

# CITY OF DESERT HOT SPRINGS

CODE COMPLIANCE DEPARTMENT



11199 Palm Dr. • Desert Hot Springs • CA • 92240  
(760) 329-6411 • [www.cityofdhs.org](http://www.cityofdhs.org)

## COURTESY NOTICE OF VIOLATION

Date Issued: June 20, 2023

APN: 642184023

Case Number: CODE-23-1010

Subject Property: 13221 CUANDO WAY DESERT HOT SPRINGS, CA 92240

Parcel Owner: FRANCISCO MERCADO  
Mailing Address: 11549 SKY POINTE DR  
DESERT HOT SPRINGS, CA 92240

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

17.48.030.K.1 General regulations.(Vehicle parking)

Parking in residential land use districts, shall occur as follows: Motor vehicles are to be parked in areas constructed for vehicles (i.e., garage, carport or paved driveway) and shall not be parked or stored in other portions of the front or side street yard, particularly not on what is commonly referred to as the front lawn (yard). Limitation on Amount of Paved Surface. It shall be unlawful for any person to pave with asphalt, cement or any other impervious surface on portions of the front or side street yard, particularly on what is commonly referred to as the front lawn (yard), in excess of the minimum driveway requirements as specified in Section 17.48.060(E) for providing primary access to the required number of parking spaces as specified in Section 17.48.040. "Paved" means covered by concrete, asphalt, brick, pavers, or a similar material as approved by the Director.

4.16.010.A.6-Public Nuisance-Vehicle Parking

Vehicle Parking. 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**

17.48.030.K.1 General regulations.(Vehicle parking)

4.16.010.A.6-Public Nuisance-Vehicle Parking

**Corrective Action**

RV's and trailers and motor vehicles may only be parked behind the front line of the house, on a paved surface, and screened from view. "Paved" means covered by concrete, asphalt, brick, pavers, or a similar material as approved by the Director.

Parking is only permitted on a paved surface. "Paved" means covered by concrete, asphalt, brick, pavers, or a similar material as approved by the Director. Remove the vehicle parked in the landscape area.

**COMPLIANCE DATE: July 4, 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 20, 2023 , I caused to be served the within document:

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

**13221 CUANDO WAY**

**DESERT HOT SPRINGS, CALIFORNIA 92240**

**APN 642184023**

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 20, 2023.



Tyler Messer  
Code Compliance Officer

**SERVICE LIST**

**NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT 13221 CUANDO WAY DESERT HOT SPRINGS,  
CALIFORNIA 92240  
PARCEL # 642184023**

**FRANCISCO MERCADO  
11549 SKY POINTE DR  
DESERT HOT SPRINGS , CA. 92240**

Occupant                      13221 Cuando Way                      Desert Hot Springs,                      CA.                      92240



