

CONDITIONS OF APPROVAL - APPROVED  
TENTATIVE PARCEL MAP 27109  
AUGUST 22, 1991

1. Tentative Parcel Map No. 27109 shall comply with the requirements and standards of the State Subdivision Map Act and the City of La Quinta Land Division Ordinance, unless otherwise modified by the following conditions.
2. The Tentative Parcel Map approval shall expire two years after the original date of approval by the La Quinta Planning Director, unless approved for extension pursuant to the City of La Quinta Land Division Ordinance.
3. Easements, when required for roadway slopes, drainage facilities, utilities, etc., shall be shown on the Final Parcel Map if within the land division boundary. Said easements shall be submitted and recorded as directed by the City Engineer.
4. The newly established property line shall meet all provisions of the City's C-V-N Zone District, the Uniform Fire Code and Uniform Building Code at the time of final map preparation and/or recordation except for northerly-most building on the site (and the future building) as noted on the map shall be permitted a 12-foot property line setback since the project design was previously established by Plot Plan 85-217.
5. All past conditions of Plot Plan 85-217 (et. al.) and Specific Plan 83-001 (Amended) shall be maintained.
6. The parcel map shall include provisions for access easements allowing each parcel two-way access to Calle Tampico and Desert Club Drive.
7. Development of Parcel No. 2 in the future will require Design Review Approval as required by the City's Municipal Zoning Code.
8. Access into the site from Calle Tampico will be permitted to remain until such time as the City constructs the proposed raised median along the frontage of the site. The future raised median will not permit left-turn movements into or out of the project because the City Engineer has determined that traffic safety will be hindered by allowing a left-hand turn land within close proximity to other planned street median breaks (e.g. Desert Club Drive and Calle Tampico).

9. The Applicant shall comply with the requirements of the Imperial Irrigation District.
- a. Provisions shall be made to underground utilities to the extent feasible. Generally, all facilities except high voltage lines of 12.5 KV and above shall be placed underground. Securities shall be posted which assure that the Undergrounding work will be completed in a timely fashion or deferred until other capital improvement projects are being done in the area. If the later solution is used, the posted funds will be used with other capital to improve this property and any other property which has contributed.
  - b. Undergrounding security for Parcel 2 is deferred until the time of development.
  - c. If security is posted for the costs of undergrounding, the form of the security shall be as approved by the City Engineer and the City Attorney. In posting such security, Applicant agrees to provide cash replacement for the security upon 90 days written demand from the City.

10. Prior to recordation of the final map, applicant shall construct, or agree to construct, the site grading, on-site common area improvements, and any necessary off-site public improvements including utilities. For these improvements, applicant shall post performance security in the amount of 100% of the approved estimated cost of the improvements and payment security in the amount of 50% of the approved estimated cost.

The city will consider specific, written proposals from Applicant to secure the improvements with a lien on the property. Approval by the city of any such proposal will be contingent on prior approval by the City Attorney.

11. A fifteen foot wide on-site landscape easement shall be granted along the frontage of the site on Calle Tampico. The strip of land shall be dedicated to the City but maintained in perpetuity by the owner of the property until such time as the City is willing to accept the maintenance of the landscaped area.

12. Applicant shall vacate vehicle access right to Calle Tampico and Desert Club Drive from all abutting lots. Access to these streets shall be limited to the four drives shown on the Tentative Parcel Map.
13. Applicant shall pay all city fees for processing and checking the map. The fee amounts shall be those in effect at the time the work is undertaken and accomplished by the City.
14. Storm water runoff produced in 24 hours by a 100-year storm shall be retained on site in landscaped retention basin(s). In lieu of constructing on-site retention facilities, Applicant may elect to participate in a future assessment district, if any, formed to construct a regional detention facility. In electing this option, Applicant agrees not to protest the formation of such a district. The constraint on protestation shall exist as an obligation on and of the property and future owners, should the property be conveyed.

If an on-site basin is constructed, the design water depth shall not exceed six feet. Side slopes shall not exceed 3:1. The ground surface shall be planted and include an approved permanent irrigation system. The basin shall include a trickling sand filter and nuisance water leachfield designed to percolate 32 gallons per day per 1,000 square feet of pervious ground in the area drained.

The basin and necessary structural and hydraulic components shall be designed and constructed as required by the City Engineer.

If Applicant elects to construct on-site facilities in lieu of participation in a future assessment district, Applicant shall construct or agree to construct facilities for Parcel 1 as a condition of approval of the Parcel Map. Retention facilities for Parcel 2 will be addressed at the time of development of that parcel. Provisions for security and cash replacement shall conform to the provisions of Condition #10, above.