

**CITY COUNCIL RESOLUTION NO. 2007-019
CONDITIONS OF APPROVAL - APPROVED
SITE DEVELOPMENT PERMIT 2006-873
LAING LUXURY HOMES
DATE: FEBRUARY 20, 2007**

GENERAL

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

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

2. This Site Development Permit is valid for two years, unless an extension is applied for and granted by the Planning Commission pursuant to Section 9.200.080 of the La Quinta Municipal Code.
3. This approval is for the following model plans:
 - Bungalow Plan 1A, 1B, 1AX, 1BX
 - Bungalow Plan 2A, 2B, 2AX, 2BX
 - Bungalow Plan 3A, 3B
 - Bungalow Plan 4A, 4B
 - Hacienda Plan 1A, 1B
 - Hacienda Plan 2A, 2B
 - Hacienda Plan 3A, 3B
4. Prior to issuance of building permits for any of the units authorized by this approval, final working drawings shall be approved by the Community Development Director.
5. SDP 2006-081 shall comply with all applicable conditions and/or mitigation measures for the following approvals:
 - Environmental Assessment 2006-579
 - Specific Plan 2006-081
 - Tentative Tract Map 35060

In the event of any conflict(s) between approval conditions and/or provisions of these approvals, the Community Development Director shall determine precedence. No development permits will be issued until compliance with these conditions has been achieved.

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6. 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, if required:
 - Fire Marshal
 - Public Works Department (Grading Permit, Improvement Permits)
 - Community Development Department
 - Riverside Co. Environmental Health Department
 - Desert Sands Unified School District
 - Coachella Valley Water District (CVWD)
 - Riverside County Agricultural Commissioner
 - Imperial Irrigation District (IID)
 - California Water Quality Control Board (CWQCB)
 - South Coast Air Quality Management District (SCAQMD)

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 improvement plans for City approval.

7. Air conditioning compressors by Zoning Code requirements cannot be placed in sideyards unless a minimum 5 foot clearance between compressor and side property line is provided.
8. A Community Development Department application for Final Landscape Plan Check shall be submitted for final landscaping plans and reviewed by the ALRC per the Code and application requirements with final approval by the Community Development Director.
9. The applicant shall redesign the perimeter wall and berming along the Washington Street frontage for a maximum combined height of wall and berming not to exceed 10 feet, of which the wall height shall not exceed six feet. Height shall be measured from top of curb to top of wall. Said wall shall have staggered openings every 100 feet and pilasters shall be placed at each end as well as the center of the 100 foot sections.
10. The applicant shall redesign the three tiered retaining walls to the approval of the City Engineer and Community Development. Said retaining walls shall consider a curvilinear pattern with additional stepping and design details that integrate the walls with natural elements such as rock outcroppings. Additional trees and large shrubs should be incorporated into the design to soften the visual impact of the proposed walls. A minimum of six feet

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between said walls and a maximum slope of 3:1 shall exist in locations where trees and/or large shrubs are proposed.

11. The Site Development Permit shall be amended to include one recreational amenity at the central park site. The recreational amenity could include, but is not limited to, a pool or spa, tot lot, bocci ball court, putting greens, picnic area, and/or community garden. In addition, seating shall be established along all trails at intervals not greater than 200 feet. Recreational amenities shall be maintained by the homeowner's association.
12. All "choker" or "chicane" curbs shall be painted red and posted "No Parking" in a manner acceptable to the Public Works Department and the Fire Department.
13. No signage is permitted with this approval. Signage shall be reviewed under separate permit.
16. As per American Association of State Highway Transportation Officials (AASHTO) sight triangle design standards, plants located within sight triangles shall not consist of a height greater than 30 inches from the pavement surface and tree canopies shall not hang below 80 inches.
17. Any ground-mounted mechanical equipment located in view from any street or common area shall be screened by dense landscaping, of a sufficient height to fully screen such equipment above its horizontal plane.
18. Where garages and courtyard walls meet, the wall shall be set back a minimum 6" from the face of the garage to minimize joint cracking.
19. Each lot shall be limited to not more than one (1) "kitchenette" guest suite.
20. The Hacienda units shall have a minimum front yard building setback of 15 feet except for garages, which shall have a minimum front yard setback of 20 feet. Garages oriented parallel to the fronting street shall have a minimum front yard setback of 15 feet. Setback measurements for the Hacienda units located on lots 1-11 shall be measured from back of curb.
21. Landscaping along the Washington Street frontage shall not include turf between the curb and sidewalk.