

**CITY COUNCIL RESOLUTION NO. 2004-119
CONDITIONS OF APPROVAL – FINAL
SPECIFIC PLAN 2004-073
STONEFIELD DEVELOPMENT, INC.
ADOPTED: OCTOBER 19, 2004**

GENERAL

1. The applicant agrees to defend, indemnify and hold harmless the City of La Quinta ("City"), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this Specific Plan, or any Final Map recorded thereunder. The City shall have sole discretion in selecting its defense counsel.

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

2. This Specific Plan, and any Final Map recorded thereunder, shall comply with the requirements and standards of Government Code §§ 66410 through 66499.58 (the "Subdivision Map Act"), and Chapter 13 of the La Quinta Municipal Code ("LQMC").

The City of La Quinta's Municipal Code can be accessed on the City's Web Site at www.la-quinta.org.

3. Prior to the issuance of any grading, construction, or building permit by the City, the applicant shall obtain the necessary clearances and/or permits from the following agencies:
 - Fire Marshal
 - Public Works Department (Grading Permit, Improvement Permit)
 - Community Development Department
 - Riverside Co. Environmental Health Department
 - Desert Sands Unified School District
 - Coachella Valley Water District (CVWD)
 - Imperial Irrigation District (IID)
 - California Water Quality Control Board (CWQCB)
 - SunLine Transit Agency
 - CalTrans

The applicant is responsible for all requirements of the permits and/or clearances from the above listed agencies. When the requirements include approval of improvement plans, the applicant shall furnish proof of such approvals when submitting those improvements plans for City approval.

4. The use of the subject property for residential uses shall be in conformance with the approved exhibits and conditions of approval contained in Tentative Tract Map 31874, Specific Plan 2004-073 and Environmental Assessment 2004-511, unless otherwise amended by the Conditions of Approval.
5. The Specific Plan text Exhibit 9 (Conceptual Drainage and Grading) shall be revised after City Council approval to include the subsurface drainage facilities.
6. Within 30 days after City Council approval of this Specific Plan, the applicant shall submit five copies of a final text document to the Community Development Department, incorporating all corrections and revisions, conditions of approval and mitigation measures required for this project.