



# City of La Quinta

**CITY / SA / HA / FA MEETING DATE:** January 6, 2015

**AGENDA CATEGORY:**

**ITEM TITLE:** ADOPT RESOLUTION GRANTING APPROVAL OF A FINAL MAP TO SUBDIVIDE A LOT LOCATED WITHIN THE QUARRY DEVELOPMENT (TENTATIVE PARCEL MAP 36602)

**BUSINESS SESSION:**

**CONSENT CALENDAR:** 8

**STUDY SESSION:**

**PUBLIC HEARING:**

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## **RECOMMENDED ACTION:**

Adopt City Council Resolution No. 2015-\_\_\_ granting approval of a Final Map for Tentative Parcel Map 36602.

## **EXECUTIVE SUMMARY:**

- The owner/developer of a vacant residential lot within The Quarry development would like to subdivide the property into two lots.
- All of the conditions of approval for Tentative Parcel Map 36602 have been completed.
- Approving the Final Map is a ministerial action that is required after the conditions of approval have been satisfied.

## **FISCAL IMPACT:**

None. No off-site improvements were required with this Final Map.

## **BACKGROUND/ANALYSIS**

The project is located within The Quarry residential development west of Jefferson Street and south of Lake Cahuilla (Attachment 1). The owner/developer of the project is CN Quarry Partners, LLC. – REE ("CNQP"). The property previously consisted of two vacant residential lots that were merged in December 1998. The Community Development Director approved Tentative Parcel Map 36602 to re-subdivide the property on January 15, 2014 (Attachment 2). CNQP has met all

requirements of the Tentative Parcel Map and now requests City Council's approval of the Final Map which is the last step in the subdividing process. This will allow the new lots to be sold or constructed on individually. Per the Subdivision Map Act, staff included conditions of approval for the Tentative Parcel Map such as posting bonds for survey monuments and improvements, having a surveyor prepare the Final Map, etc., which must be met before recommending approval of the Final Map.

Since all conditions of the Tentative Parcel Map have now been met and the Final Map has been reviewed and found technically correct by the City Surveyor and signed by CNQP, staff recommends approval of the Final Map.

**ALTERNATIVES:**

Approval of the Final Map is a ministerial action that is required after developers satisfactorily complete all conditions of approval. Therefore, staff does not recommend an alternative action.

Report prepared by: Bryan McKinney, P.E., Principal Engineer

Report approved for submission by: Timothy R. Jonasson, P.E.

Public Works Director/City Engineer

- Attachments:
1. Vicinity Map
  2. Parcel Map 36602

**RESOLUTION 2015 -**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
LA QUINTA, CALIFORNIA, APPROVING FINAL MAP  
36602**

**WHEREAS**, the Community Development Director, at the Director's Hearing of January 15, 2014, approved Tentative Parcel Map 36602, subject to conditions of approval and;

**WHEREAS**, the developer has completed all of the conditions of approval;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of La Quinta, California, as follows:

That the City Council does hereby grant approval of Final Map 36602, as referenced in the title of this Resolution, for the reasons set forth in this Resolution.

**PASSED, APPROVED and ADOPTED** at a regular meeting of the La Quinta City Council held on this 6<sup>th</sup> day of January 2015, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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LINDA EVANS, Mayor  
City of La Quinta California

**ATTEST:**

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SUSAN MAYSELS, City Clerk  
City of La Quinta, California

