



**CITY OF TEMPE  
HEARING OFFICER**

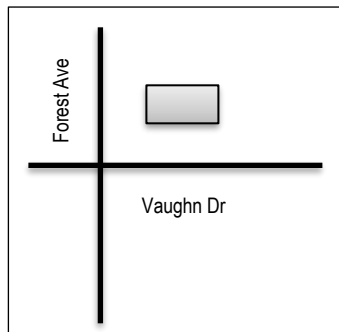
**Meeting Date: 11/18/2025  
Agenda Item: 2**

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

**FISCAL IMPACT:** \$8580.20 for abatement request, including trash and debris, inoperable vehicles, and deteriorated landscape., 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: trash and debris, inoperable vehicles, and deteriorated landscape. The request includes the following:



Property Owner	William Graffis
Applicant	City of Tempe – Code Compliance
Zoning District:	R1-6, Single Family Residential District
Code Compliance Inspector:	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: Cassidy McFerran, Executive Assistant  
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 Drive in the R1-6, Single Family Residential District. This case was initiated 12/9/2020 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 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	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 November 18, 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
EMAIL		PHONE 1	
		PHONE 2	
		STATE	AZ
		ZIP	85283

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 ENFORCEMENT	ADDRESS	21 E. 6TH STREET, SUITE 208
CONTACT NAME	MELISSA ENSING/CODE INSPECTOR	CITY	TEMPE
EMAIL	melissa_ensing@tempe.gov	PHONE 1	480-858-2085
		PHONE 2	
		STATE	AZ
		ZIP	85281

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	10/10/2025
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BUSINESS INFORMATION – REQUIRED FOR USE PERMITS & SIGN DPRs			
BUSINESS NAME		ADDRESS	
CONTACT NAME		CITY	
TYPE OF BUSINESS		PHONE	
		STATE	
		ZIP	
		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)
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:** October 16, 2025  
**TO:** Anna Churan, Senior Code Inspector  
**FROM:** Melissa Ensing, Code Inspector  
**SUBJECT:** CE207434, William Graffis H III Property Abatement

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**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:**

12/09/2020-01/05/2025 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. Five citations were issued, one criminal packet was submitted, and property was previously 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.  
08/19/2025 Attended hearing officer. Front yard approved for abatement.

09/16/2025 Property abated. During abatement found rear yard city code violations 21-3.B.1, 21-3.B.8 and 21-3.B.3.

09/19/2025 Inspected property and mailed a final notice for the front and rear yards.


09/30/2025 Second abatement on front yard.

10/16/2025 Posted notice of intent to abate entire 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.3 and 21-3.B.8. 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: Am Am  
DATE: 10/21/25



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 10/16/2025  
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 **11/18/2025 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.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

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 remove inoperable/unregistered vehicles from the property or make operable and register with AZ MVD.
- CC 21-3.b.8 Please trim dead portions from trees and remove dead trees/bushes/plants from 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 **\$8580.20**. 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.**

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**Code Inspector: Melissa Ensing  
Phone Number: 480-858-2085  
E-mail: [Melissa\\_Ensing@tempe.gov](mailto:Melissa_Ensing@tempe.gov)**



## Skunk's Junk Removal

210 East Vaughn Drive  
Tempe, AZ 85283

✉ emailprocurementofficerdirectly@none.com

ESTIMATE	#751
SERVICE DATE	Oct 7, 2025
EXPIRATION DATE	Nov 21, 2025
<b>TOTAL</b>	<b>\$8,460.00</b>

### CONTACT US

2618 W. First Street, Suite 7  
Tempe, AZ 85281

☎ (844) 758-6597

✉ info@skunksjunk.com

## ESTIMATE

Services	amount
CE207434, 210 E Vaughn Dr Remove grass and weeds	\$7,500.00
Trim dead fronds from palm trees	
Remove trash and debris from property	
Security (Off-Duty Tempe PD) 3 hr. minimum	\$960.00
	Services subtotal: \$8,460.00
	Subtotal \$8,460.00
<b>Total</b>	<b>\$8,460.00</b>

Skunk's Junk Removal is a full service Junk removal company located in Tempe Arizona. Skunk's is dedicated to diverting waste from landfills and donates salvageable items to local charity's.

