

**RESOLUTION NO. 2001-150
CONDITIONS OF APPROVAL - FINAL
SPECIFIC PLAN 1987-011, AMENDMENT NO. 3
LATHROP DEVELOPMENT
ADOPTED: NOVEMBER 21, 2001**

GENERAL

1. The applicant 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 permit. 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. All Conditions of Approval for the Washington Square Specific Plan 1987-011, Amendment No. 2 shall be retained in full force and effect with the following additions/revisions:

- A. Revise Condition 21, 47th Avenue, paragraph A. to read as follows:

At access locations shown in Specific Plan 87-011, Amendment #2, Figure V-1, along with an access point at the westerly end of Lot 286 of Tract #24230 (as shown on appendix "A" of the text of Minor Specific Plan, Amendment #3).

- B. Add Condition 21 47th Avenue, paragraph B. to read as follows:

The applicant shall provide for a future 26 foot clear width two way ingress and egress access to the property contiguous to, and immediately to the north of the applicant's property.

- C. Revise Condition 29, B., 4. To read as follows:

47th Avenue Improvements (that portion contiguous to Tract # 27031 and excepting that portion contiguous to Lot 286 of Tract # 24230): Reimburse developer for those improvements installed on the North side of the centerline of 47th Avenue, in the area defined above. Reimbursement shall include responsibility for 25% (twenty-five percent) of the cost to design and construct the traffic signalization at 47th Avenue and Washington Street.

- D. Add a provision under 4.3 of the Specific Plan Amendment No. 3 that allows illumination levels at finish grade in parking areas to be no more than 3 footcandles.