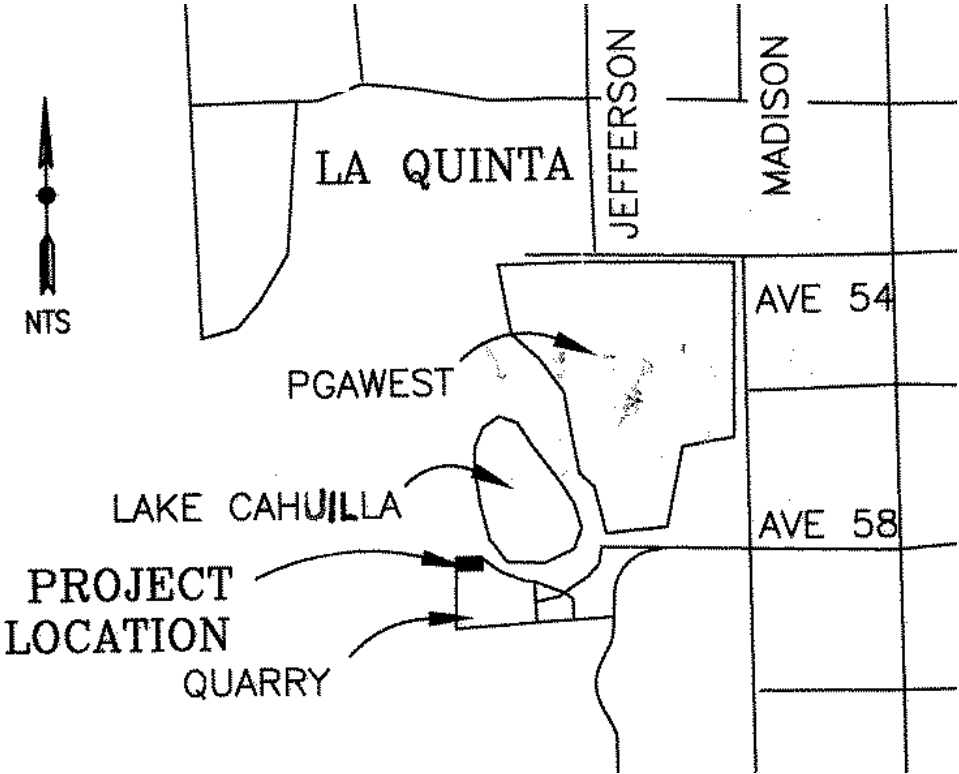
(CITY SEAL)

**APPROVED AS TO FORM:**

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WILLIAM H. IHRKE, City Attorney  
City of La Quinta, California

PARCEL MAP NO. 36602



**VICINITY MAP**

NOT TO SCALE





IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# Parcel Map No. 36602

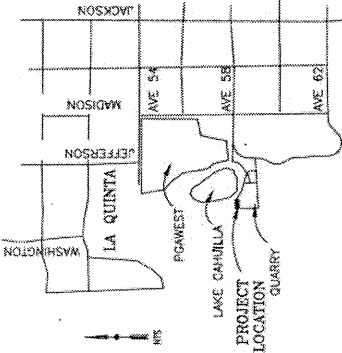
BEING A SUBDIVISION OF LOTS 57 AND 58 OF TRACT MAP NO. 27728, AS SHOWN ON FILE IN MAP BOOK 249, PAGES 1 THROUGH 13, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, PER PARCEL MERGER #98-340, APPROVED BY THE CITY OF LA QUINTA DECEMBER 1, 1990, AND RECORDED FEBRUARY 4, 1998, AS INSTRUMENT NO. 529163, OFFICIAL RECORDS OF RIVERSIDE COUNTY, BEING IN THE NORTH-HALF OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN  
FEBRUARY, 2014

