



**COURTESY NOTICE OF VIOLATION**

Date Issued: June 29, 2023

APN: 644143015

Case Number: CODE-23-1092

Subject Property: 68240 CALLE AZTECA DESERT HOT SPRINGS, CA 92240

Parcel Owner: REOMJB  
Mailing Address: 4850 DEL MAR MESA RD  
SAN DIEGO , CA 92130

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**

6.02.020 Roosters prohibited within City.

It is unlawful for any person to keep or cause to be kept or to have in his or her possession or under his or her custody or control within the City limits, any rooster(s). (Ord. 702 12-3-19)

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

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 fail to maintain in good condition any parking lot striping and handicapped markings on such premises or property.

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

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;

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.

It is unlawful and it shall be a public nuisance for any person to maintain any premises or property within the City in a manner that presents an imminent safety hazard and/or which creates a present and immediate danger to life, property, health or public safety.

4.16.010.A.23-Public Nuisance- Safety Hazard

**Corrective Actions Required:**

**Violation Code/Description**

- 6.02.020 Roosters prohibited within City.
- 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.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.e-Public Nuisance- Visual Blight- Junk/refuse/garbage visible
- 4.16.010.A.23-Public Nuisance- Safety Hazard

**Corrective Action**

- Roosters are prohibited in the City of Desert Hot Springs. Remove all roosters from the property. Roosters found in custody of a residential property are subject to a \$1,000.00 citation.
- Remove all tires, auto parts, construction material, construction block, furniture, household items, and wood 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.
- Repair or replace all portions of the driveway that have become dilapidated or are in disrepair.
- Repair or replace all dilapidated portions of the wood fencing at the front of the property.
- Remove and properly dispose of all junk, trash, debris, and discarded items from the exterior of the property.
- Install appropriate address numbering so the property is easily identifiable to emergency personal.

**COMPLIANCE DATE: July 13, 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:**



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**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 29, 2023, I caused to be served the within document:

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

*68240 CALLE AZTECA*

*DESERT HOT SPRINGS, CALIFORNIA 92240*

**APN 644143015**

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

X

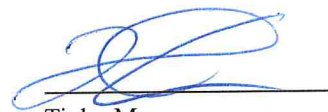
**(By First-Class Mail)** I enclosed the document(s) in a sealed envelope or package addressed to the persons at the addresses listed in the Service List and placed the envelope for collection and mailing, following our ordinary business practices. I am readily familiar with City of Desert Hot Springs 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.

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**(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 29, 2023.



Tiylar Messer  
Code Compliance Officer

**SERVICE LIST**

**NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT 68240 CALLE AZTECA DESERT HOT SPRINGS,  
CALIFORNIA 92240  
PARCEL # 644143015**

**REOMJB  
4850 DEL MAR MESA RD  
SAN DIEGO , CA. 92130**

Occupant                      68240 Calle Azteca                      Desert Hot Springs,                      CA.                      92240

