

**RESOLUTION 97-74
CONDITIONS OF APPROVAL-FINAL
SP 121E, AMENDMENT #4
KSL RECREATION CORPORATION AND ITS ASSIGNS
SEPTEMBER 16, 1997**

GENERAL

1. Specific Plan 121E, Amendment #4, 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 shall be revised to include the exhibit Revision "C" dated September 15, 1997, with a minimum of five final texts submitted to the Community Development Department.
3. The total number of single family residential units allowed in the specific plan area shall be revised to 1367 subject to approval of a Site Development Permit and/or Tentative Tract Map.
4. 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 in its sole discretion.
5. The applicant/developer shall comply with the mitigation measures contained in the Mitigation Monitoring Plan attached to Environmental Assessment 97-343.
6. Check made out to County of Riverside in the amount of \$1328. For the project Environmental Assessment shall be submitted to the Community Development Department within 24 hours after approval by the City Council.
7. Prior to issuance of first building permit, the applicant shall provide an easement to be recorded for all hillside areas to remain undeveloped open space, except for the areas presently developed. Easement to be approved by the City Attorney prior to recordation.

ENGINEERING DEPARTMENT

8. Delete 110 units from the LDR district at the corner of Eisenhower and 50th.
9. Submit to Public Works Department a revised hydrology study to account for the proposed increase in impermeable surfaces within the specific plan area prior to issuance of a building permit for any construction authorized by this Specific Plan for the applicant.
10. Make changes to specific items in the specific plan as follows.

<u>Page</u>	<u>Item</u>	<u>Comment</u>
3.5	Garage/Carport Setback	5 ft. or 20-foot minimum from street curb or pedestrian path/walk if garage/carport is provided as individual structure for specific unit on private or public street.
3.6	Garage/Carport Setback	5 ft. or 20-foot minimum from street curb or pedestrian path/walk if garage/carport is provided as individual structure for specific unit on private or public street.
3.11	Garage/Carport Setback	5 ft. or 20-foot minimum from street curb or pedestrian path/walk if garage/carport is provided as individual structure for specific unit on private or public street.
3.20	Paragraph 3.3.16	Add "roads" to items for which plans are required. Add the requirement that plans be approved by the City Engineer.
3.21	Paragraphs C-2 and C-3	Plans for and revisions to on-site parking and circulation facilities shall be approved by the City Engineer.