

CITY OF PALM SPRINGS

ACCOUNTS RECEIVABLE

P O BOX 2743

3200 E TAHQUITZ CANYON WAY

PALM SPRINGS, CA 92263

PHONE: 760-323-8230x

FAX: 760-322-8344x

INVOICE

PAGE 1 OF 1

G007000091

INVOICE DATE May 03, 2016
 DUE DATE Jun 02, 2016
 TERMS NET 30

CUSTOMER NO: NCOLAU

SERVICE NUISANCE ABATEMENT

CUSTOMER PHONE
 CUSTOMER PO

AUDREY COLEMAN
 2299 N INDIAN CANYON DR # 29
 PALM SPRINGS, CA 92262-3023

SERVICE ADDRESS
 AUDREY COLEMAN
 4388 E MESQUITE AVE
 PALM SPRINGS, CA 92264

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL	TAX
-------------	----------	------------	-------	-----

FILE NUMBER: CE151265

APN: 680-151-046

PROPERTY ADDRESS: 4388 E MESQUITE

DATE COMPLETED: APRIL 15, 2016

NUISANCE ABATEMENT -ADMINISTRATIV

STAFF HOURS @ \$101.00 PER HOUR

CITY ATTORNEY FEES

001-34381

CONTRACTOR COSTS

001-34380

3.00	101.00	303.00	N
1.00	3,183.10	3,183.10	N
1.00	4,100.00	4,100.00	N

**LATE CHARGES MAY BE ASSESSED IF BALANCE
 IS OVER 30 DAYS PAST DUE.**

**\$10.00 PER MONTH CHARGE IF \$300.00 OR LESS
 20% PER MONTH CHARGE IF OVER \$300.00**

TOTAL CHARGES:	7,586.10
TOTAL TAX:	0.00
TOTAL INVOICE:	7,586.10
PAYMENTS:	0.00
ADJUSTMENTS:	0.00
TOTAL DUE:	7,586.10

NOTICE OF VIOLATION

CITY OF PALM SPRINGS

Department of Building & Safety

3200 East Tahquitz Canyon Way, PO Box 2743, Palm Springs CA 92263

Date of Issuance: 1/7/2016

Case No.: CE151265

To: Audrey Coleman
4388 E Mesquite Dr
Palm Springs, CA 92264

In accordance with Chapter 11.72 of the Palm Springs Municipal Code (PSMC), you are hereby notified that a Municipal Code Violation defined as a Public Nuisance has been determined to exist on the property described below. You are specifically responsible to ensure that this violation is corrected in compliance of the Notice. Your failure to do so may result in the assessment of certain costs and expenses against you as described below.

The public nuisance which is the subject of this notice exists on the following property:

Street Address: 4388 E Mesquite Ave
Legal Description: POR LOT 78 MB 040/034 SUNNY DUNES TR 3
APN: 680-151-046

A description of the Violation(s) and the relevant code section(s) is as follows:
1. GARAGE CONVERSION INTO ROOM WITHOUT PERMITS
2. POLLUTED SWIMMING POOL

3. ELECTRICAL NOT WORKING PROPERLY THROUGHOUT THE PROPERTY
4. REFUSE AND WASTE, TRASH AND DEBRIS THROUGHOUT INTERIOR AND EXTERIOR OF THE HOUSE
5. BROKEN WINDOW IN ONE OF THE BEDROOMS IN FRONT OF HOUSE
6. PLUMBING IS BACKED UP

Code	Description
California Building Code Chapter 1, Section 105.1	(Adopted as the City's Building Code pursuant to PSMC 8.04.010) Permits required.
Health & Safety Code 17920	Substandard Building.
PSMC 11.72.050	Polluted water in any swimming pool, pond, or other body of water constitutes a public nuisance.
PSMC 11.72.090	Any violation of the Palm Springs building code (Title 8 of this code) as amended is a public nuisance.
Zoning Code Section 93.19.00	Property maintenance required.
Zoning Code Section.93.06.00.D.29.a	Two parking spaces in a garage or carport are required for single-family homes.

Property so maintained is in violation of the City municipal code and constitutes a Public Nuisance. This condition must be corrected by 1/21/2016 in the following manner:

PLEASE EITHER CONVERT THE GARAGE BACK TO ORIGINAL USE OR SUBMIT AN APPLICATION, PLANS, AND FEES WITH THE BUILDING DEPARTMENT TO CONVERT GARAGE TO HABITABLE SPACE.

PLEASE DRAIN THE SWIMMING POOL. A PERMIT WILL BE NEEDED TO DRAIN THE SWIMMING POOL. PERMIT CAN OBTAINED WITH THE BUILDING DEPARTMENT.

A LICENSED ELECTRICIAN WILL NEED TO PULL A PERMIT FOR THE ELECTRICAL PANEL UPGRADE AND SHALL SUBMIT DOCUMENTATION OF THE INSPECTION. BATTERY POWER SMOKE ALARMS SHALL BE INSTALLED INSIDE AND OUTSIDE EACH BEDROOM AND A CARBON MONOXIDE SMOKE ALARM COMBINATION SHALL BE INSTALLED.

PLEASE REMOVE ALL REFUSE AND WASTE, TRASH AND DEBRIS THROUGHOUT THE INTERIOR AND EXTERIOR OF THE PROPERTY AND DISPOSE OF PROPERLY.

PLEASE REPAIR THE BROKEN WINDOW IN THE BEDROOM IN FRONT OF THE HOUSE.

PLEASE FIX THE PLUMBING THROUGHOUT THE HOUSE.

PLEASE MAINTAIN PROPERTY.

Should the violation not be corrected within the time period specified in this Notice, the violation may be abated by the City through further administrative proceedings, including but not limited to, added inspections and directions to remediate the violation, administrative citations, judicial process or by entry upon the property by City employees or contractors for purposes of effecting those actions necessary to correct the violation. If such further action by the City is necessary, you will be charged a fee equal to the actual costs incurred by the City in obtaining compliance with the Notice, including, but not limited to, subsequent inspection costs, staff time, overhead and legal expenses including

attorney's fees. Current fees for the City costs are as follows:

Administrative citations can be issued if violations are not corrected the first administrative citation is \$100 per violation, the second is \$250 per violation, and the third citation in a twelve month period is \$500 per violation. As the owner of the property at issue or as the individual or entity responsible for the violation, you are individually responsible for correcting the violation.

General staff and inspection time @ \$101.00/hr. City attorney time @ \$200.00/hr.

In accordance with Chapter 11.72 of the Palm Springs Municipal Code, an appeal to the Palm Springs Administrative Appeals Boards or Board of Appeals, as provided by City code, in writing, may be filed regarding this Notice. Any such appeal shall be filed with the City Clerk within ten (10) days from the date this Notice was issued, along with applicable filing fees as determined in the comprehensive fee schedule. Absent a contrary determination incident to an appeal, the responsible party remains obligated to comply with this Notice of Violation of Nuisance. Questions should be directed to the undersigned. Thank you for your cooperation.

David Recio
Code Compliance Officer
(760) 322-8364 x.8728 David.Recio@palmspringsca.gov
City of Palm Springs