**SURVEYOR'S NOTES**

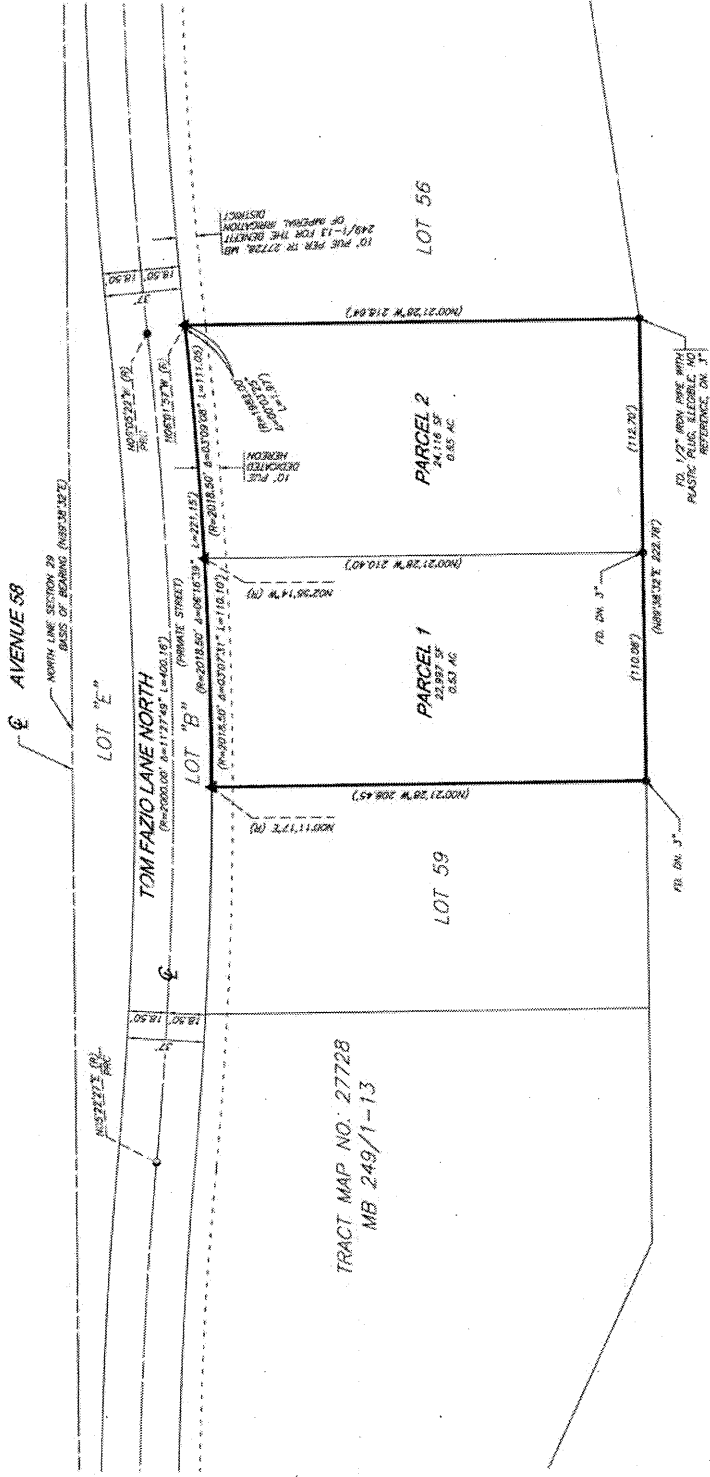
THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF TRACT MAP 27728, M.B. 249/1-13, ALSO BEING THE CENTERLINE OF 20TH AVENUE, SHOWN AS MB26337E, PARCEL NO. 36602 CONTAINS 108 ACRES, GROSS  
PARCEL NO. 36602 CONTAINS 2 PARCELS  
( ) INDICATES RECORD AND MEASURED DATA PER TRACT MAP NO. 27728, M.B. 249/1-13, UNLESS OTHERWISE NOTED.  
P.U.E. INDICATES TEN (10) FOOT PUBLIC UTILITY EASEMENT DEDICATED HEREON.

**MONUMENT NOTES**

● INDICATES FOUND 1" I.P. AND 7/16" I.S. 3570" FLUSH, PER TRACT MAP NO. 27728 M.B. 249/1-13, UNLESS OTHERWISE NOTED.  
▲ INDICATES FOUND NAIL # 7/16" I.S. 3570" FLUSH, AT THE PROLONGATION OF THE SIDE LOT LINES PER TRACT MAP NO. 27728, M.B. 249/1-13, UNLESS OTHERWISE NOTED.



VICINITY MAP



TRACT MAP NO. 27728  
MB 249/1-13