

**SALTON COMMUNITY SERVICES DISTRICT**

**Architectural Committee Agenda**

**1209 Van Buren Ave. Salton City, CA 92275**

[www.saltoncsd.ca.gov](http://www.saltoncsd.ca.gov)

**December 12, 2024**

**Open Session 9:30 a.m.**

**COMMITTEE MEMBERS:**

Israel Gonzales, Chairperson  
Erick Cervantes, Committee Member  
Lizabeth Flowers, Committee Member  
Cody Magee, Committee Member  
Barbara Quiroz, Committee Member

**STAFF:**

Jazmine Madrigal, Administrative Assistant

**1. CALL TO ORDER:** 9:30 A. M.

**2. ROLL CALL:**

**3. PLEDGE OF ALLEGIANCE:** Israel Gonzales, Chairperson

**4. PUBLIC COMMENTS:**

Pursuant to California Government Code Section 54954.3 members of the public may address the Board at this time on any items of public interest that are within the Board's subject matter jurisdiction. The Ralph M. Brown Act, however, prohibits the Board from taking action on any matter not appearing on the agenda. Personal attacks on individuals, slanderous comments, or comments, which may invade an individual's personal privacy, are prohibited. Those who wish to address the Board should come to the microphone. Members of the public will be given three (3) minutes to address the board on any items of public interest. Public comments will be limited to a maximum of (30) thirty minutes per meeting.

**5. CONSENT CALENDAR ITEMS:**

Consent calendar items are expected to be routine and non-controversial, to be acted upon by the Architectural Committee at one time without discussion. If any committee member requests that an item be removed from the consent calendar, it will be removed so that it may be acted upon separately.

- A. Approve the Minutes for the Architectural Committee on November 14, 2024.

**6. OLD BUSINESS:**

**Plan#3132**

Marcos 2013 Desert King Ave Salton City Ca, 92275 APN: 016-452-008-000.

**7. NEW BUSINESS:**

**Plan#3133**

Leydi Bello 2490 Shore Life Ave Salton City Ca, 92274 APN: 010-431-013.

**8. ADJOURNMENT:**

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**Jazmine Madrigal, Administrative Assistant**

Upon written request, this agenda will be made in appropriate alternative format to persons with disabilities as required by Section 202 of the American with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the Secretary of the Board at least 72 hours before the meeting. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at 1209 Van Buren St, Suite 1, Salton City, California 9227.

**SALTON COMMUNITY SERVICES DISTRICT**

**Architectural Committee Minutes**

**1209 Van Buren Ave. Salton City, CA 92275**

[www.saltoncsd.ca.gov](http://www.saltoncsd.ca.gov)

**November 14, 2024**

**Open Session 9:30 a.m.**

**COMMITTEE MEMBERS:**

Israel Gonzales, Chairperson  
Erick Cervantes, Committee Member  
Lizabeth Flowers, Committee Member  
Cody Magee, Committee Member  
Barbara Quiroz, Committee Member

**STAFF:**

Jazmine Madrigal, Administrative Assistant

**1. CALL TO ORDER:**

9:30 A. M.

**2. ROLL CALL:**

**Israel Gonzales: Present      Cody Magee: Present**  
**Erick Cervantes: Present      Barbara Quiroz: Present**  
**Lizabeth Flowers: Absent**

**3. PLEDGE OF ALLEGIANCE: Israel Gonzales, Chairperson**

**4. PUBLIC COMMENTS:**

Pursuant to California Government Code Section 54954.3 members of the public may address the Board at this time on any items of public interest that are within the Board's subject matter jurisdiction. The Ralph M. Brown Act, however, prohibits the Board from taking action on any matter not appearing on the agenda. Personal attacks on individuals, slanderous comments, or comments, which may invade an individual's personal privacy, are prohibited. Those who wish to address the Board should come to the microphone. Members of the public will be given three (3) minutes to address the board on any items of public interest. Public comments will be limited to a maximum of (30) thirty minutes per meeting.

**5. CONSENT CALENDAR ITEMS:**

Consent calendar items are expected to be routine and non-controversial, to be acted upon by the Architectural Committee at one time without discussion. If any committee member requests that an item be removed from the consent calendar, it will be removed so that it may be acted upon separately.

- A. Approve the Minutes for the Architectural Committee on October 10, 2024.**  
**Cody Magee motioned to approve minutes for October 10, 2024. Barbara Quiroz seconded the motion.**

**Roll Call:**

**Israel Gonzales: Yes                      Cody Magee: Yes**

**Erick Cervantes: Yes**  
**Lizbeth Flowers: Absent**

**Barbara Quiroz: Yes**

**6. OLD BUSINESS:**

**7. NEW BUSINESS:**

**Plan# 3131**

Jesus 2304 Harbor Dr. Salton City Ca, 92275 APN: 012-423-008

**Barbara Motioned to approve Plan# 3131 Jesus 2304 Harbor Dr. Salton City Ca, 92274 APN: 012-423-008. Erick Cervantes seconded the motion.**

**Roll Call:**

**Israel Gonzales: Yes**                      **Cody Magee: Yes**  
**Erick Cervantes: yes**                      **Barbara Quiroz: Yes**  
**Lizbeth Flowers: Absent**

**Plan# 3132**

Marcos 2013 Desert King Ave Salton City Ca, 92275 APN: 016-452-008-000

**Tabled**

**Israel motioned to table Plan# 3132 Marcos 2013 Desert king Ave Salton City Ca, 92275 APN: 016-452-008-000. Cody Magee second the motion.**

**8. ADJOURNMENT:**

Adjournment: 9:48 am

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**Jazmine Madrigal, Administrative Assistant**

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**Israel Gonzales, Chairperson**

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**Salton Community Services District**

**Architectural Committee Building Approval Form**

Plan# 3032

Chartered by Chapter 59 of 1985 Codes and Laws - state of CA  
Plans must conform to covenants, Conditions and Restrictions of tract.

Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: 10-21-24 Expiration Date: \_\_\_\_\_

**Architectural Committee Review Fees:**

Existing Building Additions:	\$50.00	Check# _____
New Construction:	\$50.00 <u>X</u>	Check# <u>Cash</u>
Sewer Capacity Fee:	\$1000.00 _____	Check# _____
Sewer Connection Fee:	\$2700.00 _____	Check# _____ (Deposit) _____

(Capacity Fee/Connection Fee Payable at time of sewer connection. Plan Approval fee and Developer fee due at time of plan submission)  
**THIS APPROVAL MEETS ALL SCSD CC&R'S, BUT MAY NOT MEET IMPERIAL COUNTY TITLE 9 LAND ORDINANCES.**

**ARCHITECTURAL PLAN REVIEW:**

Erick Cervantes: \_\_\_\_\_ Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_

Israel Gonzales: \_\_\_\_\_ Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_

Barbara Quiroz \_\_\_\_\_ Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_

Cody Magee \_\_\_\_\_ Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_

Lizabeth Flowers \_\_\_\_\_ Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_

Street Address: 2013 Desert King Ave City: Thermal

Lot# 15 Block# 06 Tract# 509 Zone: R1  
APN: 016-452-008-000 Lot Size: 15,185

**Living Area**

Dimensions: Width: 24' Length: 60' Total Square Feet: 1440

**Patios**

Dimensions: Width: \_\_\_\_\_ Length: \_\_\_\_\_ Total Square Feet: \_\_\_\_\_

**Carport or Garage**

Dimensions: Width \_\_\_\_\_ Length: \_\_\_\_\_ Total Square Feet: \_\_\_\_\_

**Room Addition**

Dimensions: Width \_\_\_\_\_ Length: \_\_\_\_\_ Total Square Feet: \_\_\_\_\_

**Mobile/Manufactured/Modular Homes Only**

Date of Manufacture: 1963 Expected Date of Delivery: \_\_\_\_\_

I, the undersigned, certify all information to be true and accurate description of my plans and intentions.

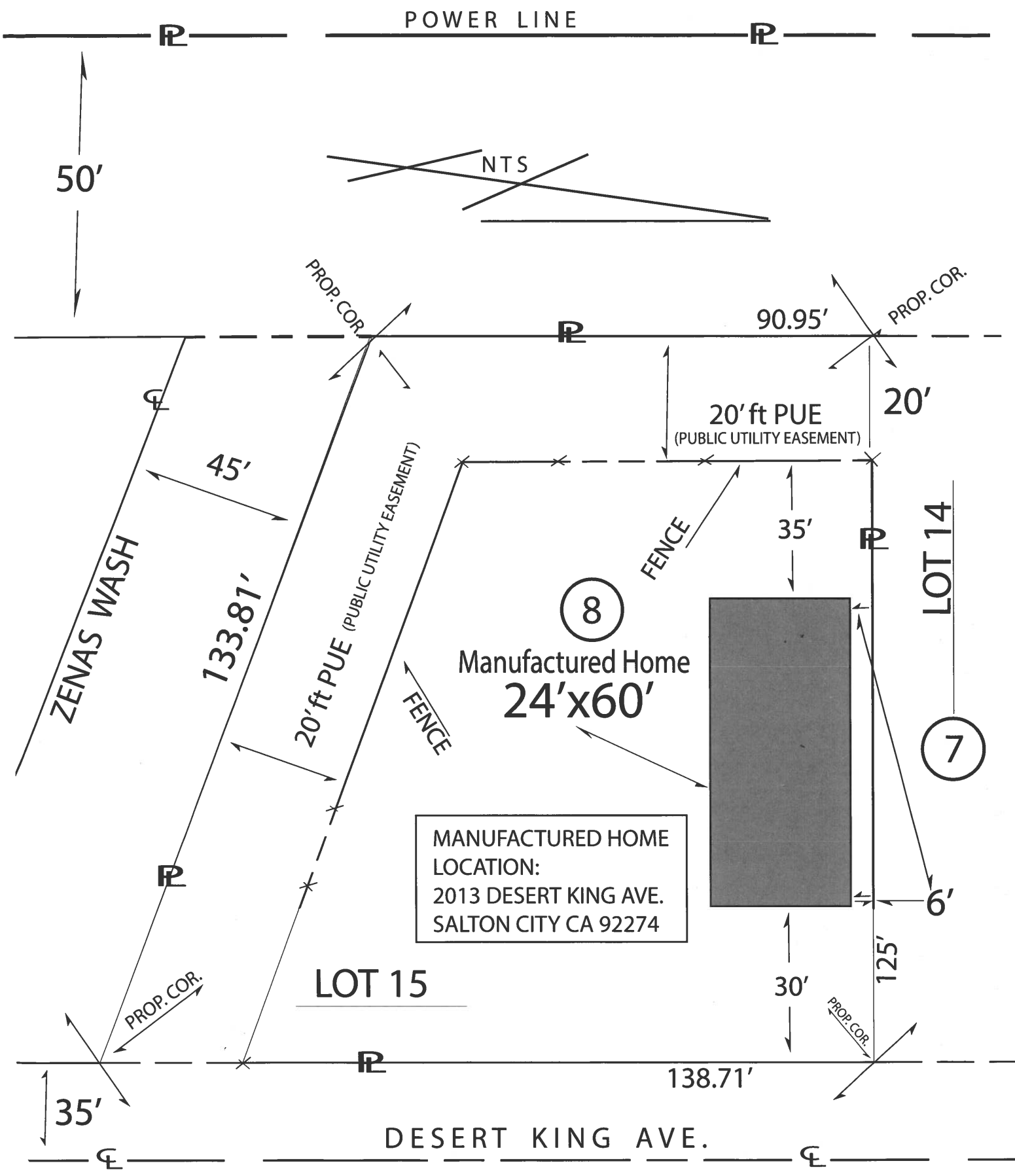
\_\_\_\_\_  
Owner's Signature

Morco Oleg  
Owner's Name (Printed)

619 581 85 02  
Daytime Phone Number

Address, City, State, Zip Code

A permit must be obtained within 2 years (24 months) from date of approval. If permit is not obtained, you will be required to re-submit for approval



MANUFACTURED HOME  
LOCATION:  
2013 DESERT KING AVE.  
SALTON CITY CA 92274

8

7

DECLARATION OF RESTRICTIONSTRACT 589

THIS DECLARATION, made this 11th day of September, 1959, by SALTON RIVIERA, INC., a California Corporation, having its principal place of business in the City of Azusa, Los Angeles County, California, hereinafter referred to as the Declarant.

