



**COURTESY NOTICE OF VIOLATION**

Date Issued: July 18, 2023

APN: 641235015

Case Number: CODE-23-1207

Subject Property: 13835 CACTUS DR DESERT HOT SPRINGS, CA 92240

Parcel Owner: DAVID EARL JACOBS  
Mailing Address: 441 S CALLE ENCILLIA STE 1  
PALM SPRINGS , CA 92262

Code Compliance Officer: Tiyler 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 (§):

<b>Violation Code/Description</b>	<b>Section</b>
4.16.010.A.17-Public Nuisance- Illegal, Nonconforming Building or Structure	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 upon any such premises or property any building or structure, or any part thereof, which has been constructed or is maintained in violation of any applicable state or local law or regulation relating to the condition, use or maintenance of such building or structure.
4.16.010.A.3-Public Nuisance-Weeds	It is unlawful and it shall be a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises or property in the City to maintain such premises or property in a manner that has resulted in overgrown weeds to be present on any front and visible side yards and sidewalks.
4.16.010.A.1.a - Public Nuisance- Abandoned equipment, machinery, or house items	The following shall be designated as unlawful acts and public nuisances: Attractive Nuisances. It is unlawful and it shall be a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises or property in the City to maintain on any such premises or property any condition that constitutes an attractive nuisance including, but not limited to, the following: Abandoned, damaged or broken equipment, machinery or household items;
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.
4.16.010.A.2-Public Nuisance- Landscaping	It is unlawful and it shall be 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 front and visible side yards without acceptable landscaping, except for improved surfaces such as walks and driveways. Acceptable landscaping shall include any groundcover, decorative rock, redwood bark, lawn and/or other material as determined to be acceptable or required by the City's Community Development Director or his or her designee.

**Corrective Actions Required:**

**Violation Code/Description**

**Corrective Action**

4.16.010.A.17-Public Nuisance- Illegal, Nonconforming Building or Structure

Obtain a building permit for the illegally constructed fencing at the rear of the property used to overtake the rear easement.

4.16.010.A.3-Public Nuisance-Weeds

Cut away and remove all weed growth at the front of the property.

4.16.010.A.1.a - Public Nuisance- Abandoned equipment, machinery, or house items

Remove all furniture, equipment, household items, and construction material being stored on the exterior of the property and do not store outside.

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

Remove and properly dispose of all junk, trash, and discarded items on the property.

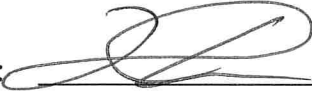
4.16.010.A.2-Public Nuisance- Landscaping

The front of the property does not have sufficient acceptable ground coverage material. Acceptable landscaping shall include any groundcover, decorative rock, decomposed granite, lawn and/or other material as determined to be acceptable or required by the City's Community Development Director or his or her designee. Install sufficient ground coverage material to fully cover all unpaved areas of the property.

**COMPLIANCE DATE: July 31, 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: Tyler 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 July 18, 2023 , I caused to be served the within document:

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

***13835 CACTUS DR***

***DESERT HOT SPRINGS, CALIFORNIA 92240***

**APN 641235015**

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 July 18, 2023.



Tyler Messer  
Code Compliance Officer

## SERVICE LIST

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CALIFORNIA 92240  
PARCEL # 641235015

DAVID EARL JACOBS  
441 S CALLE ENCILLIA STE 1  
PALM SPRINGS , CA. 92262

Occupant                      13835 Cactus Dr.                      Desert Hot Springs,                      CA.                      92240



