

**RESOLUTION 2001-113  
CONDITIONS OF APPROVAL - FINAL  
TENTATIVE PARCEL MAP 28334, AMENDMENT #1  
SEPTEMBER 18, 2001**

GENERAL

1. Tentative Parcel Map No. 28334, Amendment #1 shall comply with the requirements and standards of ' ' 66410-66499.58 of the California Government Code (the Subdivision Map Act) and Chapter 13 of the La Quinta Municipal Code (LQMC) unless otherwise modified by the following conditions. This amended tentative parcel map approval shall expire in two years unless extended pursuant to the City's Subdivision Ordinance.

PROPERTY RIGHTS

2. All easements, rights of way and other property rights required of the tentative map or otherwise necessary to facilitate the ultimate use of the development and functioning of improvements shall be dedicated, granted or otherwise conferred, or the process of said dedication, granting, or conferral shall be ensured, prior to approval of a final map unless otherwise determined by the City Engineer.
3. The applicant shall cause no easements to be granted or recorded over any portion of this property between the date of approval by the City Council and the date of recording of any final map(s) covering the same portion of the property unless such easements are approved by the City Engineer.
4. Before approval of the parcel map, final map, or other land action allowing development of this property, the applicant shall dedicate public and private street right-of-way and utility easements in conformance with the City's General Plan, Municipal Code, applicable specific plans, and as required by the City Engineer.

Dedications required of this development include:

Eisenhower Drive - the easterly half of a 100-foot right-of-way

Dedications shall include additional widths as necessary for dedicated right and left turn lanes, bus turnouts, etc.

If the City Engineer determines that public access rights to proposed street right-of-ways shown on the tentative parcel map are necessary prior to approval of the final map dedicating the right-of-way, the property owner/applicant shall grant temporary public access easements to those areas within 60-days of a written request by the City.

FINAL PARCEL MAP

5. As part of the filing package for final map approval, the applicant shall furnish the City, on storage media and in a program format acceptable to the City Engineer, accurate computer

files of the map(s) as approved by the City's map checker.

IMPROVEMENT AGREEMENT

6. The applicant shall construct improvements and/or satisfy obligations, or enter into a secured agreement to construct improvements and/or satisfy obligations required by the City prior to agendization of a final map. For secured agreements, security provided, and the release thereof, shall conform with Chapter 13, La Quinta Municipal Code or approval of any building permits for this property.
7. If improvements are secured, the applicant shall provide approved estimates of improvement costs. Estimates shall comply with the schedule of unit costs adopted by City resolution or ordinance. For items not listed in the City's schedule, estimates shall meet the approval of the City Engineer.

Estimates for utilities and other improvements under the jurisdiction of outside agencies shall be approved by those agencies. Security is not required for telephone, gas, or T.V. cable improvements. However, parcel improvements shall not be agendized for final acceptance until the City receives confirmation from the telephone authority that the applicant has met all requirements for telephone service to lots within the development.

8. Street pavement sections for the future streets shall be based on a Caltrans design for a 20-year life and shall consider soil strength and anticipated traffic loading (including site and building construction traffic). The minimum pavement sections shall be as follows:

Residential & Parking Areas	3.0" a.c./4.50" a.b.
Collector	4.0"/5.00"
Secondary Arterial	4.0"/6.00"
Primary Arterial	4.5"/6.00"
Major Arterial	5.5"/6.50"

The applicant shall submit mix designs for road base and pavement materials, including complete testing lab results, for review and approval by the City. Paving operations shall not be scheduled until mix design(s) is approved.

9. The applicant shall install the following street improvements to conform with the General Plan street type noted in parentheses. (Public street improvements shall conform with the City's General Plan in effect at the time of construction.)

A. OFF-SITE STREETS

1. Eisenhower Drive (Primary Arterial) - Applicant shall construct half of the total street improvements in compliance with the General Plan along the 500-foot (the property adjacent to TT 30125) frontage on Eisenhower Drive. Applicant shall also construct a six foot meandering sidewalk, parkway landscaping, and a 12-foot raised center median. Applicant will be reimbursed for the cost of the median construction from the Transportation DIF in an amount not to exceed the budget allowance for this median construction.

Applicant shall dedicate all future right-of-way along Eisenhower Drive, adjacent to Golf Hole #13 on the Dunes Course (or if renumbered, the golf hole adjacent to Eisenhower Drive), necessary for the construction of Eisenhower Drive pursuant to General Plan street standards.

Applicant shall provide a construction easement necessary to permit the construction of a retaining wall, and the necessary easement to permit the construction of the retaining wall on their property.

Applicant shall be responsible for all modifications to Golf Hole #13 on the Dunes Course (or if renumbered, the golf hole adjacent to Eisenhower Drive), due to the construction of Eisenhower Drive, including, but not limited to, modifications to golf paths, golf lake, green, tee box, fairway, fencing, irrigation, landscaping, and any other modifications necessary for the safety of the public.

The Applicant may enter into a secured agreement for the construction of Eisenhower Drive street improvements or shall construct said street improvements, prior to final map approval. The secured agreement shall reflect a time line as follows:

The Eisenhower Drive improvements shall be constructed before or at the same time the Eisenhower Bridge and Eisenhower Drive improvements are made along hole #13 of the Dunes Course (or if renumbered, the golf hole adjacent to Eisenhower Drive).

2. Avenue 50 (Primary Arterial) - Construct median modification to allow left turn from Ave. 50. Construct 8-foot meandering

sidewalk from eastern end of bus shelter to the eastern property boundary.

10. Improvements shall include all appurtenances such as traffic signs, channelization markers, raised medians if required, street name signs, sidewalks, equestrian trails, and mailbox clusters approved in design and location by the US Post Office and City Engineer. Mid-block street lighting is not required.
11. The City Engineer may require improvements extending beyond development boundaries such as, but not limited to, pavement elevation transitions, street width transitions, or other incidental work which will ensure that newly constructed improvements are safety integrated with existing improvements and conform with the City's standards and practices.
12. Access points and turning movements of traffic shall be restricted as follows:
  - Eisenhower Drive - A single right-in/right-out access road or drive serving all parcels created by this land division may be install only if an engineering study indicates that this section of Eisenhower Drive can safely support an access at this location and Specific Plan 121-E is amended to permit access onto Eisenhower Drive, a Primary Arterial street.
13. Before occupancy of homes or other permanent buildings within the development, the applicant shall install all street and sidewalk improvements, traffic control devices and street name signs along access routes to those buildings based on the Codes in effect at that time.

FEES AND DEPOSITS

14. The applicant shall pay all deposits and fees required by the City for plan checking and construction inspection. Deposit and fee amounts shall be those in effect when the applicant makes application for plan checking and permits.
15. Before approval of a final map or completion of any approval process for modification of boundaries of the property subject to these conditions, the applicant shall process a reapportionment of any bonded assessment(s) against the property and pay the cost of the reapportionment.