WHEREAS, the Declarant is the owner of that certain Tract No. 589, Imperial County, California, as per plat thereof recorded in Book 7, Pages 1, records of said County, and

WHEREAS the Declarant is about to sell, dispose of or convey the lots in said Tract No. 589 above described, and desires to subject the same to certain protective covenants, conditions, restrictions (hereinafter referred to as "Conditions") between it and the acquirers and/or users of the lots in said Tract.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Declarant hereby certifies and declares that it has established and does hereby establish general plan for the protection, maintenance, development and improvement of said Tract, that

THIS DECLARATION is designed for the mutual benefit of the lots in said Tract and Declarant has fixed and does hereby fix the protective conditions upon and subject to which all lots, parcels and portions of said Tract shall be held, leased, or sold, and/or conveyed by them as such owners, each and all of which is and are for the mutual benefit of the lots in said Tract and of each owner thereof, and shall run with the land and shall inure to and pass said Tract and each and every parcel of land therein, and shall apply to and bind the respective successors in interest thereof, and are and each thereof is imposed upon said Tract as a mutual, equitable servitude in favor of each and every parcel of land therein as the dominant tenement or tenements.

## SAID CONDITIONS ARE AS FOLLOWS:

All lots in said Tract shall be designated as R-1 and shall be used, occupied, and improved as single residence lots under the conditions as hereinafter set forth under R-1 REGULATIONS.

II. GENERAL

- A. No building, fence, patio, or other structure shall be erected, altered, added to, placed, or permitted to remain on said lots or any of them or any part of any such lot until and unless the plans showing floor areas, external design and the ground location of the intended structure along with a plot plan and a checking fee in the amount of five (\$5.00) dollars have been first delivered to and approved in writing by any two (2) members of a "Committee of Architecture" which shall be initially composed of C. W. BURROD, GEORGE MC CARTHY, and AUGUST DAWSON, provided that any vacancy on such committee caused by death, resignation, or disability to serve shall be filled on the nomination of SALTON RIVIERA, INC. It shall be the purpose of this committee to provide for the maintenance of a high standard of architecture and construction in such a manner as to enhance the aesthetic properties of the developed subdivision. Notwithstanding other requirements imposed, this committee shall require not less than twelve hundred (1200) square feet of floor area for any single family residence INCLUDING carport, garage, covered porches, covered contiguous patios, etc., with a minimum floor area of sight hundred (800) square feet for living area in the dwelling portion of the structure. All structures shall basically be of ONE LEVEL construction and no two-story structure shall be permitted unless, in the opinion of the "Committee of Architecture" such a structure conforms to the over-all design and pattern of development. On commercial structures submitted for approval, this "Committee" may require changes, deletions, or revisions in order that the architectural and general appearance of all such commercial buildings and grounds be in keeping with the architecture of the neighborhood and such as not to be detrimental to the public health, safety, general welfare and architectural appearance affecting the property values of the community in which such use or uses are to be located.
- B. It shall remain the prerogative and in the jurisdiction of the "Committee of Architecture" to review applications and grant approvals for exceptions to this declaration. Variations from requirements and, in general, other forms of deviation from those restrictions imposed by this declaration, when such exceptions, variances and deviations do, in no way, detract from the appearance of the premises, nor in any way be detrimental to the public welfare or to the property of other persons located in the vicinity thereof, in the sole opinion of the "Committee".
- C. All buildings shall have a septic tank and leeching pit or pits, as may be required, installed in the rear yard, in accordance with Imperial County Ordinance No. 239 and regulations accompanying same.



III. RESIDENTIAL ZONES:

- A. As used in this declaration, "Residential Zones" means zones R-1, R-2 and R-3.
- B. A person shall not use any premises in any residential zone, which is designed, arranged or intended to be occupied or used for any purpose, other than expressly permitted in this declaration.
- C. In any building project, during construction and sixty (60) days thereafter, property in a residential zone may be used for the storage of materials used in the construction of the individual buildings in project and for the contractor's temporary office. Said construction period shall not exceed ninety (90) days, unless specifically approved by the Committee of Architecture.
- D. A person shall not keep or maintain any live pig or hog or livestock or goats, cows or fowl of any age in any residential zone, whether such animals are kept or maintained for the personal use of the occupants or otherwise.
- E. No person shall cause to be erected a sign, advertisement billboard or advertising structure of any kind of any of the unimproved residential lots, except that a temporary permit, limited to a ninety-day period, for signs for houses to be sold or exhibited be first obtained by application to the architectural committee. The architectural committee may approve the location of these signs within the front set-back of the lot.
- F. No temporary buildings, basement, cellar, tent, shack garage, barn or other outbuilding or structure shall, at any time, be used for human habitation, temporarily or permanently.
- G. A trailer may be used as a residence of the owner and his family during construction by such owner of a permanent residence, but only after approval has been gained from the architectural committee for such residence, but in no event shall said trailer be used longer than ninety days.
- H. The exterior portions of all buildings, which are constructed of wood, stucco or cement shall be painted or stained immediately upon completion or shall have color mixed in the final structural application.
- I. Residences shall have complete and approved plumbing installations before occupancy.
- J. A temporary Real Estate tract office, for the purpose of conducting the sale of property in the sub-division, upon which such office is located, for a period not to exceed one year, provided such tract office is not used for conducting a general real estate business. Any structure, used for such purpose, shall, at the end of such one year period, be either removed or used for a purpose permitted in the zone in which it is located.
- K. The storage of tools, landscaping instruments, household effects, machinery or machinery parts, empty or filled containers, boxes, or bags, trash, materials or other miscellaneous items that shall, in appearance, detract from the aesthetic values of the property, shall be so placed and stored to be concealed from view from the public right of way. Trash for collection may be placed at the street line on regular collection days for a period not to exceed eighteen hours, prior to pick up.

