

# **Attachment A**

**Vicinity Map**

**VA No. 11-139**

**November 2, 2011**

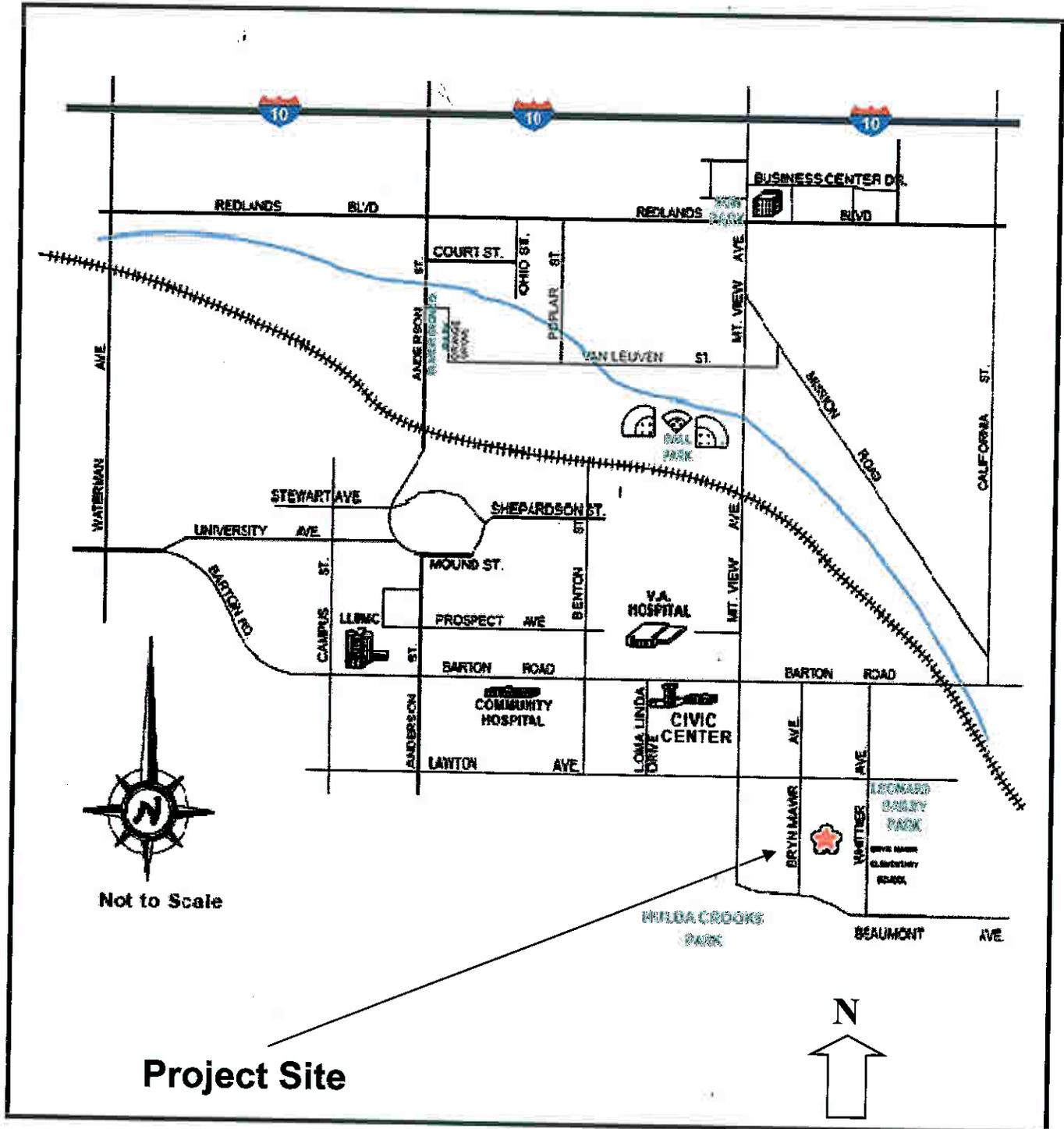


# City of Loma Linda

Community Development Department

25541 Barton Road, Loma Linda, CA 92354

(909) 799-2830; Fax (909) 799-2894



Vicinity Map

VA No. 11-139

# **Attachment B**

**Project Plans**

**VA No. 11-139**

**November 2, 2011**

**Conny Tirtaman**  
11782 Kelsey Ct. Loma Linda Ca.

**Scope of Project:**

**Enclosure**

4" DX enclosure system with 4" LRP canopy system

Manufacturer: Metals USA

Exterior Color: White

Material: Aluminum

- this is an enclosure around a therapy pool

**French Drain**

French drain to be installed behind existing concrete to insure proper drainage  
(see detail)

