

**CITY COUNCIL RESOLUTION 2004-152
CONDITIONS OF APPROVAL - FINAL
SPECIFIC PLAN 2004-071
PACIFIC RETIREMENT SERVICES AND WESTPORT LA QUINTA LP
ADOPTED: DECEMBER 7, 2004**

GENERAL

1. The use of the subject property for a congregate care facility shall be in conformance with the approved exhibits and conditions of approval contained in Conditional Use Permit 2003-074, Site Development Permit 2003-762 and Environmental Assessment 2003-470, unless otherwise amended by the following conditions.
2. The approved shall be used within two years of the effective date of approval, otherwise, it shall become null and void and of no effect whatsoever.

“Used” means the issuance of a building permit for the project. A time extension for this Specific Plan may be requested as permitted in Municipal Code Section 9.200.080 D.

3. Developer agrees to indemnify, defend, and hold harmless the City of La Quinta in the event of any legal claim or litigation arising out of the City’s approval of this project. The City of La Quinta shall have the right to select its defense counsel in its sole discretion.

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

4. All conditions of approval from all applications for this project shall either be included in the Specific Plan text or attached, as appropriate. Five copies of the final approved Specific Plan shall be submitted to the Community Development Department within 30 days of final approval by the City Council.
5. The perimeter wall along the north property line of the north site may be a maximum eight feet high as measured from the north side. The design of this wall, including the north-facing finish, demolition, and prevention of dead space between new and existing walls shall be to the satisfaction of the Building Official and City Engineer.

6. The northern-most carports located of the north site shall be enclosed on the north elevation with architecturally compatible materials and shall have a sloped or mansard concrete tile roof to the satisfaction of the Community Development Director.
7. Roof tiles shall be concrete "S" tile.
8. On the south site, vehicular access to Washington Street shall be right out only, if deemed appropriate by the City Engineer.