



**CITY OF TEMPE
HEARING OFFICER**

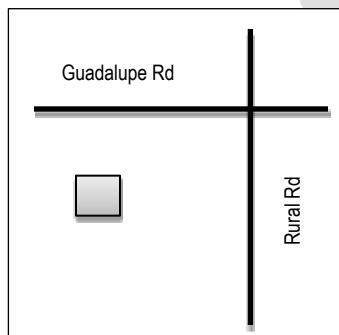
**Meeting Date: 08/19/2025
Agenda Item: 4**

ACTION: Request approval to abate public nuisance items at the GRAFFIS Property located at 210 E. Vaughn Dr. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$3,892.00 for abatement request, including removal of dead landscape dead tree limbs, trim dead palm fronds, tree obstruction in sidewalk, unregistered/inoperable vehicle, remove junk and debris from the property. 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 GRAFFIS Property (CE207434). 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 CE207434: including removal of dead landscape dead tree limbs, trim dead palm fronds, tree obstruction in sidewalk, unregistered/inoperable vehicle, remove junk and debris from the property. Security on site.



Property Owner
Applicant
Zoning District:
Code Compliance Inspector:

William Graffis III
City of Tempe – Code Compliance
R1-6- Single Family Residential District
Melissa Ensing, Code Inspector

ATTACHMENTS: Supporting Attachment

STAFF CONTACT: Shawn Daffara, Crime Prevention Planning Coordinator (480-858-2284)

Department Director: Jeff Tamulevich, Community Development Director
Prepared by: Shawn Daffara, Crime Prevention Planning Coordinator
Reviewed by: Drew Yocom, Deputy Community Development Director – Community Enhancement

COMMENTS:

Code Compliance is requesting approval to abate the GRAFFIS Property located at 210 E. Vaughn Dr. This case was initiated 12/09/2020 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 5th 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	GRAFFIS PROPERTY ABATEMENT					EXISTING ZONING	R1-6			<input type="checkbox"/>
PROJECT ADDRESS	210 E. VAUGHN DR., TEMPE, AZ 85283					SUITE(S)				<input type="checkbox"/>
PROJECT DESCRIPTION	ABATEMENT OF CE207434 AUGUST 19, 2025					PARCEL No(s)	301-47-429			<input type="checkbox"/>
PROPERTY OWNER INFORMATION – REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)										
BUSINESS NAME					ADDRESS	210 E. Vaughn Dr.				
CONTACT NAME	William H. Graffis III			CITY	Tempe	STATE	AZ	ZIP	85283	
EMAIL					PHONE 1			PHONE 2		
<i>I hereby authorize the applicant below to process this application with the City of Tempe.</i>										
PROPERTY OWNER SIGNATURE X or attach written statement authorizing the applicant to file the application(s)								DATE		
APPLICANT INFORMATION – REQUIRED										
COMPANY / FIRM NAME	CITY OF TEMPE/CODE ENFORCEMENT				ADDRESS	21 E. 6TH STREET, SUITE 208				
CONTACT NAME	MELISSA ENSING/CODE INSPECTOR			CITY	TEMPE	STATE	AZ	ZIP	85281	
EMAIL	melissa_ensing@tempe.gov				PHONE 1	480-858-2085		PHONE 2		
<i>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.</i>										
APPLICANT SIGNATURE X <i>Melissa Ensing</i>								DATE <i>7/9/2025</i>		
BUSINESS INFORMATION – REQUIRED FOR USE PERMITS & SIGN DPRs										
BUSINESS NAME					ADDRESS					
CONTACT NAME					CITY			STATE	ZIP	
TYPE OF BUSINESS					PHONE			EMAIL		
APPLICATION (Check all that apply)										
QTY	SPECIFIC REQUEST (See Planning & Zoning Fee Schedule 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)		VALIDATION OF PAYMENT (STAMP)		
PL TRACKING #							TOTAL APPLICATION FEES			
SPR TRACKING # <i>(if 2nd or 3rd submittal, please use Planning Resubmittal Form)</i>							RECEIVED BY INTAKE STAFF (INITIALS)			