**CALIFORNIA**  
*Home Remodeling Specialists*  
370 Orange Show Lane  
San Bernardino, CA 92408  
Office (888) 528-1133  
Lic. #941820

# ARCHITECTURAL REQUEST FORM

## Submission of Plans to Architectural Control Committee (ACC)

Name Conny Tirtaman

Address 11782 Kelsey ct.

City/State/Zip Loma Linda, Ca. 92354

Phone(s) H: (909) 810-9548 W: (909) 810-9548

Date Submitted \_\_\_\_\_ Date Received by ACC \_\_\_\_\_

In accordance with the Monarch Cove Homeowners Association covenants, easements, charges, and liens ("declaration") and the association's rules and regulations, I request your consent to make the following changes, alterations, renovations, additions and/or removals to my unit: ~~Patio room~~

therapy pool enclosure

*[Please attach a detailed (to scale) drawing or blueprint of your plan(s) and a copy of your community plat in duplicate.]*

Is this an amendment to a previous request? no If yes, approximate date of previous request: none I understand that under the declaration and the rules and regulations, the committee will act on this request and provide me with a written response of their decision. I further understand and agree to the following provisions:

1. No work or commitment of work will be made by me until I have received written approval from the association.
2. All work will be done at my expense and all future upkeep will remain at my expense.
3. All work will be done expeditiously once commenced and will be done in a good workman-like manner by myself or a contractor.
4. All work will be performed at a time and in a manner to minimize interference and inconvenience to other unit owners.
5. I assume all liability and will be responsible for all damage and/or injury which may result from performance of this work.
6. I will be responsible for the conduct of all persons, agents, contractors, and employees who are connected with this work.
7. I will be responsible for complying with, and will comply with, all applicable federal, state, and local laws; codes; regulations; and requirements in connection with this work, and I will obtain any necessary governmental permits and approvals for the work. I understand and agree that the Monarch Cove Homeowners Association, its board of directors, its agent and the committee have no responsibility with respect to such compliance and that the board of directors' or its designated committee's approval of this request shall not be understood as the making of any representation or warranty that the plans, specifications, or work comply with any law, code, regulation, or governmental requirement.

# ARCHITECTURAL REQUEST FORM

8. I understand that a decision by the committee is not final and that the board of directors may reverse or modify a decision by the committee upon the written application of any owner made to the board of directors within ten (10) days after the committee makes its decision.
9. The contractor is: California Home Remodeling Specialists Lic. # 941820
10. If approved within thirty (30) days, the work would start off or about 10-3-11 and would be completed by 10-17-11.
11. Any work not started on or before 10-3-11 is not approved and later construction must be subject to re-submittal to the committee.

Signature: \_\_\_\_\_

Monarch Cove Homeowners Association

Notice of Completion

Lot \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

**Completion Date:** \_\_\_\_\_

Please return "Notice of Completion" to the following:

