

**RESOLUTION 98-13
CONDITIONS OF APPROVAL - FINAL
SP 85-006, AMENDMENT #2
KSL LAND HOLDINGS, INC.
FEBRUARY 17, 1998**

GENERAL

1. Specific Plan 85-006, Amendment #2, shall comply with the requirements and standards of the La Quinta Municipal Code and all other applicable laws, unless modified by the following conditions.
2. The Specific Plan text on file in the Community Development Department, shall be revised to include the following conditions with final texts submitted to the Community Development Department within 30 days of final approval.
3. Developer agrees to indemnify, defend, and hold harmless the City of La Quinta in the event of any legal claim or litigation arising out of the City's approval of this project. The City of La Quinta shall have the right to select its defense counsel at its sole discretion.
4. The following shall be added to the "HOUSING" section of the Oak Tree West Specific Plan:

TABLE 1

Single Family Development Standards

These standards apply to all residential units constructed within the Specific Plan boundary.

Min. Lot size	6,000 sq. ft
Minimum lot frontage	55 ft.
Maximum structure height	28* ft.
Maximum number of stories	2*
Minimum front yard setback (non-garage portion of residence)	15 ft.**
Minimum front garage setback	20 ft.***

Minimum interior sideyard setback	5 ft. +
Minimum exterior sideyard setback	10 ft. +
Minimum rear yard setback	10 ft.
Minimum livable floor area excluding garage	1400 sq. Ft.
Swimming pool rear setback adjacent golf course	0 ft. with approval of course owner

- * Maximum 22 feet and one story height for structures within 150 feet of 52nd Avenue, 54th Avenue and Jefferson street.
- ** Projects with 10 or more residences shall incorporate front setbacks varying between 15 ft. and 25 ft. to avoid streetscape monotony.
- *** 25 ft. if "tilt-up" door is used with 15 ft. allowed if garage is side entry.
- + For zero lot line residences, one side setback may be 0' provided other side setback is minimum 15 ft. Exterior side setback must be minimum 15 ft.