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA



DATE: July 9, 2025
TO: John Salazar, Senior Code Inspector
FROM: Melissa Ensing, Code Inspector
SUBJECT: CE207434, William Graffis H III Property Abatement

LOCATION: 210 E. VAUGHN DR., TEMPE, AZ 85283

PARCEL: 301-47-429

OWNER: WILLIAM H. GRAFFIS III TRUST C/O WILLIAM H. GRAFFIS III
210 E. VAUGHN DR
TEMPE, AZ 85283

FINDINGS:

12/09/2020 The Code Compliance Division received complaint for inoperable/unregistered vehicle, junk/debris, deteriorated roof, and deteriorated landscape. Inspectors Mike Glab and Jeff Troy were previously assigned this case. Citations were issued, criminal packet was submitted, and property was abated.

01/06/2025 Case reassigned to Inspector Melissa Ensing.

01/06/2025 Inspected property and it appeared the roof was being repaired.

02/12/2025 Inspected property and observed the roof still deteriorated. The warrant was still active.

03/18/2025 CMS is still showing active warrant.

06/04/2025 Code Compliance received another complaint for deteriorated landscape.

06/09/2025 Inspected property and observed tree obstructing sidewalk and street, dead portions on trees and bushes, along with trash and debris in the front yard and driveway. Updated final notice mailed and emailed to owner.

06/27/2025 I emailed Mr. Graffis again to make contact.

07/01/2025 I left Mr. Graffis a voicemail.

07/09/2025 Posted notice of intent to abate to property and mailed to property owner.

RECOMMENDATIONS:

I recommend an abatement of the nuisance violations at the property at 210 E. Vaughn Dr. due to property owner's failure to bring property into compliance with Tempe City Code 21-3.B.1, 21-3.B.8, 21-3.B.3 and 21-3.B.7 . Mr. Graffis III has been given ample time to come into compliance and maintain the property. The property owner has been issued civil citations and has failed to appear to court and has been previously abated. 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,



Melissa Ensing
Code Inspector

ACTION TAKEN: Submit

NAME John Salazar

DATE: 7/10/25



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 07/09/2025
CASE #: CE207434

WILLIAM GRAFFIS III
210 E VAUGHN DR
TEMPE, AZ 85283-3626

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

LOCATION: 210 E VAUGHN DR TEMPE, AZ 85283
PARCEL: 30147429

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers **08/19/2025 at 5:00pm**. 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:

- CC 21-3.b.1 Filthy, littered, debris or trash-covered exterior areas
- CC 21-3.b.3 An inoperable vehicle or parts thereof outside of or under a roof area not enclosed
- CC 21-3.b.7 Object, building, tree, bush or vehicle that interferes with or obstructs a sidewalk or street
- CC 21-3.b.8 Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps
- CC 21-3.b.8 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 (30) 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:

- CC 21-3.b.1 Please remove trash, debris, and other misc. items from the property.
- CC 21-3.b.3 Please repair or remove vehicle from driveway.
- CC 21-3.b.7 Please trim trees in the front yard to allow for 9 foot unobstructed passage of the sidewalk and 15 foot for the street. Trees must be trimmed high enough to allow for refuse and street sweeper trucks to pass unobstructed.
- CC 21-3.b.8 Please trim dead portions from trees and remove dead bushes/plants from property.
- CC 21-3.b.8 Please trim dead fronds from palm trees on the property.

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 **\$3892.20**. In addition to the actual cost of abatement, an administrative charge of fifteen percent (15%) 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 of 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.

Code Inspector: Melissa Ensing
Phone Number: 480-858-2085
E-mail: Melissa_Ensing@tempe.gov



Artistic Land Management, Inc.

