

City of La Quinta

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

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

AGENDA CATEGORY:

BUSINESS SESSION:

CONSENT CALENDAR: 8

STUDY SESSION:

PUBLIC HEARING:

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 resubdivide 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:

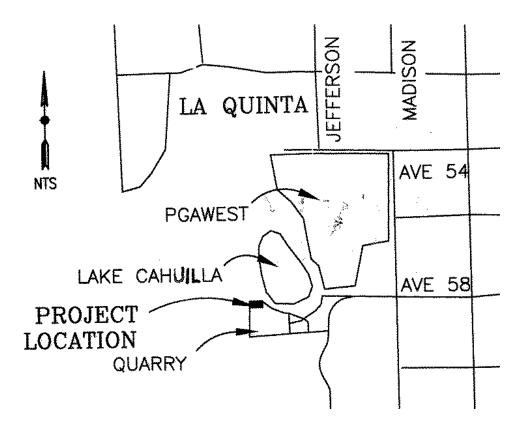
That the City Council does hereby grant approval of Final Map 36602, as referenced in the title of this Resolution, for the reasons set forth in this Resolution.

Resolution 2015-Parcel Map 36602 January 6, 2015 Page 2 of 2

PASSED, APPROVED and ADOPT City Council held on this 6 th day of January	ED at a regular meeting of the La Quinta ary 2015, by the following vote:
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
	LINDA EVANS, Mayor City of La Quinta California
ATTEST:	
SUSAN MAYSELS, City Clerk City of La Quinta, California	
(CITY SEAL)	
APPROVED AS TO FORM:	
WILLIAM H. IHRKE, City Attorney	
City of La Quinta, California	

ATTACHMENT 1

PARCEL MAP NO. 36602



VICINITY MAP

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SHEET 1 OF 2 SHEETS

RECORDER'S STATEMENT

FILED THIS DAY OF CF 2014,
NO PARCEL MAPS,
PAGES AT THE REQUEST OF THE
CITY GENE OF THE CITY OF LA DUMIN

WO. FEE

36602 OF CALIFORNIA No. RIVERSIDE, May IN THE CITY OF LA QUINTA, COUNTY OF Parcel

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, INCLUSINE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, PER PARCEL MERGER \$98-340 APPROVED
BY THE CITY OF LA OUNTA DECEMBER 1, 1999, AND THE RECORDED FEBRUARY 4, 1998 AS INSTRUMENT NO. 529163, OFFICIAL
RECORDS OF RIVERSIDE COUNTY, BEING IN THE NORTHWEST OUNTRIDAN
SAN BERNARDING MERIDAN
FEBRUARY, 2014

SUBDIVISION GUARANTEE. FIRST AMERICAN TITLE COMPANY

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LARRY IN WARD COUNTY ASSESSOR/CLERK/RECORDER

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NOTARY ACKNOWLEDGEMENT

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SURVEYOR'S STATEMENT

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TAX BOND CERTIFICATE

Exp. 12/31/14

No. 8010

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EMPRATION DATE 12/31/14

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CITY ENGINEER'S STATEMENT

DATE

THOTHY R. JONASSON, RCE 45843 EXPIRATION DATE: 12/31/2014 OTY ENGINEER

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CITY SURVEYOR'S STATEMENT

EPIC A. NELSON, PLS 5563 EXPRATION DATE: 09/30/2015 ACTING CITY SUPPLYOR

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CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT UNDER AUTHORITY CHANTED TO ME BY RESOLUTION MG, 78-248, DATED STETABER 12, 1978, I ACCETY ON BEALLE OF COGNELLELY MALEY WATER DISTRICT THE DEDICATION OF EASEMENTS FOR DAMESTIC WATER PURPOSES AS OFFERED HEREDN.

CERTIFICATE OF ACCEPTANCE

040729-2-004 41/0/14

SUL FERNANDEZ, SECRETARY
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