

**CITY COUNCIL RESOLUTION NO. 2006-031
CONDITIONS OF APPROVAL – FINAL
SPECIFIC PLAN 2005-078
COACHELLA VALLEY HOUSING COALITION
ADOPTED: APRIL 4, 2006**

GENERAL

1. The applicant agrees to defend, indemnify and hold harmless the City of La Quinta ("City"), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this Specific Plan, or any Final Map recorded thereunder. 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 mitigation measures contained in the Mitigated Negative Declaration for Environmental Assessment 2004-524 for Specific Plan 97-011, Amendment No. 3 and Addendum to Environmental Assessment 2004-524 for Site Development Permit 2005-824 shall be complied with.
3. The Specific Plan shall be amended to allow up to 25% of the 1 bedroom units to be no less than 700 square feet in size. All other units shall be no less than 750 square feet in size.
4. Prior to issuance of a grading permit, all project related final Conditions of Approval shall be incorporated in the Final Specific Plan document. Applicant shall work with staff to correct internal document inconsistencies and update graphics as appropriate prior to final publication of Specific Plan document. Applicant shall provide five copies of the Final Specific Plan document to the Community Development Department.