

RESOLUTION NO. 2001-98
CONDITIONS OF APPROVAL - FINAL
SITE DEVELOPMENT PERMIT 99-651, AMENDMENT #1
JULY 17, 2001

GENERAL

1. The property owner agrees to defend, indemnify, and hold harmless the City of La Quinta (the "City"), its agents, officers and employees from any legal claim or litigation arising out of the City's approval of this Amendment request. This indemnification shall include any award toward attorney's fees. The City of La Quinta shall have right to select its defense counsel in its sole discretion.

2. Prior to the issuance of any grading, construction or building permit, the applicant shall obtain permits and/or clearances from the following public agencies:
 - C Fire Marshal
 - C Public Works Department
 - C Community Development Department
 - C Riverside County Environmental Health Department
 - C Coachella Valley Unified School District
 - C Coachella Valley Water District (CVWD)
 - C Imperial Irrigation District (IID)

The applicant/developer is responsible for any requirements of the permits or clearances from those jurisdictions. If the requirements include approval of improvement plans, the applicant shall furnish proof of said approvals prior to obtaining City approval of the plans.

FEES AND DEPOSITS

3. The applicant shall pay the City's established fees for plan checking and construction inspection. Fee amounts shall be those in effect when the applicant makes application for plan checking and permits.

LANDSCAPING

4. Existing temporary landscaping improvements for this 4 acres site shall be maintained in a healthy state until removal of the temporary office complex occurs. Any landscaping that is to be retained until future development of the site shall be maintained by the property owner pursuant to the requirements of Specific Plan 83-002 and Zoning Ordinance.

FIRE MARSHAL

5. Provide or show there exists a water system capable of delivering 2,500 g.p.m. for a 2-hour duration at 20 psi residual operating pressure which must be available before any combustible material is placed on the job site.
6. The required fire flow shall be available from a Super hydrant(s) (6"X 4"X 2.5"X 2.5") located not less than 25 feet or more than 165 feet from any portion of the building(s) as measured along approved vehicular travel ways.
7. Prior to building permit issuance, applicant/developer will furnish one blueline copy of the water system plans to Fire Department for review/approval. Plans will conform to the fire hydrant types, location and spacing, and the system will meet the fire flow requirements. Plans will be signed/approved by a registered Civil Engineer and the local water company with the following certification: *"I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."*
8. Install portable fire extinguishers per NFPA, Pamphlet #10, but not less than 2A10BC in rating. Contact certified extinguisher company for proper placement of equipment.
9. Install Knox Key Lock boxes, Models 4400, 3200 or 1300, mounted per recommended standard of the Knox Company. The ordering forms are available by contacting the Fire Marshal's office at 760-863-8886.

LIGHTING

10. Exterior lighting plans shall be approved by the Community Development Department Director prior to issuance of building permits.

ARCHITECTURAL/SITE DESIGN

11. No roof mounted mechanical equipment is permitted.

MISCELLANEOUS

12. All agency letters received for this case are made part of the case file documents for plan checking purposes.

13. Prior to building permit issuance, trash and recycling areas for the project shall be approved by the Community Development Department pursuant to Section 9.60.220 of the Zoning Ordinance. The plan will be reviewed for acceptability by the applicable trash company prior to review by the Community Development Department.
14. Permanent identification signs for the development shall be lit by an indirect source as required by Chapter 9.160 (Signs) of the Zoning Ordinance. Temporary and permanent signs for the development shall be approved by the City prior to installation.
15. Temporary storage containers are not permitted to be used unless separately approved by the Community Development Department.
16. All existing interim modular units and their related temporary improvements (i.e., parking, perimeter fencing, etc.) shall be removed by November 30, 2001. No construction materials shall be stored at the site thereafter, unless otherwise approved in writing by the Community Development Director.