

**RESOLUTION NO. 2002-93
CONDITIONS OF APPROVAL - FINAL
SPECIFIC PLAN 2002-056
WG PROPERTIES LLC
JUNE 18, 2002**

EXHIBIT "A"

GENERAL CONDITIONS OF APPROVAL

1. Specific Plan 2002-056 (SP 2002-056) shall be developed in compliance with these conditions, the Specific Plan document, and all approved site plan, elevation, color, materials and other exhibits submitted for this application and any subsequent amendment(s). In the event of any conflicts between these conditions and the provisions of SP 2002-056, these conditions shall take precedence.
2. 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 Specific Plan or any application thereunder. The City shall have sole discretion in selecting its defense counsel.
3. All changes to the Specific Plan which are also included in the Site Development Permit shall be made to the latter to ensure consistency. The project proponent shall submit amended documents within 30 days of City Council approval of the Specific Plan and Site Development Permit, or issuance of a grading permit, whichever occurs first.
4. SP 2002-056 shall comply with all applicable conditions and/or mitigation measures for the following related approvals:
 - C Environmental Assessment 2002-448
 - C Site Development Permit 2002-731

In the event of any conflict(s) between approval conditions and/or provisions of these approvals, the Community Development Director shall determine precedence.
5. The Specific Plan document for SP 2002-056 shall be revised in conformance with the following:
 - A. Page 3.C. - In the second paragraph, revise the second phase building area from 7,250 to 6,500 square feet.

- B. *Page 6 - Under Roof Lines and Screening, add a second sentence:
"Roof lines will not exceed 22 feet within 150 feet of Washington Street, except for tower elements shown on the Phase 1 building, which shall not exceed 30 feet for the west tower element and 26 feet for the south tower element."*
- C. Page 7, Signage (sic) Criteria - Change reference from 'Signage' to 'Sign'. Add text: "A detailed sign program will be submitted prior to occupancy permits for any permanent building".
6. Minor changes, as determined by the Community Development Director to be consistent with the intent and purpose of the Specific Plan, may be approved. Examples include modifications to landscaping materials and/or design, parking and circulation arrangements not involving reductions in required standards beyond those identified in the Specific Plan, minor site, building area or other revisions necessary due to changes in technical plan aspects such as drainage, street improvements, grading, etc. Such changes may be approved on a staff-level basis and shall not constitute a requirement to amend the Specific Plan. Consideration for any modifications shall be requested in writing to the Director and submitted with appropriate graphic and/or textual documentation in order to make a determination on the request.
8. All other applicable conditions of approval for SDP 2002-731, and any subsequent amendment(s), shall be incorporated into the revised text for SP 2002-056 in the appropriate sections. The revised Specific Plan document shall be submitted to the Community Development Department for compliance review and acceptance prior to issuance of any permit for a main building.