STORAGE  
OF  
MATERIALS

LIVESTOCK

SIGNS

TEMPORARY  
BUILDINGSTRAILER  
USEBUILDING  
EXTERIOR

PLUMBING

TEMPORARY  
OFFICESSTORAGE  
OF  
TOOLS  
AND  
TRASH

ZONE R-1 REGULATIONS

- A. PROPERTY IN ZONE R-1 MAY BE USED FOR:
1. A single family residence, together with outbuildings customary to such use, located on the same lot or parcel of land, including:
    - a. A private garage with a capacity not to exceed three (3) automobiles.
    - b. A boat repair or storage building for the personal use of the occupant.
    - c. A children's playhouse.
    - d. Lath or greenhouses.
    - e. Tool houses.
    - f. Hobby shops not used commercially.
  2. Churches, temples, or other places used exclusively for religious worship shall be permitted within this zone upon approval of location and development plans by the "Committee of Architecture."
  3. The following auxiliary uses, if they do not alter the character of the premises as single family residences:
    - a. One detached guest house on the same premises as and not less than twenty (20) feet from the main building for the use of temporary guests of the occupants of the premises, if such quarters have no kitchen or kitchen facilities and are not rented or otherwise used as a separate dwelling.
    - b. Fences, walls, or hedges may be erected, started or maintained to a height of 72" above the adjacent grade when used as a property line or boundary separation, except that no fence, wall, or hedge may be used for this purpose in the front setback area of a lot in excess of 42" above the adjacent grade.
- B. BUILDING SETBACKS:
1. Front yard setbacks shall conform to a minimum depth of twenty-five (25) feet and a maximum depth of thirty five (35) feet from the front property line to the furthest structural projection, including eaves, overhangs, porches of any building or structure.
  2. A side yard shall be maintained of at least five (5) feet in depth from all side property lines to the building line of any structure, with a minimum clearance of 30" from eaves or other projections to the side property line, EXCEPT on corner lots which shall maintain a minimum setback of ten (10) feet or a maximum thirty-five (35) feet from the side street line. An attached garage, a detached garage or other auxiliary buildings or structures, not intended or used for human habitation, shall be located to provide a minimum 12" clearance from the side property line to eaves or other projections, when the auxiliary building or structure is a minimum of twenty (20) feet to the rear of the front wall of the residence nearest the street if attached, or forty (40) feet to the rear of the residence nearest the street if detached.
  3. A rear yard shall be maintained of at least twelve (12) feet from the property line to the furthest structural projection, excepting fences, walls, and hedges when used as a boundary line separation which shall be ten (10) feet from the rear property line.
- C. VEHICLE STORAGE:
- Every dwelling or other structure in Zone R-1 designed for or intended to be used as a dwelling, shall have on the same lot or parcel of land, automobile storage space conveniently accessible from the street and not located at any place where the erection of a structure is prohibited. This space shall be of sufficient capacity so as to not exceed maximum vehicle storage requirements as outlined above.
- D. SUBDIVISION OF LOTS:
- No lot or parcel of land shall be divided into smaller lots or parcels under any conditions or circumstances whether for lease, sale, or rental purposes.
- E. REQUIRED LAND AREA:
- A person shall not erect, construct, occupy, or use more than one (1) single family residence on any parcel of land or lot.
- F. BUILDING HEIGHT LIMITATION:
- All structures shall be of ONE-LEVEL construction unless as otherwise provided for under GENERAL of these restrictions.

These conditions shall run with the land and shall be binding upon all parties and all persons claiming under them until January 1, 1968, at which time said Conditions and Covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of the owners of a majority of the lots in said Tract, it is agreed to change said Conditions in whole or in part.

PROVIDED, FURTHER, that if any paragraph, section, sentence, clause or phrase of the restrictions, conditions, and covenants herein contained shall be or become illegal, null, or void, for any reason or shall be held by any court of competent jurisdiction to be illegal, null, or void, the remaining paragraphs, sections, sentences, clauses or phrases herein contained shall not be affected thereby. It is hereby declared that these restrictions, conditions, and covenants herein contained would have been and are imposed and each paragraph, section, sentence, clause or phrase thereof, irrespective of the fact that any one or more other paragraphs, sections, sentences clauses or phrases are or shall become or be illegal, null, or void.

PROVIDED FURTHER, that if any owner of any lot in said property or his heirs, or assigns, shall violate or attempt to violate any of the conditions, covenants and/or restrictions herein, it shall be lawful for any other person or persons owning any other lots in said property to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such conditions, covenants, and/or restrictions and either to prevent him or them from so doing or to recover damages or other dues for such violation.

PROVIDED FURTHER, that a breach of any of the foregoing conditions, covenants, and/or restrictions shall not defeat or render invalid the lien of any mortgage, or deed of trust in good faith, and for value, as to said property or any part thereof; but such conditions, covenants, and/or restrictions shall be binding upon and effective against any owner of any lot or lots in said property whose title is acquired by foreclosure, trustee's sale, or otherwise.

IN WITNESS WHEREOF, SALTON RIVIERA, INC. has caused its corporate name and seal to be hereunto affixed by its officers thereunto duly authorized this 11th day of September, 1959.

(Owner) SALTON RIVIERA, INC.

By [Signature]  
President  
By [Signature]  
Asst. Secretary

524 5-56 (Corporation)

STATE OF CALIFORNIA } SS.  
COUNTY OF Los Angeles

On September 28, 1959  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared M. PENN PHILLIPS

known to me to be the President, and [Signature]

known to me to be Assistant Secretary of the Corporation that executed the within Instrument, known to me to be the person who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal  
[Signature]  
(Seal) Notary Public in and for said County and State  
M. C. [Signature] July 17, 1963

DOCUMENT NO. 47  
RECORDED REQUEST OF  
PIONEER TITLE INSURANCE COMPANY

1959 SEP 28 AM 11:46

BOOK 1032 PAGE 467

OFFICIAL RECORDS  
IMPERIAL COUNTY, CALIF.  
EVALYN B. WESTERFIELD  
COUNTY RECORDER

#520 INDEXED

**Salton Community Services District**

**Architectural Committee Building Approval Form**

Plan# 3133

Chartered by Chapter 59 of 1985 Codes and Laws – state of CA  
Plans must conform to covenants, Conditions and Restrictions of tract.

Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

**Architectural Committee Review Fees:**

Existing Building Additions: \$50.00 \_\_\_\_\_ Check# \_\_\_\_\_  
New Construction: \$50.00 X \_\_\_\_\_ Check# 2249  
Sewer Capacity Fee: \$1000.00 X \_\_\_\_\_ Check# \_\_\_\_\_  
Sewer Connection Fee: \$2700.00 \_\_\_\_\_ Check# \_\_\_\_\_ (Deposit) \_\_\_\_\_

(Capacity Fee/Connection Fee Payable at time of sewer connection. Plan Approval fee and Developer fee due at time of plan submission)  
**THIS APPROVAL MEETS ALL SCSO CC&R'S, BUT MAY NOT MEET IMPERIAL COUNTY TITLE 9 LAND ORDINANCES.**

**ARCHITECTURAL PLAN REVIEW:**

Erick Cervantes: \_\_\_\_\_ Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_  
Israel Gonzales: \_\_\_\_\_ Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_  
Barbara Quiroz \_\_\_\_\_ Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_  
Cody Magee \_\_\_\_\_ Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_  
Lizabeth Flowers \_\_\_\_\_ Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_

Street Address: 2490 SHORE LIFE AVE. City: SALTON CITY, CA 92274

Lot# U2 Block# 16 Tract# 034 Zone: \_\_\_\_\_  
APN: 010-431-013-000 Lot Size: 10,280 SQ. FT.

**Living Area**

Dimensions: Width: 12'-6" Length: 38'-6" Total Square Feet: 1,598 SQ. FT (NOT A RECTANGLE)

**Patios**

Dimensions: Width:            Length:            Total Square Feet: NO COVERED PATIOS PROPOSED

**Carport or Garage**

Dimensions: Width 22'-6" Length: 23'-6" Total Square Feet: 513 SQ. FT. (NOT A RECTANGLE)

**Room Addition**

Dimensions: Width            Length:            Total Square Feet: NONE

**Mobile/Manufactured/Modular Homes Only**

Date of Manufacture:            Expected Date of Delivery:           

I, the undersigned, certify all information to be true and accurate description of my plans and intentions.

Leydi Bello LEYDI BELLO 760.880.2818  
Owner's Signature Owner's Name (Printed) Daytime Phone Number



1209 Van Buren Avenue, Suite 1  
 Post Office Box 5268  
 SALTON CITY, CALIFORNIA 92275-5268  
 TELEPHONE: (760) 394-4446  
 FAX: (760) 394-4242  
 scsd@saltoncsd.ca.gov

*Serving the West Shores of the Fabulous Salton Sea*

**MINIMUM "SETBACKS" FOR R-3/R-4 PARCELS IN SALTON CITY AREA**

**MINIMUM SETBACKS IN ZONES**

	<u>R-4</u>	<u>R-3</u>	<u>R-1</u>
FRONT YARD	20'	20'	25'
SIDE YARD - CORNER LOT	20'	20'	15'
SIDE YARD - INTERIOR LOT	5'	5'	5'
REAR YARD - NO ALLEY	20'	15'	20'
REAR YARD - WITH ALLEY	10'	10'	10'

**PARKING SPACES: A MINIMUM TWO 9' X 20' FOR SINGLE FAMILY DWELLINGS.**

**2 CAR GARAGE PROVIDED.**

# PERMIT APPLICATION

I.C. PLANNING & DEVELOPMENT SERVICES DEPT  
801 Main Street, El Centro, CA 92243 (442) 265-1736

- |                                     |                                     |   |  |
|-------------------------------------|-------------------------------------|---|--|
| <input type="checkbox"/> BUILDING   | <input type="checkbox"/> DEMOLITION | <input checked="" type="checkbox"/> NEW RESIDENTIAL | <input type="checkbox"/> REMODEL RESIDENTIAL |
| <input type="checkbox"/> ELECTRICAL | <input type="checkbox"/> GRADING    | <input type="checkbox"/> NEW COMMERCIAL             | <input type="checkbox"/> REMODEL COMMERCIAL  |
| <input type="checkbox"/> MECHANICAL | <input type="checkbox"/> POOL       | <input type="checkbox"/> NEW INDUSTRIAL             | <input type="checkbox"/> REMODEL INDUSTRIAL  |
| <input type="checkbox"/> PLUMBING   | <input type="checkbox"/> SIGN       |   |  |

COMPLETE ALL NUMBERED SPACES! PLEASE TYPE OR PRINT! READ INSTRUCTIONS ON THE BACK!

1.	PROPERTY OWNERS NAME LEYDI LEON DE BELLO	EMAIL ADDRESS LEONLEYDI1978@GMAIL.COM	
2.	MAILING ADDRESS 84506 CORTE BERNARDO COACHELLA, CA	ZIP CODE 92236	PHONE NUMBER 760.880.2818 / 760.502.4603
3.	PROJECT SITE ADDRESS 2490 SHORE LIVE AVE SALTON CITY, CA 92274	LOCATION	
4.	ASSESSOR'S PARCEL NO. 010-431-013-000	LEGAL DESCRIPTION LOT 02 BLOCK 16 TRACT 534 FM 4 35	
5.	DESCRIBE INTENDED USE SINGLE FAMILY RESIDENCE		
6.	DESCRIBE (CLEARLY) THE PROPOSED WORK 4 BEDROOM, 2 CAR ATTACHED GARAGE, LIVING, KITCHEN, DINING AND ENTERTAINMENT AREA. 2 BATH. 1 LAUNDRY		
7.	ARCHITECT / ENGINEER JACK STARLIN S.E.	LICENSE NO. 2475	EMAIL ADDRESS
8.	MAILING ADDRESS 197 WOODLAND PARKWAY, #410	ZIP CODE 92609	PHONE NUMBER 619.840.7990
9.	CONTRACTORS NAME OWNER BUILDER	LICENSE NO.	EMAIL ADDRESS LEONLEYDI1978@GMAIL.COM
10.	MAILING ADDRESS 84506 CORTE BERNARDO	ZIP CODE	PHONE NUMBER

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of self-insurance for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number:

Policy Number: \_\_\_\_\_ Carrier: \_\_\_\_\_

I certify that in the performance of the work for which this permit is issued, I shall not employ any person so as to become subject to the workers' compensation laws of California, and Labor Code, I shall forthwith comply with these provision.

