

**CITY COUNCIL RESOLUTION NO. 2001-86
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2001-703
JUNE 19, 2001**

1. The final landscaping plan shall include the following plant sizes:

Interior Street Trees	24" box minimum
Accent Trees	24" box minimum
Unit Screen Trees	24;" box minimum
Perimeter/Entry	25' trunk height minimum
Shrubs	5 gal. Minimum
Groundcover	1 gal. Minimum
Desertscape	5 gal. Minimum
Ocotillo	6' minimum
Vines	5 gal. Minimum

2. The applicant shall create perimeter setbacks and meandering walls along public rights of way as follows (listed setback depth is the average depth if meandering wall design is approved):

- A. Eisenhower Drive (Primary Arterial): 20-feet.
- B. Avenue 50 (Primary Arterial): 20-feet.

The setback requirement applies to all frontage including, but not limited to, remainder parcels and sites dedicated for utility purposes.

Where public facilities (e.g., meandering sidewalks) are placed on privately-owned setbacks, the applicant shall dedicate blanket easements for those purposes.

3. The perimeter wall shall be compatible with the perimeter wall for Duna La Quinta and no more than 6 feet in height, finished with a stucco finish, and articulated with pilasters at a minimum of 60 foot intervals.
4. All changes to the Specific Plan which are also included in the Site Development Permit shall be made to the latter to ensure consistency. The project proponent shall submit amended documents within 30 days of City Council approval or, issuance of a grading permit, whichever occurs first, of the Specific Plan.
5. The perimeter walls along Eisenhower Drive and Avenue 50 shall be constructed at the time the homes are built along either of the two streets. The Community Development Department shall determine the portion of the wall that shall be

installed when building permits are issued for the clubhouse.

6. The home to be located on lot #16 shall be limited to one story, 22 feet in height.

COACHELLA VALLEY WATER DISTRICT

7. Grading and drainage plans shall be submitted to the District for review prior to the issuance of grading permits.
8. The project proponent shall construct suitable facilities to limit access to the La Quinta Evacuation Channel.
9. The project proponent shall obtain an encroachment permit from the District prior to any construction within the right of way of the La Quinta Evacuation Channel.
10. The proposed project shall be annexed to Improvement District Nos. 55 and 82 for sanitation service.
11. Plans for grading, landscaping and irrigation systems shall be submitted to the District for review for the purpose of ensuring efficient water management.

RIVERSIDE COUNTY FIRE DEPARTMENT

12. Approved standard fire hydrants, located at each intersection and spaced 330 feet apart with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 gpm, for a 2 hour duration at 20 psi.
13. Blue dot reflectors shall be placed in the street 8 inches from centerline to the side that the fire hydrant is on, to identify fire hydrant locations.
14. Gate entrances shall be at least two feet wider than the width of the travel lanes serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 40-foot turning radius shall be used.

15. Gates shall be equipped with a rapid entry system (KNOX). Plans shall be submitted to the Fire Department for approval prior to installation. Gate pins shall be rated with a shear pin force, not to exceed 30 pounds. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.
16. The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.
17. Prior to final inspection of the tenth house, the permanent employee parking facilities located at Calle Tampico and Avenida Bermudas shall have been completed to the satisfaction of the City, shall be fully accessible to La Quinta Resort and Club employees, and shall have shuttle service established.