

# 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: July 12, 2023

APN: 663352010

Case Number: CODE-23-1182

Subject Property: 65840 IRONWOOD DR DESERT HOT SPRINGS, CA 92240

Parcel Owner: JUAN CARLOS OROS LUCAS  
Mailing Address: 65840 IRONWOOD DR  
DESERT HOT SPRINGS, CA 92240

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 (§):

Violation Code/Description	Section
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.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.
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**

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

4.16.010.A.6-Public Nuisance-Vehicle Parking

4.16.010.A.2-Public Nuisance- Landscaping

**Corrective Action**

Remove all construction material from the exterior of the property and do not store outside.

Vehicle 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 all vehicles parked on a surface that is not paved.

The front of the property is void of acceptable ground converge 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 acceptable ground coverage material in all unpaved areas of the property.

**COMPLIANCE DATE: July 26, 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 July 12, 2023 , I caused to be served the within document:

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

***65840 IRONWOOD DR***

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

**APN 663352010**

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

- (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 12, 2023.



\_\_\_\_\_  
Tyler Messer  
Code Compliance Officer

## SERVICE LIST

NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT 65840 IRONWOOD DR DESERT HOT SPRINGS,  
CALIFORNIA 92240  
PARCEL # 663352010

JUAN CARLOS OROS LUCAS  
65840 IRONWOOD DR  
DESERT HOT SPRINGS , CA. 92240

Occupant                      65840 Ironwood Dr.                      Desert Hot Springs,                      CA.                      92240



