

CONDITIONS OF APPROVAL
SPECIFIC PLAN NO. 121-E, AMENDED #1
SEPTEMBER 20, 1988

GENERAL:

1. All development proposals for the added properties shall conform to Exhibit #1, the Conditions of Approval for revised Specific Plan No. 121-E, dated May 13, 1982, as adopted by the La Quinta City Council on October 5, 1982.

ABJ359

AVENIDA DEL RE

VIA MIGUEL

AVENIDA FERNANDO

18765-1 1-2
48 UNITS

RESIDENTIAL
TR 18765-1
MB 136/32-33
TENNIS VILLAS
23 UNITS

651-200-080

651-200-087

651-200-088

TR 18765-2
MB 148/21-22
TENNIS VILLAS
25 UNITS

LA QUINTA HOTEL TENNIS CLUB

651-200-087

RS 66/24-27

REMAINDER

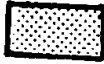
651-200-082

PARCEL 1
2.0 AC.
NET 0.50 AC.

TRACT 14496-1

CAMINO QUINTANA

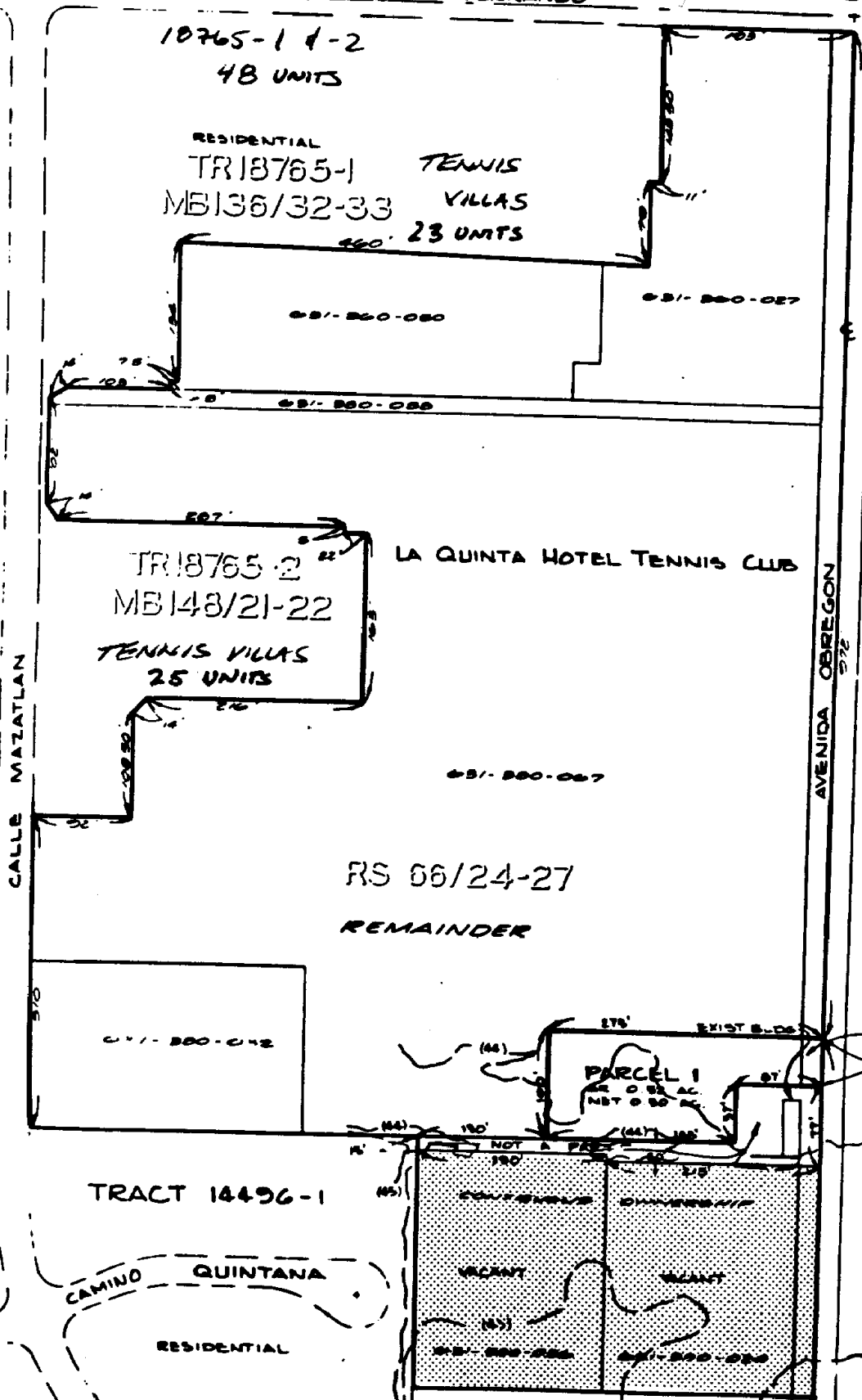
RESIDENTIAL



AREA TO BE INCLUDED IN SPECIFIC PLAN # 121-E, REVISED



EXHIBIT "A"



