

MINUTE MOTION 2006- 018
CONDITIONS OF APPROVAL – FINAL
SPECIFIC PLAN 99-035, AMENDMENT #1
EAST OF MADISON, LLC
DATE: JULY 25, 2006

1. Prior to issuance of wall building permits for a specific area for construction authorized by this approval:
 - A. The applicable berm in that specific area shall be shaped to final grades as approved by the Community Development Director, with no berms higher than 16' as permitted by the Specific Plan.
 - B. The preliminary landscaping plans for that specific area shall include view corridors on all perimeter streets.
2. The applicant 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 development application or any application thereunder. The City shall have sole discretion in selecting its defense counsel.

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

3. Planting and wall design concepts and requirements approved herein shall be utilized along all public street perimeters, with preliminary and final working drawings reviewed by the ALRC and approved by the Community Development Director.

The exception to the approval process is the east side of Madison Street, where the preliminary wall and landscaping plans shall be reviewed and approved by the Planning Commission as a business item.

4. A minimum of 2" of decomposed granite or 1" of organic mulch shall be provided in planter areas.
5. Review plant palette to ensure plant material is appropriate for climate. For questionable plants consider providing them with appropriate shading.
6. Final irrigation, planting and wall working drawings for all perimeter frontages shall be submitted with an installation schedule, to the ALRC and Community Development Director for approval within 60 days of this approval.

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7. Perimeter trees with a mature height in excess of 30 feet shall be limited to planting in areas that are no greater than five feet above the toe of berm elevation.
8. The top of the perimeter walls shall not exceed the 16' height limit established in the Specific Plan for the berm.



City of La Quinta

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August 4, 2006

Mr. John Gamlin
East of Madison, LLC
80955 Avenue 52
La Quinta, CA 92253

Subject: Planning Commission Action on SP 99-035 for Madison Club

Dear John,

The Planning Commission at its meeting of July 25, 2006, approved your plans for the perimeter treatment along Avenue 52 in the Madison Club. The Commission adopted Minute Motion 2006-018, on a 3-1 vote (with Commissioner Barrows voting no) subject to the attached Conditions of Approval.

This action is final unless appealed to the City Council within 15 days of the action. Please contact us should you wish to appeal.

Should you have any questions, please call me at (760) 777-7064.

Very Truly Yours,

STAN SAWA
Principal Planner

Encl.

C: Les Johnson, Planning Manager
✓ Paul Goble, Public Works Department
Greg Butler, Building and Safety Department

