

CODE ENFORCEMENT CASE CLOSURE NOTIFICATION

1-10-2024

NHUNG TRINH
12251 JANET ST.
GARDEN GROVE, CA 92840

Subject Property: 12251 Janet St. Garden Grove, CA.

This letter is to inform you that your property was reported for having the following violation(s):

-Unpermitted structure in the front yard.

You have provided evidence and/or completed the necessary work to clear the property of the above referenced violation. During the initial investigation of your property, we noted that there may be other items of noncompliance, which include the following:

-Unpermitted structure(s) in the rear.

The noted noncompliance item(s) are based on the City of Garden Grove's Municipal Code. The extent of the noncompliant item(s) has/have not yet been confirmed and could negatively impact your life & safety, property value, and/or the sale or rental of your property. The above item(s) can also affect future development of your property and insurance claims for damages, and delay either of those processes. Please be advised the above items may constitute code violations.

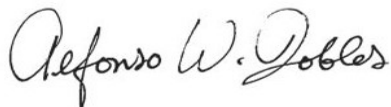
It is the responsibility of the property owner or authorized agent to verify if any improvements have been made to the interior or exterior of the property and if there are approved permits for any work completed. The property owner assumes all liability arising from any noncompliant work on the property. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or

to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the City's code, or to cause any such work to be performed, shall first make an application to the building official and obtain the required permit. (GGMC Chap. 18.04) (CBC 105.1).

Information pertaining to building or construction permits can be found on the City's Website:

<https://ggcity.org/building-and-safety>

The City of Garden Grove is still concerned about the condition(s) of your property and is here to assist you with your property. Confirmation and/or correction of any of the above noted item(s) is your responsibility and the Code Enforcement Division will not follow up after providing you this notification, unless another request is made pertaining to your property. If you have any questions, the Code Enforcement Division is here to assist you.

A handwritten signature in black ink that reads "Alfonso W. Robles". The signature is written in a cursive style with a large initial 'A'.

Alfonso Robles
Code Enforcement Officer