

**CITY COUNCIL RESOLUTION NO. 2003-114
CONDITIONS OF APPROVAL - FINAL
SITE DEVELOPMENT PERMIT 2003-766
SANTA ROSA DEVELOPMENT - SENIOR RESIDENTIAL PROJECT
ADOPTED: NOVEMBER 18, 2003**

GENERAL

1. The applicant agrees to defend, indemnify and hold harmless the City of La Quinta ("City"), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this Site Development Permit recorded thereunder. 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. The applicant shall remove the pine trees from the landscape plans.
3. Front yard landscaping shall consist of two trees (i.e., a minimum 1.5 inch caliper measured three feet from grade level after planting), ten 5-gallon shrubs, and groundcover. Palm trees may count as a shade tree if the trunk is six feet tall. Double lodge poles (two inch diameter) shall be used to stake trees. All shrubs and trees shall be irrigated by bubbler or emitters. To encourage water conservation, no more than 50% of the front yard landscaping shall be devoted to turf. Future home buyers shall be offered an option to have no turf areas in their front yard through the use of desertscape materials.
4. Use of lawn areas shall be minimized with no lawn, or spray irrigation, being placed within 18 inches of street curbs.
5. Once the trees have been delivered to the site for installation, a field inspection by the Community Development Department is required before planting to insure they meet minimum size and caliper requirements.
6. That all structures shall be limited to a maximum height of 22 feet within 150 feet of Avenue 48.