June 27, 2025

City of Tempe
Attn: Melissa Ensing
Code Compliance Inspector

RE: Clean-Up at 210 E. Vaughn Dr.

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 210 E. Vaughn Dr, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

Scope of Work

- Remove grass and weeds
- Trim dead fronds from palm trees
- Trim dead portions from trees and bushes
- Trim the tree in the front yard from obstructing the street and sidewalk
- Remove trash and debris in front yard and driveway
- Police presence on-site for the duration of the visit

Total = \$3,788.00

Respectfully,

Freddie Panzella

Customer Quotation

Date	Quote #
23-Jun-2025	169

Apache Sands Towing

7602 E Main St
 Mesa, Arizona 85207
 Phone: (480) 986-5556
 Fax: (480) 373-8766

Quoted For:

Melissa Ensing
 City of Tempe (Nuisance Abatement Services)

Arizona

Summary

Location: 210 E Vaughn dr Tempe
Destination: Tempe Impound
Reason: Tow
Zone:
Vehicle: Subaru
Owner:
Phone:
VIN:
Plate/Tag:
Mileage:

Service	Quantity	Rate	Amount
_4 - LD - T6 -Towing	1.00	104.20	104.20
		Sub Total	104.20
		QUOTATION TOTAL	104.20

The above quoted amounts are valid for 60 days from the date of this quotation.

 Signature

 Date

Network: Jun 23, 2025 at 10:12:14 AM MST
Local: Jun 23, 2025 at 10:12:14 AM MST



Network: Jun 23, 2025 at 10:12:35 AM MST
Local: Jun 23, 2025 at 10:12:35 AM MST



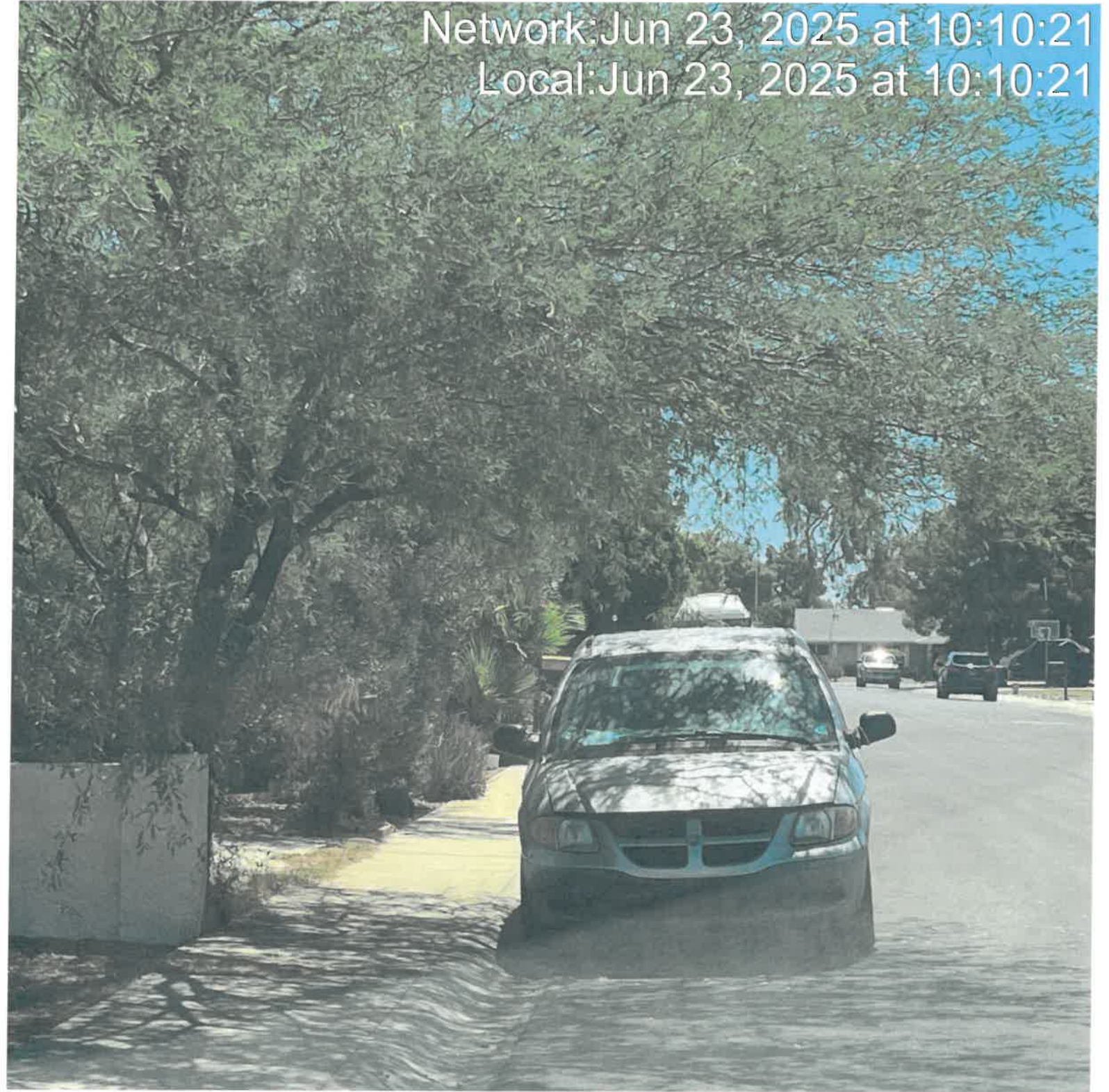
Network: Jun 23, 2025 at 10:11:00 AM MST
Local: Jun 23, 2025 at 10:11:00 AM MST



