

FINAL NOTICE OF VIOLATION

Date Issued: June 27, 2023

APN: 641051044

Case Number: CODE-23-795

Subject Property: 66282 CAHUILLA AVE DESERT HOT SPRINGS, CA 92240

Parcel Owner: NEW FORTUNE VC
Mailing Address: BOX 3507
 VICTORVILLE , CA 92393

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
8.40.030.A -Inspection, registration and fees. Registration required (Abandoned Vacant Building)	<p>Registration Required. An owner of a vacant building must register his or her property with the City within 10 days of the building becoming vacant or deemed vacant by the City. If any building shows evidence of vacancy, it shall be deemed vacant and abandoned.</p>
8.40.030.E -Abandoned Property-Registration	<p>Out-of-Area Owner or Trustee/Beneficiary. An out-of-area owner, beneficiary, or trustee shall retain a property management company, which shall inspect the property as required by this chapter to determine whether the abandoned or distressed property is in compliance with the requirements of this chapter. The property management company shall maintain a business license with the City.</p>
8.40.040.B.6 -Abandoned Property Minimum Standards	<p>Minimum standards. Properties subject to this chapter shall be maintained as follows: Landscaping shall be maintained and kept free of weeds, dry brush, dead vegetation, and excessive foliage growth.</p>
8.40.060.A- Abandoned Property-Signage	<p>Any abandoned property shall be posted with the name and 24-hour contact phone number of the owner or trustee/beneficiary or a property management company that must be retained by an out-of-area owner or beneficiary/trustee. The posting shall be no less than 18 inches by 24 inches and shall be of a font that is legible from a distance of 45 feet and shall contain along with the name and 24-hour contact number the words "THIS PROPERTY MANAGED BY" and "TO REPORT PROBLEMS OR CONCERNS CALL." The posting shall be placed on the interior of a window facing the street to the front of the abandoned property so it is visible from the street or secured to the exterior of the building/structure facing the street to the front of the property so it is visible from the street; if no such area exists, on a stake of sufficient size to support the posting in a location that is visible from the street to the front of the property but not readily accessible to vandals. Exterior posting must be constructed of and printed with weather resistant materials.</p>
4.16.010.A.8-Public Nuisance-Maintenance of Private Walkways/ Driveways/Other Improved Surfaces	<p>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 permit on such premises or property any walkway, driveway or other improved surface in a manner that results in the disrepair of such surfaces or creates unsafe conditions.</p>
4.16.010.A.19.a-Public Nuisance- Deteriorated Walls/Fences/ Stucco	<p>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 any improvement including, but not limited to, buildings, garages, carports, wooden fences, block walls, roofs or gutters in which the condition of the patio, stucco, siding or other exterior coating has become so deteriorated as to permit decay, excessive checking, cracking or warping so as to render the improvement or property unsightly and in a state of disrepair;</p>
4.16.010.A.19.b-Public Nuisance- Visual Blight- Cracked/Broken Windows/Roofs	<p>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</p>

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 any improvement with cracked or broken windows, roofs in disrepair, damaged porches or broken steps.

Corrective Actions Required:

Violation Code/Description

8.40.030.A -Inspection, registration and fees. Registration required (Abandoned Vacant Building)

8.40.030.E -Abandoned Property-Registration

8.40.040.B.6 -Abandoned Property Minimum Standards

8.40.060.A- Abandoned Property-Signage

4.16.010.A.8-Public Nuisance-Maintenance of Private Walkways/ Driveways/Other Improved Surfaces

4.16.010.A.19.a-Public Nuisance- Deteriorated Walls/Fences/ Stucco

4.16.010.A.19.b-Public Nuisance- Visual Blight- Cracked/Broken Windows/Roofs

Corrective Action

Register this property as a vacant building with the City of Desert Hot Springs within 10 days.

Retain a property management company for this vacant property. The property manager must inspect the property weekly and correct any violations within 72 hours.

Remove all overgrown/dead vegetation and weed growth from this vacant property.

Install the required vacant property signage. The posting shall be no less than 18 inches by 24 inches and shall be of a font that is legible from a distance of 45 feet and shall contain along with the name and 24-hour contact number the words "THIS PROPERTY MANAGED BY" and "TO REPORT PROBLEMS OR CONCERNS CALL."

Repair or replace the dilapidated driveway.

Repair, replace, and/or paint sections of stucco and fascia board that is damaged, dilapidated, or unpainted.

Paint the exterior of the home where the stucco has been repaired.

Repair or replace all broken windows at this property.

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:

FINAL NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT

66282 CAHUILLA AVE

DESERT HOT SPRINGS, CALIFORNIA 92240

APN 641051044

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.



Tyler Messer
Code Compliance Officer

SERVICE LIST

NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT 66282 CAHUILLA AVE DESERT HOT SPRINGS, CALIFORNIA 92240
PARCEL # 641051044

NEW FORTUNE VC
BOX 3507
VICTORVILLE , CA. 92393

Jose & Veronica Cisneros 21933 Nisqually Rd. Apple Valley , CA. 92308





