



COURTESY NOTICE OF VIOLATION

Date Issued: June 27, 2023

APN: 641251020

Case Number: CODE-23-1080

Subject Property: 13721 PALM DR DESERT HOT SPRINGS, CA 92240

Parcel Owner: DG STRATEGIC II
Mailing Address: 100 MISSION RIDGE
GOODLETTSVILLE, TN 37072

Code Compliance Officer: Tiyler Messer Email: 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.
17.56.080.A - Maintenance of landscaping	Maintenance of approved landscaping shall consist of regular watering, mowing, pruning, fertilizing, clearing of debris and weeds, the removal and replacement of dead plants, and the repair and replacement of irrigation systems and integrated architectural features
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

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

Corrective Action

Remove and properly dispose of the accumulated trash, litter, and debris from all exterior areas of the property.

Keep property clean and free of accumulated trash and debris.

Remove and replace dead/dying plants in parking lot planter boxes. Irrigate landscape plants regularly to prevent from dying

Clear all trash, litter, and debris from all landscaped and parking lot areas.

17.56.080.A - Maintenance of landscaping

All landscape areas must remain in compliance with the approved landscape plan submitted to the City of Desert Hot Springs. Install all missing/removed vegetation so it is in compliance with the approved landscape plan.

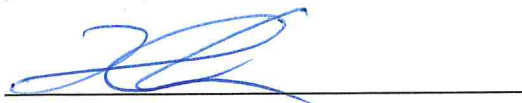
4.16.010.A.5-Public Nuisance- Fire Hazard

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

13721 PALM DR

DESERT HOT SPRINGS, CALIFORNIA 92240

APN 641251020

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 13721 PALM DR DESERT HOT SPRINGS,
CALIFORNIA 92240
PARCEL # 641251020

DG STRATEGIC II
100 MISSION RIDGE
GOODLETTSVILLE , TN. 37072

Dollar General (Manager)	13721 Palm Dr.	Desert Hot Springs ,	CA.	92240
Michael Decker	mdecker@dollargenera l.com			

