



December 1, 2023

Rosemary Martinoff
R. V. Martinoff Living Trust
3417 Palos Verdes Dr. N.
Palos Verdes Estates, CA 90274-1032

Re: 41-6101-6883 Plan # 1366

Dear Rosemary Martinoff:

A Completion and Compliance inspection of the property located at 3417 Palos Verdes Dr. N. Palos Verdes Estates, California was performed on December 1, 2023. The residence is not in a state of Completion and Compliance in accordance with plans on file in this office and in accordance with any revisions hereto, and the Protective Conditions, Covenants and Restrictions affecting said property. There is no Art Jury review or approval for the following:

1. Front door – previous minutes from Art Jury reviews required the front door be painted. Resubmit for reconsideration.
2. Shutters at front elevation are undersized
3. Gates at front
4. Two pair of casements under small pergola on right side
5. BBQ in rear yard
6. Casement windows at large pergola in rear yard
7. Arched windows in garage door
8. Sah door at garage (rear)
9. French door with sidelites trim is not consistent with rest of house (two sets on left side)
10. Pergola detail does not match plan

Photos have been taken. Non-compliant items are 3X application fees. Submit \$3000.00 by December 15, 2023 for Art Jury review. Please call this office if you have any questions.

**Please note that this inspection does not verify accuracy of property lines, lot coverage, or possible encroachments on to required setbacks, easements, city land, or private property.*

Sincerely,
Jim de Rosa
Palos Verdes Homes Association