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

Service	Quantity	Rate	Amount
_4 - LD - T6 -Towing	1.00	104.20	104.20
		<b>Sub Total</b>	<b>104.20</b>
		<b>QUOTATION TOTAL</b>	<b>104.20</b>

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

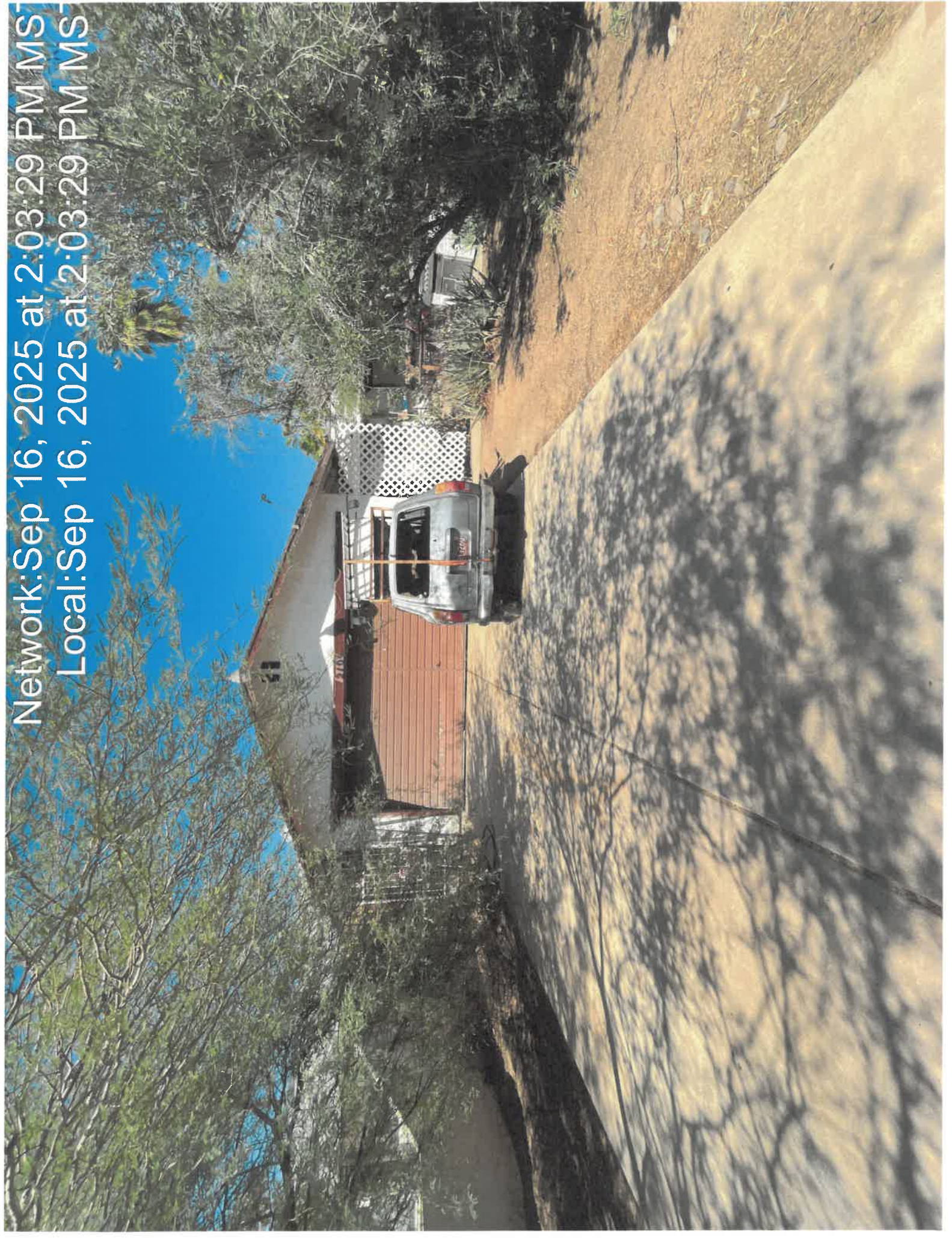
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 Signature

\_\_\_\_\_  
 Date

Network:Aug 19, 2025 at 9:01:57 AM MS-  
Local:Aug 19, 2025 at 9:01:57 AM MS-



Network: Sep 16, 2025 at 2:03:29 PM MS-T  
Local: Sep 16, 2025 at 2:03:29 PM MS-T



