

**CITY COUNCIL RESOLUTION 2003-092  
CONDITIONS OF APPROVAL - FINAL  
SITE DEVELOPMENT PERMIT 2003-778, CENTEX  
SEPTEMBER 16, 2003**

GENERAL

1. The applicant/property owner 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 application and any other challenge pertaining to this project. This indemnification shall include any award toward attorney's fees.

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

2. Minor amendments to the development plans shall be subject to approval by the Community Development Director.
3. The landscape and irrigation plans shall be approved by the Coachella Valley Water District and Riverside County Agriculture Commissioner prior to submittal of the final plans to the Community Development Department, pursuant to Chapter 8.13 of the Municipal Code. Specific landscape requirements for the project are:
  - A. To encourage water conservation, no more than 50% of the front yard areas shall be devoted to turf. Front and rear yard landscaping shall consist of two trees (i.e., a minimum 1.5 inch caliper measured three feet up from grade level after planting), ten 5-gallon shrubs, and groundcover. Palm trees may count as a shade tree if the trunk is a minimum six feet tall. Double lodge poles (two-inch diameter) shall be used to stake trees. Bubblers and emitters shall be used to irrigate shrubs and trees. Homebuyers shall be offered an option to have no turf areas in their front yard through the use of desertscape materials.
  - B. Parkway shade trees shall be delivered to the site in 24-inches or larger boxes with minimum two-inch calipers for Lots A, J, H and I of TTM 31379. Trees shall be a minimum height of ten feet once installed.
  - C. All plant materials within the perimeter retention basins shall be approved by the Department of Fish and Game to insure the safety and welfare of the Peninsular bighorn sheep.
  - D. The developer, and subsequent property owner(s), shall continuously maintain all required front yard and parkway landscaping in a healthy and viable condition as required by Section 9.60.240(E3) of the Zoning Code.

- E. Due to maintenance and leaf litter problems, the following trees shall not be used for this project: Bottle (Brachychiton populneus), Evergreen Ash (Fraxinus Uhdei 'Majestic Beauty'), Elm (Ulmus parvifolia), Olive (Olea europaea) and Crape Myrtle (Lagerstroemia indica). Fruitless olive trees can be used within the development.
4. Walls within 150 feet of Eisenhower Drive shall be clad in stucco and capped in brick or concrete. Pilasters shall be included at intervals of not less than 80' on center.
5. A centralized mailbox delivery system shall be used for the project pursuant to any requirements of the U.S. Postal Service, unless individual mailboxes are allowed.

#### PUBLIC SAFETY

6. Install wide-angled peepholes into front doors.
7. Graffiti resistant paint should be applied to parkway walls.
8. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines, and under vulnerable windows. Additional public safety information may be obtained by contacting Senior Deputy Andy Gerrard at (760) 863-8950.

#### FIRE DEPARTMENT

9. Final conditions will be addressed when plans are reviewed. A plan check fee must be paid to the Fire Department at the time construction plans are submitted. For additional assistance, please contact the Fire Department Planning & Engineering staff at (760) 863-8886.

#### MISCELLANEOUS

10. The developer shall comply with all applicable conditions of Specific Plan 2003-065, Tentative Tract Map 31379 and mitigation measures of EA 2003-478.