



**CITY OF TEMPE
HEARING OFFICER**

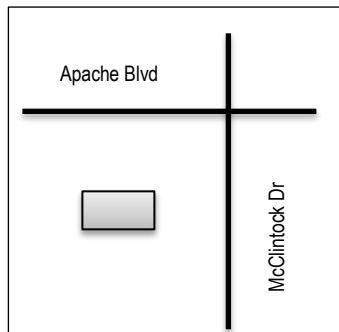
**Meeting Date: 09/02/2025
Agenda Item: 2**

ACTION: Request approval to abate public nuisance items at the VAN EGMOND Property located at 1620 East Williams Street The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$6,844.00 for abatement request, including deteriorating over height grass and weeds, dead palm fronds and dead trees/bushes, trash and debris throughout the backyard and alley, 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 (CE190735). 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: deteriorating over height grass and weeds, dead palm fronds and dead trees/bushes, trash and debris throughout the backyard and alley. The request includes the following:



Property Owner	Warren Van Egmond
Applicant	City of Tempe – Code Compliance
Zoning District:	R1-6, Single Family Residential District
Code Compliance Inspector:	Hector Heredia, 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: Cassidy McFerran, Executive Assistant
Reviewed by: Drew Yocom, Deputy Community Development Director – Community Enhancement

COMMENTS:

Code Compliance is requesting approval to abate the Van Egmond Property located at 1620 East Williams Street in the R1-6, Single Family Residential District. This case was initiated 07/17 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	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 : 09/02/2025 / 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	
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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	07/30/25
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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 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 nd or 3 rd submittal, please use Planning Resubmittal Form)			TOTAL APPLICATION FEES
			RECEIVED BY INTAKE STAFF (INITIALS)

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA



DATE: 07.30.2025
TO: John Salazar, Code Enhancement Supervisor
FROM: Hector Heredia, Code Inspector
SUBJECT: CE190735 : REVISED WARREN VAN EGMOND PROPERTY ABATEMENT FINDINGS

LOCATION: 1620 E WILLIAMS ST TEMPE, AZ 85281

PARCEL: 133.07.060

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

FINDINGS:

07.17.2025 : The residence was abated under an on-going 180-day open abatement period. During the abatement, access was paved to the backyard which was previously inaccessible. A deteriorated and overgrown landscape was noted.

07.18.2025 : A revised final notice was issued outlining violations.

07.31.2025 : The abatement packet was turned in for September 2nd, 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. There has been no indication that the property owner will bring the property into compliance. The property represents 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 John Salazar
DATE: 7/30/25



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 07.30.2025
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

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers on 09/02/2025 at 5pm. We are requesting the 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'S FRONT / BACK YARD AREAS INCLUDING ALLEY
2. REMOVE ALL OSTRUCTIONS FROM THE SIDEWALK
3. REMOVE ALL OVERGROWTH FROM YOUR PROPERTY'S FRONT / BACK YARD AREAS INCLUDING ALLEY

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 **\$6,844.00**. 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.

Code Inspector: Hector Heredia

Phone Number: 480.350.5462

E-mail: hector_heredia@tempe.gov



Artistic Land Management, Inc.

July 23, 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/over-grown landscape in the back yard (including dead palm fronds on tree and dead tree/bush)
- Remove junk and debris from the back yard and alley (as necessary)
- Police presence on-site for the duration of the visit

Total = \$6,844.00

Respectfully,

Freddie Panzella











COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
FINAL CORRECTION NOTICE

07/21/2025

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 07/21/2025 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.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 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
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

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	Please maintain your front / back yard vegetation by bringing 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.	8/4/2025
CC 21-3.b.8	Please completely address and remove all the dead palm fronds from your palm tree/s including their surrounding areas located in the backyard and visible from public access points. This includes all fronds that exceed height limits from the ground up or lowest living limb.	8/4/2025

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 and backyard. 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.	8/4/2025
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	8/4/2025
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.	8/4/2025

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.