

CONDITIONS OF APPROVAL
CITY COUNCIL RESOLUTION NO. 89- 29
TENTATIVE TRACT 21642
MARCH 7, 1989

GENERAL

1. Tentative Tract Map No. 21642 shall comply with the standards and requirements of the State Subdivision Map Act and the City of La Quinta Land Division Ordinance, unless otherwise modified by the following conditions.
2. Tentative Tract Map No. 21642 shall comply with all applicable conditions and requirements of Specific Plan No. 83-002, "PGA West", as amended and in effect at the time of recordation.
3. This Tentative Tract Map shall expire two years after the date of approval with the ability to extend approval as provided by State Subdivision Map Act and the Municipal Land Division Ordinance.
4. The final map shall conform substantially with the approved Tentative Map (Exhibit "A Revised") as contained in the Planning and Development Department's file for Tentative Tract Map 21642 and the following conditions of approval, which conditions shall take precedence in the event of any conflict with the provisions of the Tentative Tract Map.

STREETS, DRAINAGE, AND GRADING

5. Legal access from all lots within Tentative Tract Map No. 21642 to a City-maintained street shall be provided in accordance with the requirements of the La Quinta Land Division Ordinance and the City Engineer. Specific detailed design of the Avenue 58 access gate shall be submitted with any development approval application(s) and shall conform to the requirements of the City Engineer.
6. All offers of dedication and conveyances shall be submitted and recorded as directed by the City Engineer.
7. Easements, when required for roadways, drainage facilities, utilities, etc., shall be shown on the final map. Said easements shall be submitted and recorded as directed by the City Engineer. All interior roadway easements shall be a minimum of 36 feet in width.

8. Street improvements shall be constructed to the requirements of the City Engineer at the time of development. These shall include design profiles for Avenue 58 between Jefferson Street and Madison Street.
9. The Applicant shall vacate vehicle access rights, except at street intersections, to the following streets - 58th Avenue.
10. A common area lot shall be established for that area between the tract perimeter wall and street right-of-way for 58th Avenue.

PUBLIC SERVICES AND UTILITIES

11. Fire protection shall be provided at the time of development in accordance with the requirements of the Municipal Code and the City Fire Marshal.
12. The Applicant shall comply with the following requirements of the Coachella Valley Water District:
 - a. The domestic water system shall be installed in accordance with the District and City requirements at the time of development.
 - b. The Applicant shall provide and dedicate to the District any land needed for the provision of additional facilities, including, but not limited to, sites for wells, reservoirs, and booster pumping stations.
 - c. The Applicant shall resolve any potential conflict(s) with existing District facilities prior to any approvals for development permits being issued.

MISCELLANEOUS

13. The Applicant acknowledges that the City is considering a City-wide landscape and lighting district, and, by recording a subdivision map, agrees to be included in the District. Any assessments will be done on a benefit basis as required by law.
14. As no building will occur until future subdivision(s) of land, the final map shall give constructive notice. This notice must appear on the record map with wording approved by the City Engineer; said working to be similar to the following:

"No building permits shall be issued until the recording of a subsequent final condominium map. Improvement conditions will be imposed and security posted at the time the subsequent final map is approved. Survey monument bonds will still be required if corners are not set at time map records."

15. The Applicant understands that this approval is for a land division only, and that separate development approvals, such as plot plans, use permits, zone changes, and tract maps, as applicable and as deemed necessary by the Planning and Development Department, will be required prior to any development actions, including grading activities other than those associated with development of the golf course areas.
16. Tentative Tract Map No. 21642 shall be recorded prior to any future development being established or overlay tracts being recorded.
17. The Applicant shall pay the required processing and plan checking fees as are current at the time the work is being accomplished by City personnel or subcontractors for the Planning, Building, or Engineering Divisions.