

**CITY COUNCIL RESOLUTION 2003-54  
CONDITIONS OF APPROVAL - FINAL  
SITE DEVELOPMENT PERMIT 2003-769, JIM HAYHOE  
ADOPTED: JULY 1, 2003**

GENERAL

1. The applicant/property owner agrees to defend, indemnify, and hold harmless the City of La Quinta (the "City"), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this application and any other challenge pertaining to this project. This indemnification shall include any award toward attorney's fees.

The City shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense.

2. Building permits shall be issued within one year, unless an extension is applied for and granted by the Planning Commission, pursuant to Section 9.200.080 of the Zoning Code. Minor amendments to the development plans shall be subject to approval by the Community Development Director.
3. Final front yard and Caleo Bay parkway landscaping plans shall be submitted to the Community Development Department for review and approval prior to issuance of any building permit for units authorized by this approval in compliance with Chapter 8.13 (Water Efficient Landscaping) of the Municipal Code. The landscape and irrigation plans shall be approved by the Coachella Valley Water District and Riverside County Agriculture Commissioner prior to submittal of the final plans to the Community Development Department. Specific landscape requirements for the project are:
  - A. Front and rear yard landscaping shall consist of two trees (i.e., a minimum 1.5-inch caliper measured three feet up from grade level after planting), ten 5-gallon shrubs, and groundcover. Palm trees may count as a shade tree if the trunk is a minimum six feet tall. Double lodge poles (two-inch diameter) shall be used to stake trees. All shrubs and trees shall be irrigated by bubbler or emitters. To encourage water conservation, no more than 50% of the front yard shall be devoted to turf. Future homebuyers shall be offered an option to have no turf areas in their front yard through the use of desertscape materials.
  - B. Parkway shade trees shall be delivered to the site in 24-inches or larger boxes with minimum two-inch calipers. Trees shall be a minimum height of ten feet once installed. Parkway landscaping improvements on Caleo Bay shall be maintained by the future homeowners association.

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- C. Shrubs that shall not be used abutting Caleo Bay are *Agapanthus africanus* 'Peter Pan', *Buxus microphylla japonica*, and *Pittosporum tobira* 'variegata'; parkway shrubs shall be able to withstand the intense summer heat and seasonal winds.
  - D. The developer, and subsequent property owner(s), shall continuously maintain all required front yard and parkway landscaping in a healthy and viable condition as required by Section 9.60.240 (E3) of the Zoning Code.
4. Prior to building permit issuance, all required RL District requirements shall be met, including any planned architectural projections. Section 9.50.060 of the Zoning Code addresses architectural projection requirements for features such as chimneys, cantilevered window seats, roof overhangs, etc.
  5. Caleo Bay masonry walls shall be clad in stucco to match the existing Lake La Quinta perimeter walls to the south of the development. Pilasters may be constructed using split-face masonry or a combination of other types of decorative materials. The location and height of rear yard walls abutting the lake shall be approved by the Lake La Quinta HOA before applying for a building permit.
  6. A centralized mailbox delivery system shall be used for the project pursuant to any requirements of the U.S. Postal Service, unless individual mailboxes are allowed.

**PUBLIC SAFETY**

7. Install wide-angled peepholes into front doors.
8. Graffiti resistant paint should be applied to Caleo Bay walls.
9. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines, and under vulnerable windows. Additional public safety information may be obtained by contacting Senior Deputy Andy Gerrard at (760) 863-8950.

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**FIRE DEPARTMENT**

10. Private driveway access gates shall be equipped with a rapid entry system (KNOX), unless otherwise allowed by the Fire Marshal. Plans shall be submitted to the Fire Department for approval prior to installation. Gate pins shall be rated with a shear pin force, not to exceed 30 pounds. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. A final inspection is required once the gate improvements have been installed.
11. Final conditions will be addressed when plans are reviewed. A plan check fee must be paid to the Fire Department at the time construction plans are submitted. For additional assistance, please contact the Fire Department Planning & Engineering staff at (760) 863-8886.

**MISCELLANEOUS**

12. The developer shall comply with all applicable conditions of Tentative Tract Map 31289 and Environmental Assessment 2003-473.