS Violation: <b>CC 21-3.8 Deteriorated Landscape</b>	Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code
<b>D</b>	Section:	ARS Violation:	Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code
<b>E</b>	Section:	ARS Violation:	Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input type="checkbox"/> Municipal Code

You must appear on the date and time indicated at:	Tempe Municipal Court 140 E. 5th Street Tempe, AZ 85281 Court No. 0753	<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor	Date: <b>02/05/25</b>	Time: Between 9AM & 4PM
		<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor	Date:	Time: <input type="checkbox"/> AM <input type="checkbox"/> PM
	Court:	Date:	Time:	<input type="checkbox"/> AM <input type="checkbox"/> PM Court No.
Court Address, City, State, Zip Code				

Criminal:  Without admitting guilt, I promise to appear as directed hereon.  
Civil:  Without admitting responsibility, I acknowledge receipt of this complaint.

Victim?  Victim Notified?   
I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant.

**X** Certified Mail  
Complainant: [Signature] ID #

Comments:  
Juvenile Notification:  
Failure to appear or comply as ordered will result in a suspension of your driver's license/driving privileges until you comply or reach your 18th birthday.  
Initials \_\_\_\_\_ Date Issued if not violation date **01/22/25**

**( Authority to Enforce Under 29-2 )**

COMPLAINT

If you were charged with a civil ordinance violation and you fail to appear as directed in this complaint, a default judgement will be entered, and a monetary penalty will be imposed.



1790385

PRINT IN INK WITH BALL POINT PEN. YOU ARE MAKING 5 COPIES