

DRAFT MINUTES HEARING OFFICER April 21, 2026

Minutes of the regular public hearing of the Hearing Officer, of the City of Tempe, which was held at the Council Chambers, 31 East Fifth Street, Tempe, Arizona.

REGULAR SESSION 5:00 PM

Present:

Vanessa MacDonald, Hearing Officer
Jeff Tamulevich, Community Development Director
Drew Yocom, Deputy Director – Community Enhancement
Jack Scofield, Code Compliance Manager
Shawn Daffara, Crime Prevention Planning Coordinator

There were zero (0) interested citizens present.

Meeting convened at 5:00 PM and was called to order by Vanessa MacDonald. Hearing Officer MacDonald stated anyone wishing to appeal a decision will need to file a written appeal within fourteen (14) calendar days, by May 5th, 2026 at 3:00 PM, to the Community Development Department.

1. Agenda Item No. 1

March 17, 2026 Hearing Officer Minutes

Vanessa MacDonald, Hearing Officer, stated that the March 17, 2026 Hearing Officer Minutes had been reviewed and were approved.

2. Agenda Item No. 2

Request approval to abate public nuisance items at the BROWN PROPERTY located at 1208 W Malibu Dr. The applicant is the City of Tempe (CE257574).

- John Salazar, Code Inspector Supervisor, gave the following overview of this case:
 - Inspector Salazar requested a 180-day open abatement for 1208 W Malibu Dr.
 - The case was initiated on 12/03/25 for over height weeds, junk, trash, debris, and a deteriorated fence.
 - No progress has been made to clear the violations.
 - Additional complaints have been submitted to Code Compliance during the course of this case.
 - No citations were issued, we were advised by CARE 7 that the property owner had passed away.
 - The inspector then presented photos taken earlier in the day showcasing the violations on site.
- Shawn Daffara stated there was no one online or any other member of the public to speak on behalf of this case.
- Hearing Officer MacDonald approved the 180-day open abatement request found in CE257574.

3. Agenda Item No. 3

Request approval to abate public nuisance items at the MOORE TRUST PROPERTY located at 438 W Hermosa Dr. The applicant is the City of Tempe (CE256732).

- John Salazar, Code Inspector Supervisor, gave the following overview of this case:
 - Inspector Salazar requested a 180-day open abatement for 438 W Hermosa Dr.
 - The case was initiated on 10/09/25 for a deteriorated structure, deteriorated landscape, junk, trash, debris, and the obstruction of right of way.
 - No progress has been made to clear the violations.
 - Additional complaints have been submitted to Code Compliance during the course of this case.
 - A citation was issued, the property owner failed to appear and the fines were sent to collections.
 - The inspector then presented photos taken earlier in the day showcasing the violations on site.
- Shawn Daffara stated there was no one online or any other member of the public to speak on behalf of this case.
- Hearing Officer MacDonald approved the 180-day open abatement request found in CE256732.

4. Agenda Item No. 4

Request approval to abate public nuisance items at the CFI OPPORTUNITY FUND 1 LLC PROPERTY located at 1013 W 12th Pl. The applicant is the City of Tempe (CE261139).

- **CASE WITHDRAWN**

5. Agenda Item No. 5

Request approval to abate public nuisance items at the NGUYEN PROPERTY located at 1307 E Broadmor Dr. The applicant is the City of Tempe (CE257383).

- Michael Zappolo, Code Inspector, gave the following overview of this case:
 - Inspector Zappolo requested a 180-day open abatement for 1307 E Broadmor Dr.
 - The case was initiated on 11/24/25 for over height weeds and a deteriorated swimming pool.
 - No progress has been made to clear the violations.
 - Additional complaints have been submitted to Code Compliance during the course of this case.
 - A citation was also issued. The property owner did not pay the fee and it was sent to collections.
 - The inspector then presented photos taken earlier in the day showcasing the violations on site.
- Shawn Daffara stated there was no one online or any other member of the public to speak on behalf of this case.
- Hearing Officer MacDonald approved the 180-day open abatement request found in CE257383.

6. Agenda Item No. 6

Request approval to abate public nuisance items at NUCAPITULO LLC PROPERTY located at c. The applicant is the City of Tempe (CE257503).

- Kevin Kowalski, Code Inspector Supervisor, gave the following overview of this case:
 - Inspector Kowalski requested a 180-day open abatement for 619 W 12th St.
 - The case was initiated on 12/02/25 for trash and debris, deteriorated landscape and property maintenance issues.
 - No progress was made to clear the violations.
 - Additional complaints have been submitted to Code Compliance during the course of this case.
 - A citation was also issued. The property owner did not pay the fee and it was sent to collections.

- The inspector then presented photos taken earlier in the day showcasing the violations on site.
- Shawn Daffara stated there was no one online or any other member of the public to speak on behalf of this case.
- Hearing Officer MacDonald approved the 180-day open abatement request found in CE257503.

7. Agenda Item No. 7

Request approval to abate public nuisance items at SMITH PROPERTY located at 1702 E Drake Dr. The applicant is the City of Tempe (CE256520).

- Melissa Ensing, Code Inspector, gave the following overview of this case:
 - Inspector Ensing requested a 180-day open abatement for 1702 E Drake Drive.
 - The case was initiated on 10/20/25 for trash, debris and deteriorated landscape.
 - No progress was made to clear the violations.
 - Additional complaints have been submitted to Code Compliance during the course of this case.
 - A citation was also issued. The property owner did not pay the fee and it was sent to collections.
 - The inspector then presented photos taken earlier in the day showcasing the violations on site.
- Shawn Daffara stated there was no one online or any other member of the public to speak on behalf of this case.
- Hearing Officer MacDonald approved the 180-day open abatement request found in CE256520.

8. Agenda Item No. 8

Request approval to abate public nuisance items at the THREE COUNTRY AMIGOS LLC PROPERTY located at 1313 E. Wesleyan Dr. The applicant is the City of Tempe (CE256996).

- Michael Zappolo, Code Inspector, gave the following overview of this case:
 - Inspector Zappolo requested a 180-day open abatement for 1313 E. Wesleyan Dr.
 - The case was initiated on 11/06/25 for deteriorated landscape, junk, trash, debris and a deteriorated swimming pool.
 - Minimal progress has been made to clear the violations.
 - Additional complaints have been submitted to Code Compliance during the course of this case.
 - A citation was also issued. The property owner did not pay the fee and it was sent to collections.
 - The inspector then presented photos taken earlier in the day showcasing the violations on site.
- Shawn Daffara stated there was no one online or any other member of the public to speak on behalf of this case.
- Hearing Officer MacDonald approved the 180-day open abatement request found in CE256996.

ANNOUNCEMENTS

- Shawn Daffara announced the next Hearing Officer meeting is scheduled to take place on May 5, 2026 in the Tempe City Council Chambers and broadcast live through Tempe 11.

With no further business, the public hearing adjourned at 5:45 PM.

Prepared by: Drew Yocom
Reviewed by: Drew Yocom

Drew Yocom, Deputy Director – Community Enhancement
For Vanessa MacDonald, Hearing Officer

DY: cm