Monarch Cove Homeowners Association

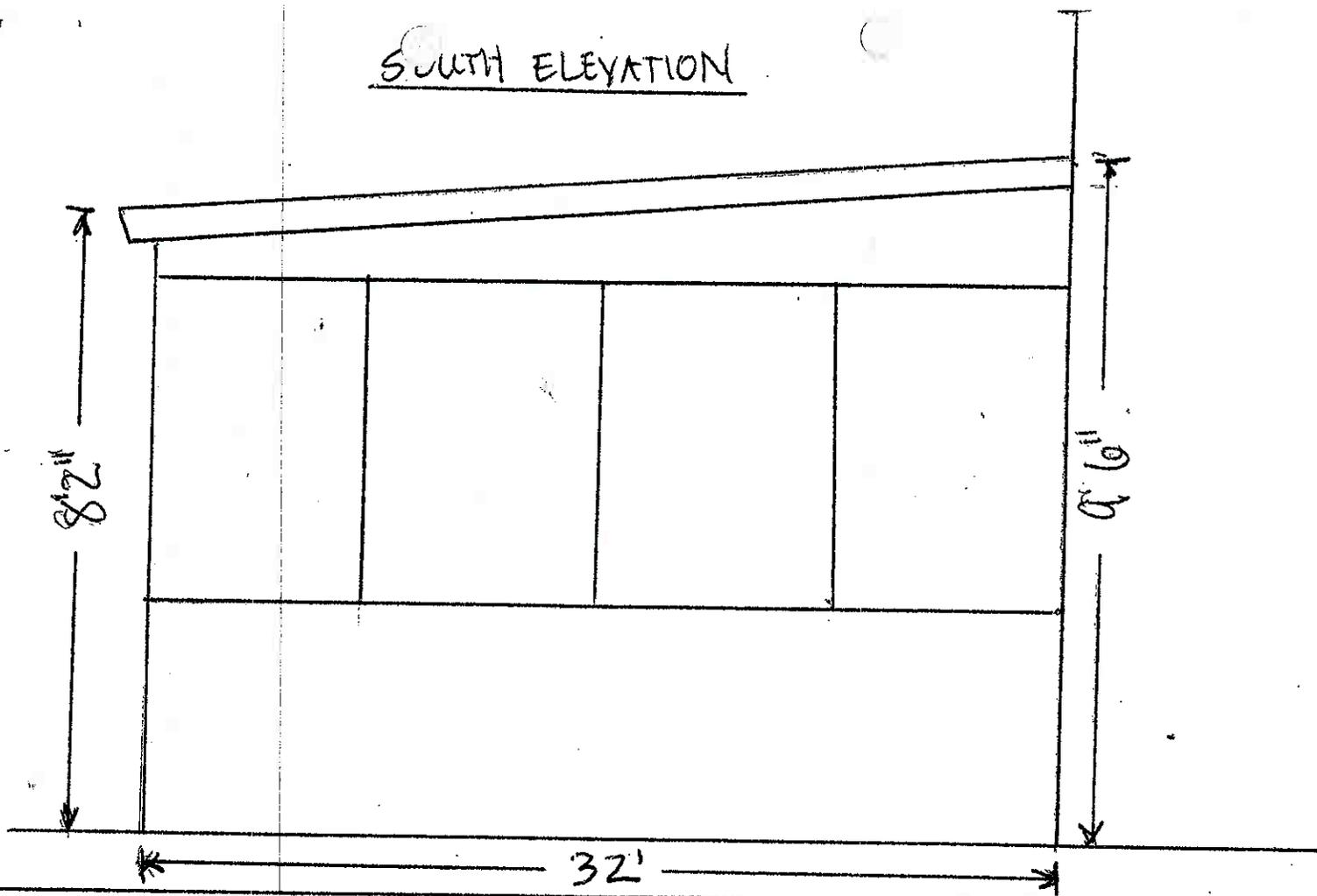
Architectural Control Committee

c/o CDS & Management, LLC

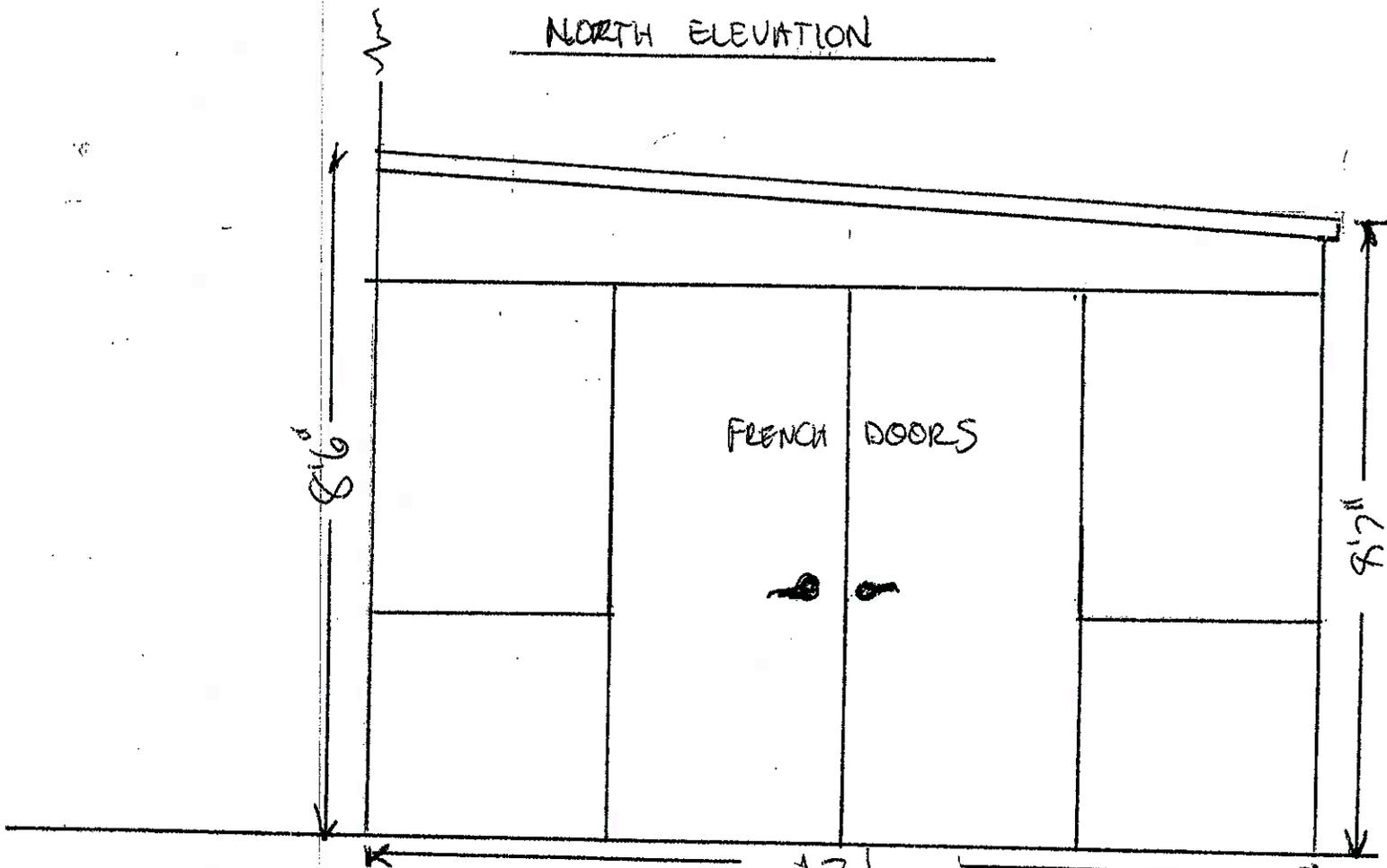
7231 Boulder Avenue, #306

Highland, CA 92346