Network: Sep 30, 2025 at 8:34:28 AM MST  
Local: Sep 30, 2025 at 8:34:27 AM MST



Network: Sep 16, 2025 at 1:40:22 PM MS  
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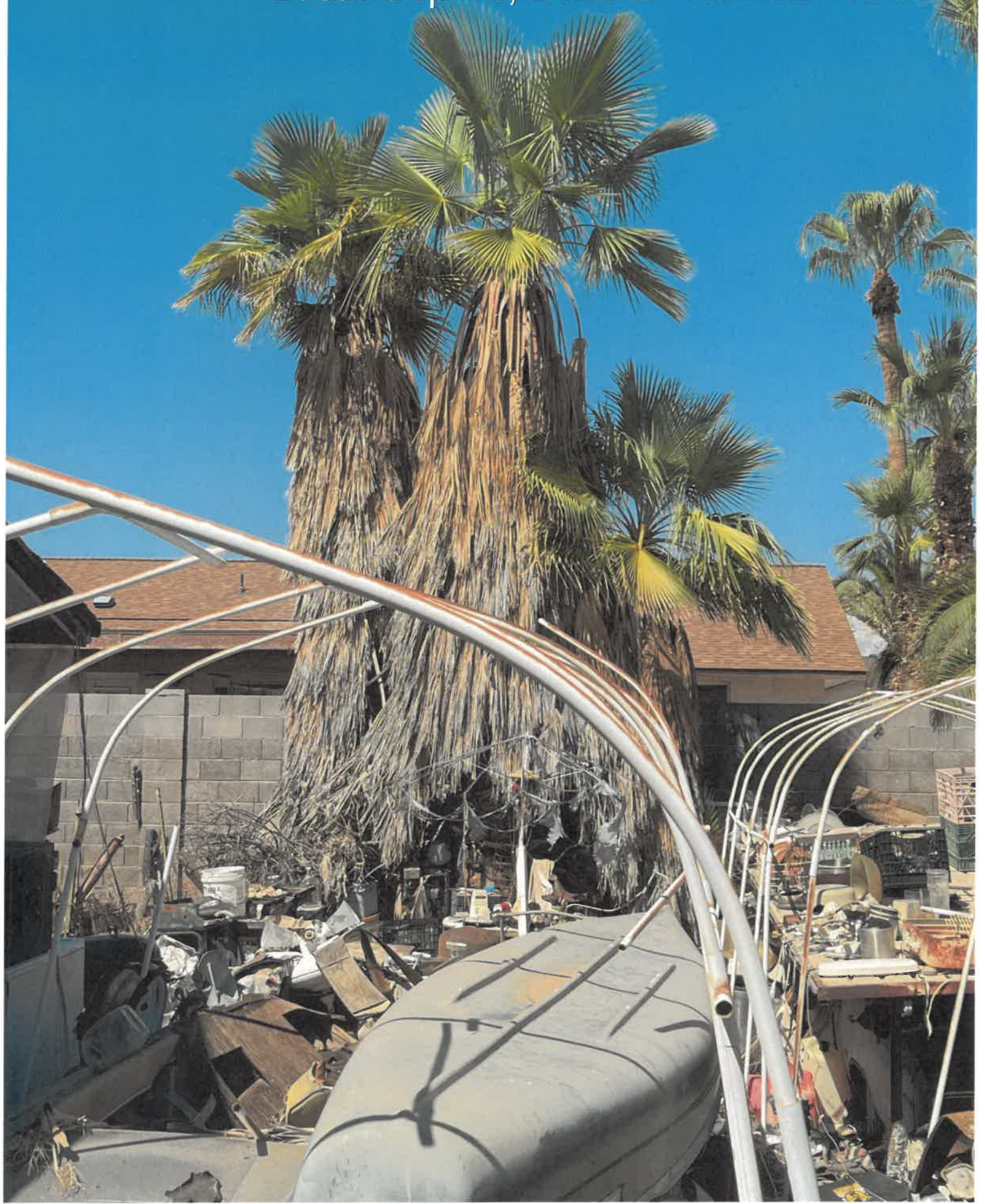
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Network: Sep 16, 2025 at 1:39:02 PM MST  
Local: Sep 16, 2025 at 1:39:02 PM MST





COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
**FINAL CORRECTION NOTICE UPDATED 09-19-2025**

09/19/2025

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 09/19/2025 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 21-4.a.2.c	Deteriorated roof; broken, rotted, split, curled or missing roofing material
CC 21-3.b.3	An inoperable vehicle or parts thereof outside of or under a roof area not enclosed
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

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.	10/3/2025
CC 21-3.b.8	Please remove dead fronds from palm trees on property.	10/3/2025
CC 21-4.a.2.c	Please repair or replace areas of the roof that have curled, rotted or missing shingles or tiles.	10/3/2025
CC 21-3.b.3	Please remove inoperable/unregistered vehicles from the property or make operable and register with AZ MVD.	10/3/2025
CC 21-3.b.8	Please trim dead portions from trees and remove dead trees/bushes/plants from property.	10/3/2025

**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.

Melissa Ensing  
Code Inspector

Direct: 480-858-2085  
Code Compliance: 480-350-4311  
Email: [Melissa\\_Ensing@tempe.gov](mailto: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.