CONDITIONS OF APPROVAL
REVISED SPECIFIC PLAN #121-E

PLANNING COMMISSION
May 13, 1982

EXHIBIT 1

GENERAL CONDITIONS

- AR. 1359
1. Prior to issuance of a building permit for construction of any use contemplated by this approval, the applicant shall first obtain clearance from the Riverside County Planning Department to verify that all pertinent conditions of approval have been satisfied in accordance with the specific plan.
 2. The specific plan approval shall consist of the following:
 - a. Exhibit "A" Revised Specific Plan Text
 - b. Exhibit "B" Specific Plan Conditions of Approval
 - c. Revised specific plan of land use (development plan)
 - d. Revised specific plan onsite circulation plan
 3. If any of the following conditions for approval differ from the commitment made by the developer in the specific plan text or map exhibits, the conditions enumerated herein shall take precedence unless otherwise approved by the Planning Director. Any changes pertaining to road improvements conditions shall be subject to the approval of the Riverside County Road Commissioner.
 4. The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances and state laws and shall conform substantially with the approved Specific Plan #121-E Revised as filed in the office of the Riverside County Planning Department, unless otherwise amended.
 5. No portion of the specific plan which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development, or to set special time commitments for the development, shall be considered to be a part of the adopted specific plan.
 6. Water and sewage disposal facilities shall be installed in accordance with the requirements and specifications of the Riverside County Health Department.
 7. Road improvements shall be provided in accordance with the requirements of the implementing subdivision(s) for this project and/or as recommended by the Road Commissioner.
 8. Drainage and flood control facilities and improvements shall be provided in accordance with the Coachella Valley Water District requirements.
 9. An Environmental Assessment shall be conducted for each tract, change of zone, plot plan, or any other discretionary permit within the specific plan.
 10. Prior to recordation of any final subdivision map for a phase of development requiring a homeowners association, the applicant shall submit to the Planning Department the following documents which shall demonstrate to the satisfaction of the County that the homeowners association will be established and will operate in accordance with the intent and purpose of the specific plan.

- a) The document to convey title.
- b) Covenants, Conditions and Restrictions to be recorded.

The approved Covenants, Conditions and Restrictions shall be recorded at the same time and listed on the final subdivision map when recorded.

A homeowners association, with the unqualified right to assess the owners of the individual units for reasonable maintenance cost and management costs shall be established and continuously maintained. The association shall have the right to lien the property of any owners who default in the payment of this assessment. Such lien shall not be subordinate to any encumbrance other than a first deed of trust, provided such deed of trust is made in good faith and for value and is of record prior to the lien of the homeowners association.

11. All conditions listed herein apply only to those parcels changed or added since the original specific plan was approved. These parcels include the following:
 - 1) A 19.23± acre parcel proposed for 200 condominiums, purchased since approval of the original specific plan.
 - 2) A 3.526± acre parcel at the base of the mountains which is now proposed for 15 condominium units.
 - 3) A 6.3+ acre parcel located east of Eisenhower Drive, which was originally proposed for use as a temporary sewage treatment plot and horse stables is now proposed as part of the condominium and golf course facilities. Conditions in the original Specific Plan #121-E remain applicable to all portions of the subject project with the exception of the three parcels noted above.
12. Prior to recordation of final tract maps for the 19.23±, 6.3± and 3.526± acre parcels, water, sewer, and circulation systems must be adequately provided.

LAND USE CONDITIONS

13. Lots created pursuant to this specific plan shall be in conformance with the development standards of the zone(s) ultimately applied to the property.
14. Each Planned Residential Development (PRD) shall comply with the requirements of Ordinance 348 and 460.
15. Prior to the issuance of building permits, common open space area improvement plans shall be submitted for Planning Department approval.
16. The total specific plan shall be developed with a maximum of 916 condominium and 642 hotel units.

17. All Planned Residential Developments (PRD's) shall incorporate a new or be annexed to an existing homeowners association for maintenance and management of common open space areas, private street systems, landscaped areas, signing and lighting or other defined responsibilities as necessary.
18. All common open space areas including developed landscaped areas shall include an automatic irrigation system. Landscaping and irrigation plans shall be submitted for Planning Department approval prior to on-site installation.

AR.1359
CIRCULATION CONDITIONS

19. Dedication and improvement of rights-of-way for general plan and public roads and streets adjacent to the site will be required in accordance with the provisions of Ordinance 460 and 461.
20. The applicant shall provide all road improvements as specified in the letter dated April 8, 1982 by the Riverside County Road Commissioner.
21. The basic circulation system shall be developed substantially in accordance with the specific plan text.
22. Construction of the development permitted hereby may be done progressively in phases, provided adequate vehicular access is constructed for all dwelling units in each phase and further provided that such phase development conforms substantially with the intent and purposes of the specific plan.
23. Phasing shall be done in a manner which will not cause newly completed structures to be impacted by dust generated by grading from subsequent phases.
24. Fire protection shall be provided in accordance with all applicable requirements of Ordinance 460 and Ordinance 546.
25. The developer shall mitigate any public facilities and/or school district impacts in accordance with notices of impactation which may be applicable at the time of tentative map approval and/or requests for extensions of time.
26. The developer shall comply with the following specific plan development standards:
 - a. Security Police Protection Walkway and parking areas will be adequately lighted.
 - b. Circulation Gates at entrances will be at least 80 feet from the public street to allow for stacking and turn around.
 - c. Grading All grading will be completed under the direction of a soils engineer and in conformance with applicable County ordinances. Grading permits will be obtained for all grading and shall be submitted to the County Planning Department for environmental review where applicable.

**Specific Plan #121-E Revised
Conditions of Approval
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d. Landscaping

Common areas, parks, entry gates and streets shall be landscaped with plant species compatible with the desert environment.

e. Drainage

Through coordination with the Coachella Valley Water District, all development shall be designed to protect all dwellings from storm flow.