

**RESOLUTION 2001-29**  
**CONDITIONS OF APPROVAL - FINAL**  
CONDITIONAL USE PERMIT 2001-055, APPEAL  
SPRINT PCS WIRELESS  
APRIL 3, 2001

**CONDITIONS OF APPROVAL**

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 Conditional Use Permit. The City shall have sole discretion in selecting its defense counsel.

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

2. Prior to the issuance of an improvement or building permit, the applicant shall obtain permits and/or clearances from the following public agencies, or departments:

- C Community Development Department
- C Imperial Irrigation District

The applicant is responsible for any requirements of the permits or clearances from those jurisdictions. If the requirements include approval of improvement plans, applicant shall furnish proof of said approvals prior to obtaining City approval of the plans.

3. Development of this site shall be in substantial conformance with Exhibits approved and contained in the file for Conditional Use Permit 2001-055, unless amended by the following conditions.
4. This approval of Conditional Use Permit shall be used within one year; otherwise, it shall become null and void and of no effect whatsoever. "Be used" means beginning of substantial construction toward installation of antennas and equipment cabinets as allowed by this approval.
5. Upon approval by the City Council, a memorandum noting that the City Conditions of Approval for this application exist and are available for review at City Hall shall be recorded against the property with Riverside County.

### FEES AND DEPOSITS

6. The applicant shall pay all deposits and fees required by the City for plan checking and construction inspection. Deposits and fee amounts shall be those in effect when the applicant makes application for the plan checks, permits, and inspections.
7. The applicant shall submit to the Community Development Department a check payable to the County of Riverside for \$78.00 for recording of EA 2001-409.

### MISCELLANEOUS

8. All roof mounted metal cabinets for the monopalm antenna shall be shielded by the mansard roof, requiring a height of less than seven foot high as measured from the roof deck.
9. This case shall be reviewed by the Planning Commission as a Business Item on, or before, April 3, 2006 to determine whether the site is still required based on the installation of other Sprint facilities within the City.