



**COURTESY NOTICE OF VIOLATION**

Date Issued: June 27, 2023

APN: 639212021

Case Number: CODE-23-1081

Subject Property: 11405 PALM DR DESERT HOT SPRINGS, CA 92240

Parcel Owner: IMPERIAL HOLDING  
Mailing Address: 204 S OAKHURST DR  
BEVERLY HILLS, CA 90212

Code Compliance Officer: Tyler Messer Email: [tmesser@cityofdhs.org](mailto:tmesser@cityofdhs.org)

An inspection of your property has revealed the following violation(s) of the Desert Hot Springs Municipal Code section (§):

Violation Code/Description	Section
4.16.010.A.19.e-Public Nuisance- Visual Blight- Junk/refuse/garbage visible	It is unlawful and it shall be declared a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises or property in the City to maintain any such premises or property or improvement thereon in such a manner as to cause or to allow the premises, property or improvement to become defective, unsightly, or in such other condition of deterioration or disrepair as the same may cause substantial depreciation of the property values or similar detriment to surrounding properties, as well as an adverse effect on the health, safety, and welfare of the citizens of the City. Visual blight conditions include, but are not limited to, any of the following conditions: The presence of excessive junk, refuse and garbage which is visible from a public street or sidewalk or from an adjoining property.
17.40.230 Refuse storage/disposal.	Every parcel with a multifamily, commercial or industrial structure shall have a trash receptacle on the premises. The trash receptacle shall be of sufficient size to accommodate the trash generated. The receptacle shall be screened from public view on at least 3 sides by a solid wall 6 feet in height and on the fourth side by a solid gate not less than 5 feet in height, in compliance with adopted Public Works Department Standards. The gate shall be maintained in good working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding structures. Trash receptacles for single-family homes should be stored within the enclosed garage or behind a fence. (Prior code § 159.20.030(20))
8.04.190.B Commercial and industrial containers— Identification and maintenance.	Every commercial or industrial waste collector who owns, rents or controls any container, bin or other equipment used for the storage of garbage, industrial waste, market refuse or rubbish shall at all times keep in good repair and maintain in a clean and sanitary condition such container, bin or other equipment to the satisfaction of the County Health Officer. (Ord. 546, 5-6-14; prior code § 50.42)
4.16.010.A.5-Public Nuisance- Fire Hazard	It is unlawful and it shall be a public nuisance for any person owning, leasing, occupying or having charge or possession of any residential premises or residential property in the City to permit on such premises

or property any operable vehicle, recreational vehicle, motor home, trailer, camper, camper shell and boat to be parked or stored outside of a garage or carport on an unpaved surface. "Paved" means covered by concrete, asphalt, brick, pavers, or a similar material as approved by the Director.

**Corrective Actions Required:**

**Violation Code/Description**

**Corrective Action**

4.16.010.A.19.e-Public Nuisance- Visual Blight-  
Junk/refuse/garbage visible

Remove and properly dispose of all loose litter and trash from the exterior areas of the property and around the trash enclosure. Keep all exterior areas free of accumulation of trash, litter, and debris.

Remove wooden pallet from landscaped area . Keep all exterior areas clean and maintained.

Properly clean stains from the immediate area of the trash container enclosure.

17.40.230 Refuse storage/disposal.

Keep all trash containers/bins inside the trash enclosure to screen from public view. Gates on the enclosure shall remain closed when not in use.

8.04.190.B Commercial and industrial containers—  
Identification and maintenance.

Clean and sanitize the trash enclosure area and maintain. The business racks stored in trash enclosure area are not proper trash containers and should not be used as such. Contact Waste removal company (DVD) for additional dumpsters if needed.

4.16.010.A.5-Public Nuisance- Fire Hazard

Remove and properly dispose of all dry or dead plant matter, landscape debris, landscape trimmings, combustible refuse and waste or any other matter which by reason of its size, manner of growth and location, constitutes a fire hazard.

**COMPLIANCE DATE: July 11, 2023**

**In order to avoid potential Citations, fines, and other administrative costs as referenced in Municipal Code 4.24.470 "Special Assessment", the corrective actions listed above must be completed by the compliance date above.**

Signature:  \_\_\_\_\_

**Code Compliance Officer: Tiyler Messer**

## PROOF OF SERVICE

I am employed in the City of Desert Hot Springs, State of California. I am over the age of 18 years and not a party to this action. My business address is 65950 Pierson Blvd. Desert Hot Springs, California 92240.

On June 27, 2023 , I caused to be served the within document:

### **COURTESY NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT**

**11405 PALM DR**

**DESERT HOT SPRINGS, CALIFORNIA 92240**

**APN 639212021**

On the parties in this action by placing a true copy thereof in a sealed envelope, each envelope addressed as follows:

X      **(By First-Class Mail)** I enclosed the document(s) in a sealed envelope or package addressed to the persons at the addresses listed in the Service List and placed the envelope for collection and mailing, following our ordinary business practices. I am readily familiar with City of Desert Hot Springs practice for collecting and processing correspondence for mailing. On the same day that the correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service, in a sealed envelope with postage fully prepaid.

—      **(By Certified Mail)** I caused each such envelope to be sent by USPS Return Receipt Certified Mail to the offices of each addressee.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED at Desert Hot Springs California on June 27, 2023.



Tiylar Messer  
Code Compliance Officer

**SERVICE LIST**

**NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT 11405 PALM DR DESERT HOT SPRINGS,  
CALIFORNIA 92240  
PARCEL # 639212021**

**IMPERIAL HOLDING  
204 S OAKHURST DR  
BEVERLY HILLS , CA. 90212**

IMPERIAL HOLDING LLC	204 S. OAKHURST DR.	BEVERLY HILLS,	CA.	90212-3504
DOLLAR GENERAL (MANAGER)	11405 PALM DR.	DESERT HOT SPRINGS,	CA.	92240









