



**COURTESY NOTICE OF VIOLATION**

Date Issued: July 6, 2023

APN: 641021035

Case Number: CODE-23-1137

Subject Property: 66124 ACOMA AVE DESERT HOT SPRINGS, CA 92240

Parcel Owner: MICHAEL SHABTAI  
Mailing Address: 23185 PARK BLANCO  
CALABASAS, CA 91302

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.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.
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.

**Corrective Actions Required:**

**Violation Code/Description**

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

4.16.010.A.2-Public Nuisance- Landscaping

4.16.010.A.3-Public Nuisance-Weeds

**Corrective Action**

Remove all junk, trash, discarded items, and furniture from the exterior of the property and do not store outside.

The front of the property is void of 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 acceptable ground coverage material in all unpaved areas of the property and maintain all landscaping so it is free of weed growth.

Cut away and remove all weed growth from the front of the property and maintain all landscaping so it is free of weed growth.

**COMPLIANCE DATE: July 20, 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 6, 2023 , I caused to be served the within document:

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

***66124 ACOMA AVE***

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

**APN 641021035**

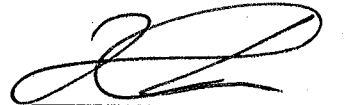
On the parties in this action by placing a true copy thereof in a sealed envelope, each envelope addressed as follows:

**(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 6, 2023.



Tiylar Messer  
Code Compliance Officer

**SERVICE LIST**

**NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT 66124 ACOMA AVE DESERT HOT SPRINGS,  
CALIFORNIA 92240  
PARCEL # 641021035**

**MICHAEL SHABTAI  
23185 PARK BLANCO  
CALABASAS , CA. 91302**

SHABTAI, MICHAEL      720 N ORANGE      LOS ANGELES,      CA.      90046  
                                 GROVE AVE