11. Date: 4SEP2024 Applicant: Leydi Bello

**WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.**

VALUATION

**190,000.00**

ZONE AREA	
OCCUPANCY GROUP	R3
CONSTRUCTION TYPE	V-B

12. SIGNATURE OF OWNER <u>Leydi Bello</u>	13. SIGNATURE OF CONTRACTOR
--	-----------------------------

**DATA**

ELECTRICAL APPROVAL

GAS APPROVAL

FINALED      EXPIRED

RECEIPT NO.

DATE ISSUED

**APPROVALS REQUIRED**

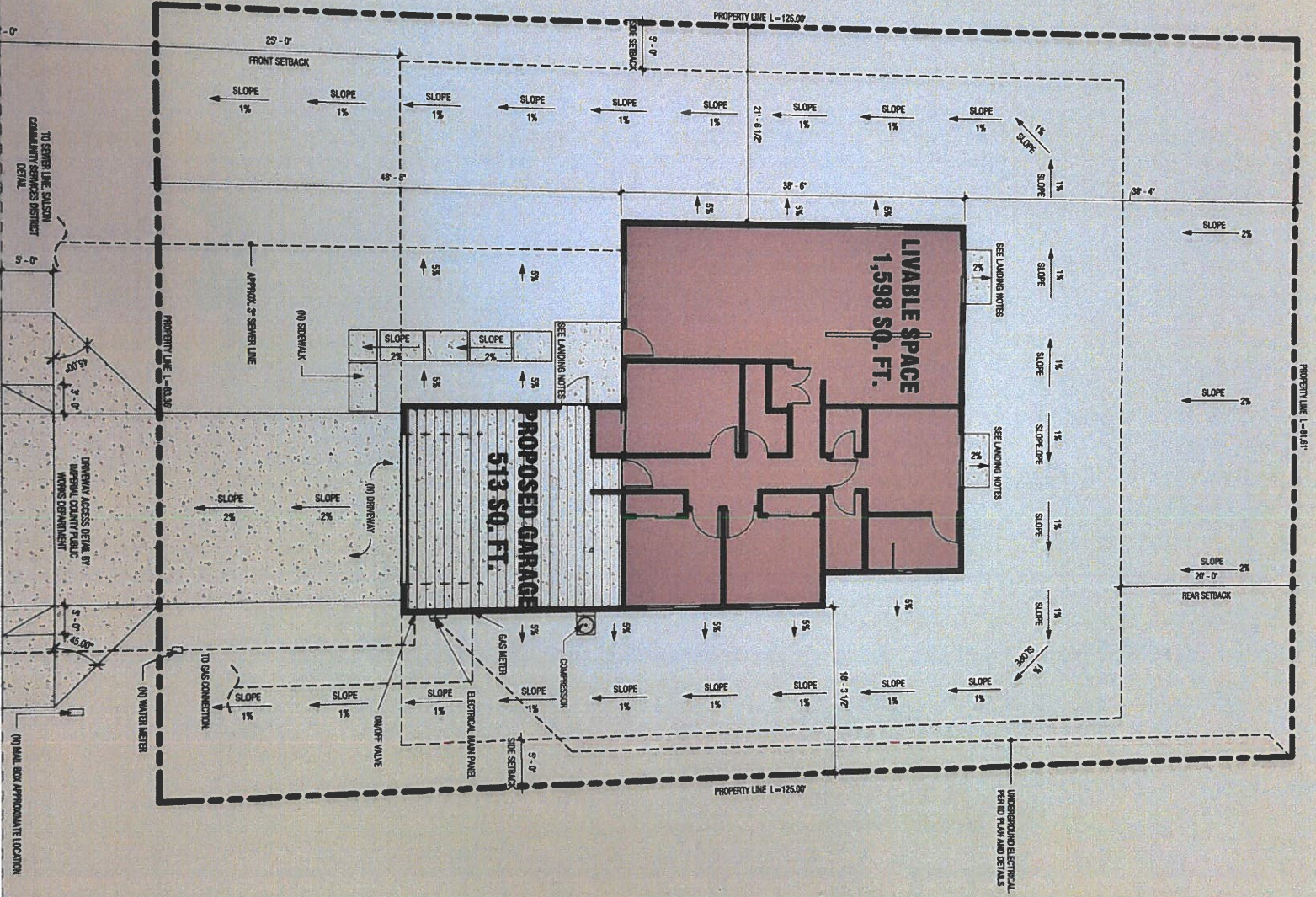
WORKERS' COMPENSATION	PUBLIC WORKS	DATE
SCHOOL FEES	EHS	DATE
ARCHITECT COMMITTEE	FIRE / OES	DATE
REJECTED	APCD / AG	DATE
RESUBMITTED	PLANNING	DATE
SPECIAL LAND USE PERMIT		

SMI	
BUILDING PERMIT	
PLAN CHECK	
ELECTRICAL PERMIT	
PLUMBING PERMIT	
MECHANICAL PERMIT	
GENERAL PLAN	
ZONE REVIEW	
LEGAL SERVICE	
ADMINISTRATIVE	
FIRE MITIGATION	
ADDITIONAL	
SHERIFF MITIGATION	
OTHER	

PERMIT NUMBER	RECEIVED BY: _____ DATE _____	APPROVED BY: _____ DATE _____
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FEE \$

FM 4.35  
 ATTACHED  
 LIVING AND  
 1,1 LAUNDRY  
 R-3(U)  
 598 SQ. FT.  
 513 SQ. FT.  
 11 SQ. FT.  
 10 SQ. FT.  
 1-20.53%



DECLARATION OF RESTRICTIONS

TRACT 534

THIS DECLARATION, made this 6<sup>th</sup> day of May, 1958 by SALTON RIVIERIA, INC. a California corporation, having its principal place of business in the City of Azusa, Los Angeles County, California, hereinafter referred to as the Declarant.

