

CITY COUNCIL RESOLUTION NO. 88- 114

CONDITIONS OF APPROVAL - TENTATIVE TRACT MAP NO. 23813
SEPTEMBER 20, 1988

GENERAL

1. Tentative Tract Map No. 23813 shall comply with the requirements and standards of the State Subdivision Map Act and the City of La Quinta Land Division Ordinance, unless otherwise modified by the following conditions.
2. Tentative Tract Map No. 23813 shall conform with Exhibit "A" (Tentative Tract Application Map) and Exhibit "B" (Unit Siting Plan), as contained in file TT-23813 at the La Quinta Planning and Development Department, unless otherwise amended by the following conditions.
3. This Tentative Tract Map approval shall expire two years after the original date of approval by the La Quinta City Council unless approved for extension pursuant to the City of La Quinta Land Division Ordinance.
4. Tract phasing plans, including phasing of public improvements, shall be submitted for review and approval by the Public Works Department and the Planning & Development Department.
5. Prior to the issuance of a building permit for construction of any building or use contemplated by this approval, the Applicant shall obtain permits and/or clearances from the following public agencies:
 - o City Fire Marshal
 - o City of La Quinta Public Works Department
 - o Planning and Development Department, Planning Division
 - o Coachella Valley Water District
 - o Desert Sands Unified School District
 - o Imperial Irrigation District

Evidence of said permits or clearances from the above-mentioned agencies shall be presented to the Building Division at the time of the application for a building permit for the use contemplated herewith.

GRADING AND DRAINAGE

6. The Applicant shall submit a grading plan that is prepared by a registered civil engineer who will be

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required to supervise the grading and drainage improvement construction and to certify that the constructed conditions at the rough grade stage are as per the approved plans and grading permit. This is required prior to issuance of building permits. Certification at the final grade stage and verification of pad elevations is also required prior to final approval of grading construction.

7. A thorough preliminary engineering geological and soils engineering investigation shall be done and the report submitted for review along with the grading plan. The report's recommendations shall be incorporated into the grading plan design prior to grading plan approval. The soils engineer and/or the engineering geologist must certify to the adequacy of the grading plan.
8. Drainage disposal facilities shall be provided as required by the Public Works Director. Drainage facilities shall be capable of retaining 100-year storm flows on-site.

TRAFFIC AND CIRCULATION

9. An emergency access gate, with provision for pedestrian and golf cart passage shall be provided at the southern end of Lot B. This gate shall be designed and installed in accordance with the Fire Marshal's requirements for emergency access.
10. Applicant shall construct private street improvements to the requirements of the City Engineer and the La Quinta Municipal Code:
11. In the event of a gate being desired at the entrance to this subdivision, the Applicant shall submit a detail plan of the entrance area/proposed gate system to the Planning and Development Department for review and approval.
12. The minimum depth of driveways, measured from the private street right-of-way to the garage, shall be 20 feet.
13. All parallel parking spaces shall be 22 feet in length. All raised medians shall meet the following requirements:
 - a. Driveways shall line up with the breaks in the median to allow for ease of access for vehicles exiting in both directions.
 - b. Extreme care should be taken, including the use of low landscaping, to ensure good visibility across the median.

14. All unit elevations and exterior materials and colors shall conform with Exhibits "C" and "D", as contained in file TT-23813 at the La Quinta Planning and Development Department, unless otherwise amended by the preceding and following conditions.

PUBLIC SERVICES AND UTILITIES

15. The Applicant shall comply with the requirements of the City Fire Marshal, in accordance with the following La Quinta Municipal Code and/or recognized fire protection standards.
- a. Lot A shall be improved to a minimum 24-foot width and constructed to the same standards as Lot B.
 - b. Schedule A fire protection approved super fire hydrants, (6" X 4" X 2 1/2" X 2 1/2") shall be located one at each street intersection, spaced not more than 330 feet apart in any direction, with no portion of any frontage more than 165 feet from a fire hydrant. Minimum fire flow shall be 1,000 GPM for two hours duration at 20 PSI.
 - c. Prior to recordation of the final map, Applicant/Developer shall furnish one blue-line copy of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location, and spacing, and the system shall meet the fire flow requirements. Plans shall be signed/approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."
 - d. If public use type building(s) are to be constructed, additional fire protection may be required. The fire flows and hydrant locations will be stipulated when building plans are reviewed by the Fire Department.
 - e. Whenever access into private property is controlled through use of gate, barriers, guard houses or similar means, provision shall be made to facilitate access by emergency vehicles in a manner approved by the Fire Department. All controlled access devices that are power-operated shall have a radio-controlled override system capable of opening the gate when activated by a special transmitter located in emergency vehicles. Devices shall be

equipped with backup power facilities to operate in the event of power failure. All controlled access devices that are not power operated shall also be approved by the Fire Department. Minimum opening width shall be 12 feet, with a minimum vertical clearance of 13' 6".

16. The Applicant shall comply with all requirements of the Coachella Valley Water District. Any necessary parcels for district facility expansion shall be shown on the final map and conveyed to the Coachella Valley Water District, in accordance with the Subdivision Map Act.

WALLS, FENCING, SCREENING AND LANDSCAPING

17. Prior to final map approval, the Applicant shall submit to the Coachella Valley Water District for review and to the Planning Division for review and approval, a plan (or plans) showing the following:
- a. Landscaping, including plant types, sizes, spacing, locations, and irrigation system for all landscape buffer areas. Desert or native plant species and drought-resistant planting materials shall be incorporated into the landscape plan.
 - b. Location and design detail of any proposed and/or required walls.
 - c. Exterior lighting plan, emphasizing minimization of light and glare impacts to surrounding properties.
18. Prior to issuance of any grading permits, the Applicant shall submit to the Planning and Development Department an interim landscape program for the entire tract, which shall be for the purpose of wind erosion and dust control.
19. The homeowners association shall be responsible for the maintenance of exterior walls located on lot boundaries.

MISCELLANEOUS

20. Provisions shall be made to comply with the terms and requirements of the City's adopted Infrastructure Fee Program in effect at the time of issuance of building permits.
21. The subdivider shall make provisions for maintenance of the swimming pool, accessory structures, and all

landscaped areas via the following method prior to final map approval:

The Applicant shall submit to the Planning and Development Department a Management and Maintenance Agreement, to be entered into with the unit/lot owners of this land division, in order to insure common areas and facilities will be maintained. A homeowners association shall be created with the unqualified right to assess the owners of the individual units for reasonable maintenance costs. The association shall have the right to lien the property of any owners who default in the payment of their assessments.

22. The appropriate Planning approval shall be secured prior to establishing any of the following uses:
- a. Temporary construction facilities;
 - b. Sales facilities, including their appurtenant signage;
 - c. Model homes.
23. The Developer of this subdivision of land shall cause no easements to be granted or recorded over any portion of this property between the date of approval by the City Council and the date of recording of the final map, without the approval of the City Engineer.

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