SOUTH ELEVATION



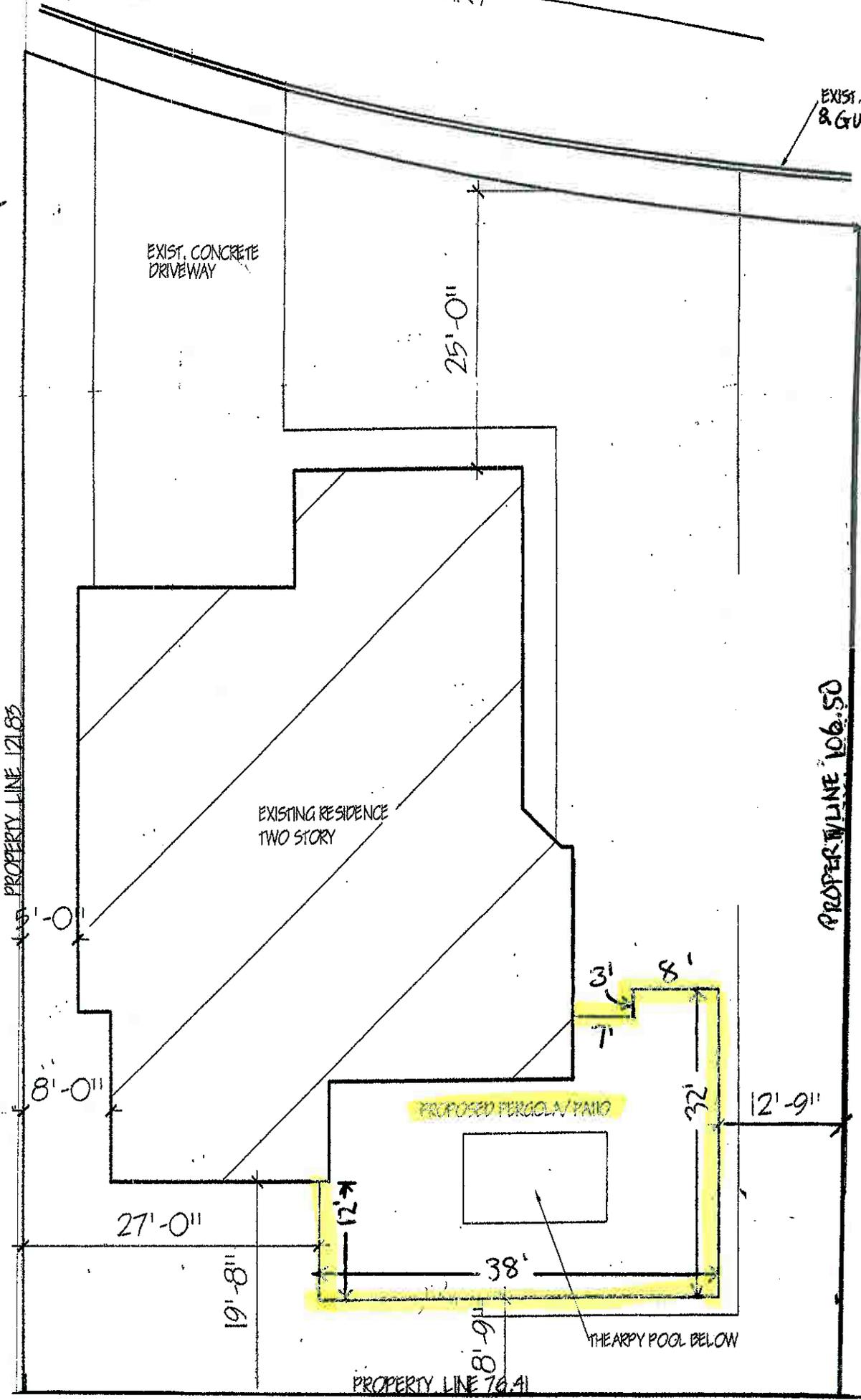
NORTH ELEVATION



CONNIE TERTAMAN  
11782 KELSEY CT  
LOMA LINDA CA  
92354

KELSEY COURT

EXIST. e  
& GUTT



KELSEY COURT

CONNIE TRITAMAN  
11782 KELSEY CT  
LOMA LINDA CA  
92354

EXISTING  
& GRU  
CURB

EXIST. CONCRETE  
DRIVEWAY

VINYL FENCE

Existing  
Drain line

36"

EXISTING RESIDENCE  
TWO STORY

PLANTER

PROPOSED PERGOLA/PATIO

ADDING FRENCH DRAIN

12"

