



COURTESY NOTICE OF VIOLATION

Date Issued: July 27, 2023

APN: 642202013

Case Number: CODE-23-1298

Subject Property: 67780 ARENA BLANCA RD DESERT HOT SPRINGS, CA 92240

Parcel Owner: KAY W. GAZZARD
Mailing Address: 21901 BARBADOS
MISSION VIEJO , CA 92692

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.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.
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.

Corrective Actions Required:

Violation Code/Description

Corrective Action

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

Remove all construction material, equipment, household items, and all other miscellaneous construction material from the exterior of the property.

4.16.010.A.2-Public Nuisance- Landscaping

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.

4.16.010.A.3-Public Nuisance-Weeds

Cut away and remove all weed growth on the property.

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

REMOVE THE TEMPORARY CHAIN LINK FENCING OR OBTAIN A BUILDING PERMIT FOR THE CHAIN LINK FENCING.

Obtain a building permit for the illegal patio enclosure, or obtain a demolition permit for the patio enclosure.

If the new addition to the building does not meet the City's set back requirements, you must merge the two parcels together.

COMPLIANCE DATE: August 10, 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 27, 2023 , I caused to be served the within document:

COURTESY NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT

67780 ARENA BLANCA RD

DESERT HOT SPRINGS, CALIFORNIA 92240

APN 642202013

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 27, 2023.



Tyler Messer
Code Compliance Officer

SERVICE LIST

NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT 67780 ARENA BLANCA RD DESERT HOT
SPRINGS, CALIFORNIA 92240

PARCEL # 642202013

KAY W. GAZZARD
21901 BARBADOS
MISSION VIEJO , CA. 92692

MNM VENTURE CAPITAL LLC	7873 E VIEWRIM DR	ANAHEIM,	CA.	92808
Management/Occupant	67780 Arena Blanca Rd.	Desert Hot Springs,	CA.	92240

