

**CITY COUNCIL RESOLUTION 97- 03  
CONDITIONS OF APPROVAL -  
SITE DEVELOPMENT PLAN PERMIT 96-597  
KSL LAND CORPORATION - CITRUS COURSE  
JANUARY 21, 1997**

**EXHIBIT "A"**

**CONDITIONS:**

1. The material of the perimeter walls around lots shall be compatible with the existing wall materials including a steel picket gate used for pedestrians.
2. The landscaping/irrigation plans for the units shall be submitted to the Community Development Department for review and approval. The plans require Community Development Department, Coachella Valley Water District, and Riverside County Agricultural Commission approval before they will be considered final. The plans shall include at least one 24 inch box size tree per lot with other trees and shrubs provided similar in design and size to those existing.
3. Lawn areas shall either be hybrid Bermuda (summer) or hybrid Bermuda/Rye (winter) depending upon the season in which it is installed. All trees shall be double-staked to prevent wind damage. All trees and shrubs shall be watered with bubblers or emitters with all landscaping improvements installed prior to final occupancy of the house involved.
4. Precise Plot Plans shall be submitted for all lots upon which these units are proposed for.
5. This approval includes the Ryder collection, Heritage collection, and Masters collection as presently constructed within the PGA West development. Plan one of Ryder to be increased to 2195 square feet.
6. Prior to issuance of any building permits for residential units having four or more bedrooms, three car garages shall be required unless the City Council approves a revised Specific Plan modifying this development standard. A bedroom is defined as any habitable room that may be used for sleeping purposes other than a kitchen, bathroom, hallway, dining room or living room.
7. With the exception of a model complex, sizes of new units constructed shall be no less than ten per cent smaller than the smallest unit or ten per cent larger than the largest previously designated for that lot. Designated residence sizes shall be based on the site plan approved under Tentative Tract 24890, on file in the Community Development Department.