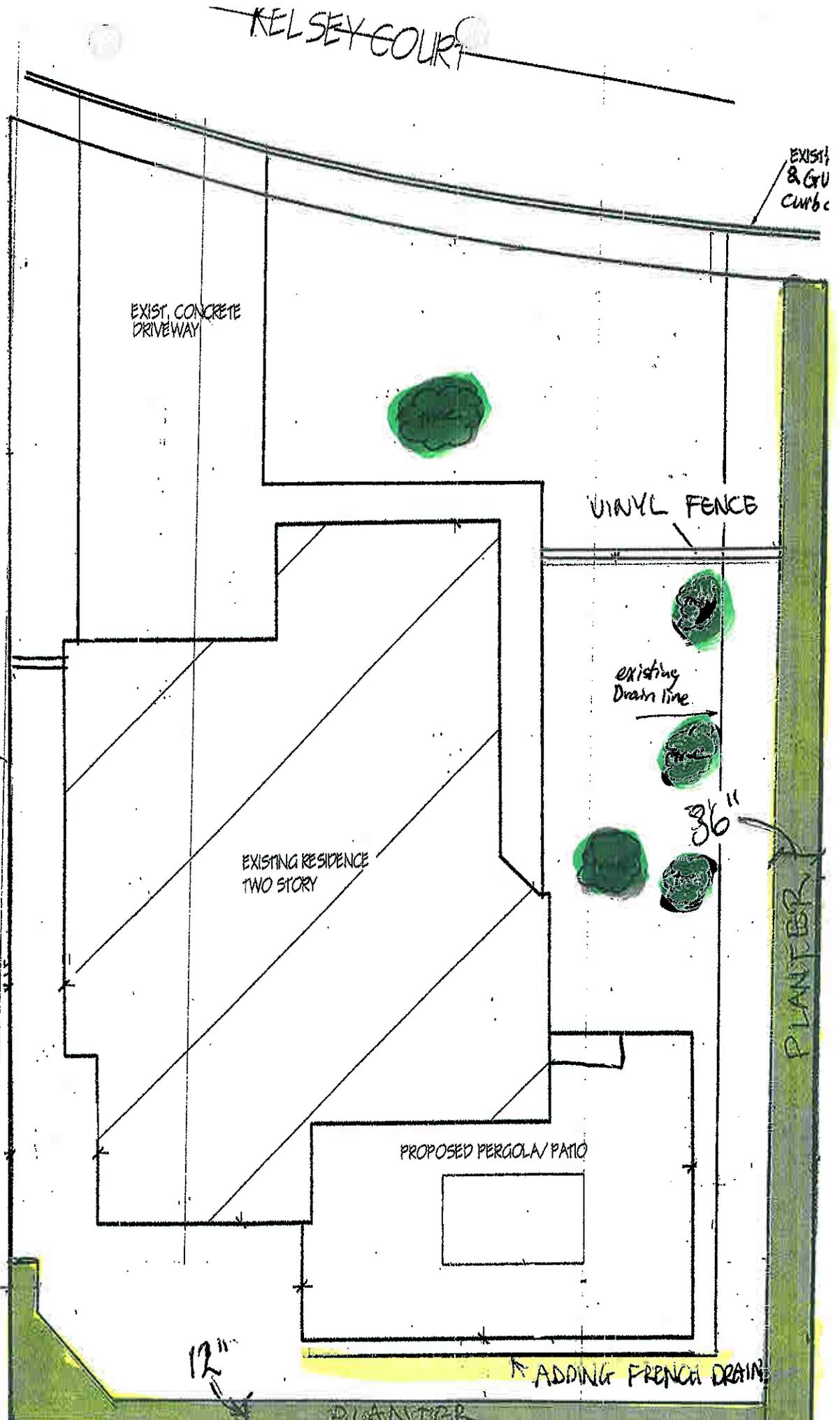
PLANTER

EXISTING  
PLANTERS

WALLS

NEW FRENCH  
DRAIN

TREES



# **Attachment C**

## **Conditions of Approval**

**VA No. 11-139**

**November 2, 2011**

**CONDITIONS OF APPROVAL  
SPA 11-139**

**COMMUNITY DEVELOPMENT DEPARTMENT**

1. Within forty-eight (48) hours of this approval of the subject project, the applicant shall deliver a payment of fifty dollars (made out to the County of San Bernardino) to enable the City to file the appropriate environmental documentation for the project. If within such forty-eight (48) hour period that applicant has not delivered to the Community Development Department the above-noted check, the statute of limitations for any interested party to challenge the environmental determination under the provisions of the California Environmental Quality Act could be significantly lengthened.

**PROJECT: SMALL PROJECT APPLICATION NO. 11-139**  
**EXPIRATION DATE: NOVEMBER 2, 2012**

2. The Owner shall indemnify, protect, defend, and hold harmless the City, and any agency or instrumentality thereof, and officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, Owner shall indemnify, protect, defend, and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against another governmental entity in which Owner's project is subject to that other governmental entity's approval and a condition of such approval is that the City indemnify and defend such governmental entity. City shall promptly notify the Owner of any claim, action, or proceeding. City shall further cooperate fully in the defense of the action. Should the City fail to either promptly notify or cooperate fully, the Owner shall not thereafter be responsible to indemnify, defend, protect, or hold harmless the City, any agency or instrumentality thereof, or any of its officers, officials, employees, or agents.
3. Construction shall be in substantial conformance with the plan(s) approved by the Community Development Director. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that exceeds 10% of the following allowable measurable design/site considerations shall require the refiling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable:
  - a. On-site circulation and parking, loading and landscaping;
  - b. Placement and/or height of walls, fences and structures;
  - c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and,
  - d. A reduction in density or intensity of a development project.
4. During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) of the Loma Linda Municipal Code and due to sensitive receptors in the surrounding

neighborhood, construction activities shall be further restricted to cease between the hours of 6:00 p.m. and 7:00 a.m.

5. All construction shall meet the requirements of the 2010 California Building Code (CBC); and the 2010 California Fire Code (CFC) and the 2006 International Fire Code (with the City of Loma Linda Amendments).

**END OF CONDITIONS**

\_\_\_\_\_  
Applicant signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner signature

\_\_\_\_\_  
Date