WHEREAS the Declarant is the owner of that certain Tract No. 534, Imperial County, California, as per plat thereof recorded in Book, 4 Pages 18, of Final Maps, records of said County, and

WHEREAS the Declarant is about to sell, dispose of or convey the lots in said Tract No. 534, above described, and desires to subject the same to certain protective covenants, conditions, restrictions (hereinafter referred to as "Conditions") between it and the asquirers and/or users of the lots in said Tract.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Declarant hereby certifies and declares that it has established and does hereby establish general plan for the protection, development and improvement of said Tract, that

THIS DECLARATION is designed for the mutual benefit of the lots in said Tract and Declarant has fixed and does hereby fix the protective conditions upon and subject to which all lots, parcels and portions of said Tract shall be held, leased, or sold, and/or conveyed by them as such owners, each and all of which is and are for the mutual benefit of the lots in said Tract and of each owner thereof, and shall run with the land and shall inure to and pass said Tract and each and every parcel of land therein, and shall apply to and bind the respective successors in interest thereof, and are and each thereof is imposed upon said Tract as a mutual, equitable servitude in favor in favor of each and every parcel of land therein as the dominant tenement or tenements.

SAID CONDITIONS ARE AS FOLLOWS:

1. Use of Lot No. 18 of Block 8 shall be restricted to use for school purposes.
  - I. That all of the lots in said tract shall be designated as R-1 and shall be used, occupied and improved as single residence lots under the conditions as hereinafter set forth under Zone R-1 Regulations.
  - II. GENERAL:
    - A. No building, fence, patio, or other structure shall be erected, altered, added to, placed, or permitted to remain on said lots or any of them or any part of any such lot until and unless the plans, showing floor areas, external design and the ground location of the intended structure along with a plot plan and a checking fee in the amount of \$5.00 have been first delivered to and approved in writing by any two (2) members of a "Committee of Architecture" which shall be initially composed of C. W. Burmood, George McCarthy and August Damon, provided that any vacancy on such committee caused by death, resignation, or disability to serve shall be filled on the nomination of SALTON RIVIERA. It shall be the purpose of this committee to provide for the maintenance of a high standard of architecture and construction in such a manner as to enhance the aesthetic properties of the developed subdivision. Notwithstanding other requirements imposed, this committee shall require not less than twelve hundred

COMMITTEE  
OF  
ARCHITECTURE



(1,200) square feet of floor area for any single family residence INCLUDING carport, garage, covered porches, covered contiguous patios, etc., with a minimum floor area of eight hundred (800) square feet for living area in the dwelling portio of the structure.

B. It shall remain the prerogative and in the jurisdiction of the "Committee of Architecture" to review application and grant approvals for exceptions to this declaration. Variations from requirements and, in general, other form of deviation from those restrictions imposed by this declaration, when such exception, variances and deviations do, in no way, detract from the appearance of the premises, nor in any way be detrimental to the public welfare or to the property of other persons located in the vicinity thereof, in the sole opinion of the Committee.

C. ~~All buildings shall have a septic tank and leeching pit or pits, as may be required, installed in the rear yard, per specifications attached hereto and made a part hereof. In the event additional pits are found necessary to properly disperse the fluids and a greater area shall be taken in the front yard and properly connected to that in rear. In the event a lot is used for a multiple unit dwelling, each unit shall be served by a separate septic tank and leeching pit or pits. The responsibility for determining the need for additional pits shall be vested in the Desert Shores Community Services District. The community services District is vested with the responsibility and authority for the enforcement of these provisions.~~

Under California Health and Safety Code (Section 5000) and California Government Code (Section 54300), all buildings shall connect with wastewater collection system where available. When wastewater collection system is unavailable, a leeching septic tank system may be until such time as the wastewater collection system becomes available at which time connection will be mandatory.

SEWAGE  
DISPOSAL

### III. RESIDENTIAL ZONE

D. As used in this declaration, "Residential Zones" means zones R-1, R-2, and R-3.

E. A person shall not use any premises in any residential zone, which is designed, arranged or intended to be occupied or used for any purpose, other than expressly permitted in this declaration.

F. In any building project, during construction and sixty (60) days thereafter, property in a residential zone may be used for the storage of materials used in the construction of the individual buildings in project and for the contractor's temporary office. Said construction period shall not exceed ninety (90) days, unless specifically approved by the Committee of Architecture.

STORAGE  
OF  
MATERIALS

G. A person shall not keep or maintain any live pig or hog or livestock or goats, cows or fowl of any age in any residential zone, whether such animals are kept or maintained for the personal use of the occupants or otherwise.

LIVESTOCK

H. No person shall cause to be erected a sign, advertisement billboard or advertising structure of any kind of any of the unimproved residential lots, except that a temporary permit, limited to a ninety-day period, for signs for houses to be sold or exhibited be first obtained be application to the architectural committee. The

SIGNS

architectural committee may approve the location of these signs within the front set-back of the lot.

TEMPORARY BUILDINGS

- I. No temporary buildings, basement, cellar, shack garage, barn or other outbuilding or structure shall, at any time, be used for human habitation, temporarily or permanently.

TRAILER USE

- J. A trailer may be used as a residence of the owner and his family during construction by such owner of a permanent residence, but only after approval has been gained from the architectural committee for such residence, but in no event shall said trailer be used longer than ninety days.

BUILDING EXTERIOR

- K. The exterior portions of all buildings, which are constructed of wood, stucco or cement shall be painted or stained immediately upon completion of shall have color mixed in the final structural application.