Network: Jun 23, 2025 at 10:10:55 AM MST
Local: Jun 23, 2025 at 10:10:55 AM MST



Network: Jun 23, 2025 at 10:10:21
Local: Jun 23, 2025 at 10:10:21





COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
FINAL CORRECTION NOTICE UPDATED

06/09/2025

WILLIAM GRAFFIS III
 210 E VAUGHN DR
 TEMPE, AZ 85283-3626

Case #: CE207434
 Site Address: 210 E VAUGHN DR, TEMPE, AZ 85283

This is a notice to inform you that this site was inspected on 06/09/2025 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.1	Filthy, littered, debris or trash-covered exterior areas
CC 21-3.b.8	Dead or dry palm fronds
CC 21-3.b.3	An inoperable vehicle or parts thereof outside of or under a roof area not enclosed
CC 21-3.b.7	Object, building, tree, bush or vehicle that interferes with or obstructs a sidewalk or street
CC 21-3.b.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth, or presents a deteriorated appearance; or any dead trees, bushes, shrubs or portions thereof, including stumps
CC 21-3.b.8	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

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	Please remove trash, debris, and other misc. items from the property.	6/23/2025
CC 21-3.b.8	Please removed dead fronds from palm trees	6/23/2025
CC 21-3.b.3	Please repair or remove vehicle from driveway.	6/23/2025
CC 21-3.b.7	Please trim trees in the front yard to allow for 9 foot unobstructed passage of the sidewalk and 15 foot for the street. Trees must be trimmed high enough to allow for refuse and street sweeper trucks to pass unobstructed.	6/23/2025
CC 21-3.b.8	Please trim dead portions from trees and remove dead bushes/plants from property.	6/23/2025
CC 21-3.b.8	Please trim dead fronds from palm trees on the property.	6/23/2025

CORRECTIVE ACTION MUST BE COMPLETED BY 06/23/2025 OR CITATIONS AND/OR ABATEMENT PROCEEDINGS WILL BE ISSUED.

This case has been reassigned to me. Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

Melissa Ensing
Code Inspector

Direct: 480-858-2085
Code Compliance: 480-350-4311
Email: Melissa_Ensing@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.