PLUMBING

- L. Residences shall have complete and approved plumbing installations before occupancy.

TEMPORARY OFFICES

- M. A temporary Real Estate tract office, for the purpose of conducting the sale of property in the sub-division, upon which such office is located, for a period not to exceed one year, provided such tract office is not used for conducting a general real estate business. Any structure, used for such purpose, shall, at the end of such one year period, be either removed or sued for a purpose permitted in the zone in which it is located.

STORAGE OF TOOLS AND TRASH

- N. The storage of tools, landscaping instruments, household effects, machinery or machinery parts, empty or filled containers, boxes, or bags, trash, materials or other miscellaneous items that shall, in appearance, detract from the aesthetic values of the property, shall be so placed and stored to be concealed from view from the public right of way. Trash for collection may be placed at the street line on regular collection days for a period, not to exceed eighteen hours, prior to pick up.

**ZONE R-1 REGULATIONS**

V. PROPERTY IN ZONE R-1 MAY BE USED FOR:

- A. A single family residence, together with outbuildings customary to such use, located on the same lot of parcel of land, including:

R-1 USES

1. A private garage with a capacity not to exceed three (3) automobiles.
2. A boat repair or storage building for the personal use of the occupant.
3. A children's playhouse.
4. Lath or greenhouses.
5. Tool houses.
6. Hobby shops not used commercially.

B. The following auxiliary uses, if they do not alter the character of the premises as single family residences:

AUXILIARY  
USES

1. One detached guest house on the same premises as, and not less than twenty (20) feet from the main building, for the use of temporary guests of the occupants of the premises, if such quarters have no kitchen or kitchen facilities and are not rented or otherwise used as a separate dwelling.

FENCES

2. Fences, walls or hedges may be erected, started or maintained to a height of 72" above the adjacent grade, when used as a property line or boundary separation, except that no fence, wall or hedge may be used for this purpose in the front setback area of a lot in excess of 42" above the adjacent grade.

VI. BUILDING SETBACKS:

FRONT  
SETBACK

A. Front yard setbacks shall conform to a minimum depth of twenty-five (25) feet and a maximum depth of thirty five (35) feet from the front property line to the furthest structural projection, including eaves, overhangs, porches of any building of structure.

SIDE YARD  
SETBACK

B. Side yard setbacks. A side yard shall be maintained of at least five (5) feet in depth from all side property lines to the building line of any structure, with a minimum clearance of 30" from eaves or other projections to the side property line, except that on corner lots a setback, equal to the narrowest width of the lot facing a street, shall be maintained from any portion of the furthest structural projection to the property line facing and parallel to the street adjacent to the longest side of the lot. In no case shall this required setback equal less than ten (10) feet nor more than thirty-five (35) feet. An attached garage, a detached garage or other auxiliary buildings or structures, not intended or used for human habitation, shall be located to provide a minimum 12" clearance from the side property line to eaves or other projections, when the auxiliary building or structure is a minimum of twenty (20) feet to the rear of the front wall of the residence nearest the street if attached, or forty (40) feet to the rear of the residence nearest the street, if detached.

REAR  
SETBACK

C. Rear yard setback. A rear yard shall be maintained of at least twelve (12) feet from property line to furthest structural projection, excepting fences, walls and hedges when used as a boundary line separation, which shall be ten (10) feet from the rear property line.

III. VEHICLE STORAGE:

VEHICLE  
STORAGE

Every dwelling or other structure in Zone R-1, designed for or intended to be used as a dwelling, shall have on the same lot or parcel of land automobile storage space conveniently accessible from the and not located at any place where the erection of a structure is prohibited. This space shall be of sufficient capacity so as to not exceed maximum vehicle storage requirements as outlined above.

IV. SUBDIVISION OF LOTS:

LOT  
SPLIT

No lot or parcel of land shall be divided into smaller lots or parcels under any conditions or circumstances, whether for lease, sale, or rental purposes.

V. REQUIRED LAND AREA:

REQUIRED  
LAND  
AREA

A person shall not erect, construct, occupy or use more than one single family residence on any parcel of land or lot, except that the parcel of land or lot shall contain a minimum of ten thousand (10,000) square feet of area for each residence.

R-1  
USES

These conditions shall run with the land and shall be binding upon all parties and all persons claiming under them until January 1, 1968, at which time said Conditions and Covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of the owners of a majority of the lots in said Tract, it is agreed to change said Conditions in whole or in part.

PROVIDED, FURTHER, that if any paragraph, section, sentence, clause or phrase of the restrictions, conditions, and covenants herein contained shall be or become illegal, null, or void, for any reason or shall be held by any court of competent jurisdiction to be illegal, null or void, the remaining paragraphs, sections, sentences, clauses or phrases herein contained shall not be affected thereby. It is hereby declared that these restrictions, conditions, and covenants, and covenants herein contained would have been and are imposed and each paragraph, section, sentence, clause or phrase thereof, irrespective of the fact that any one or more other paragraphs, sections, sentences, clauses or phrases, are or shall become or be illegal, null or void.

PROVIDED FURTHER, that if any owner of any lot in said property, or his heirs, or assigns, shall violate or attempt to violate any of the conditions, covenants and/or restrictions herein, it shall be lawful for any other person or persons owning any other lots in said property to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such conditions, covenants, and/or restrictions and either to prevent him or them from so doing or to recover damages or other dues for such violation.

PROVIDED FURTHER that a breach of any of the foregoing conditions, covenants, and/or restrictions shall not defeat or render invalid the lien of any mortgage, or deed of trust in good faith, and for value, as to said property or any part thereof; but such conditions, covenants, and/or restrictions shall be binding upon and effective against any owner of any lot or lots in said property whose title is acquired by foreclosure, trustee's sale, or otherwise.

IN WITNESS WHEREOF, SALTON RIVIERA, INC. has caused its corporate name and seal to be hereunto affixed by its officers thereunto duly authorized this 6<sup>TH</sup> day of May, 1958.

(owner) SALTON RIVIERA, INC.

By Gause Covington  
Vice President  
By Carlo P. Giuntini  
Secretary

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