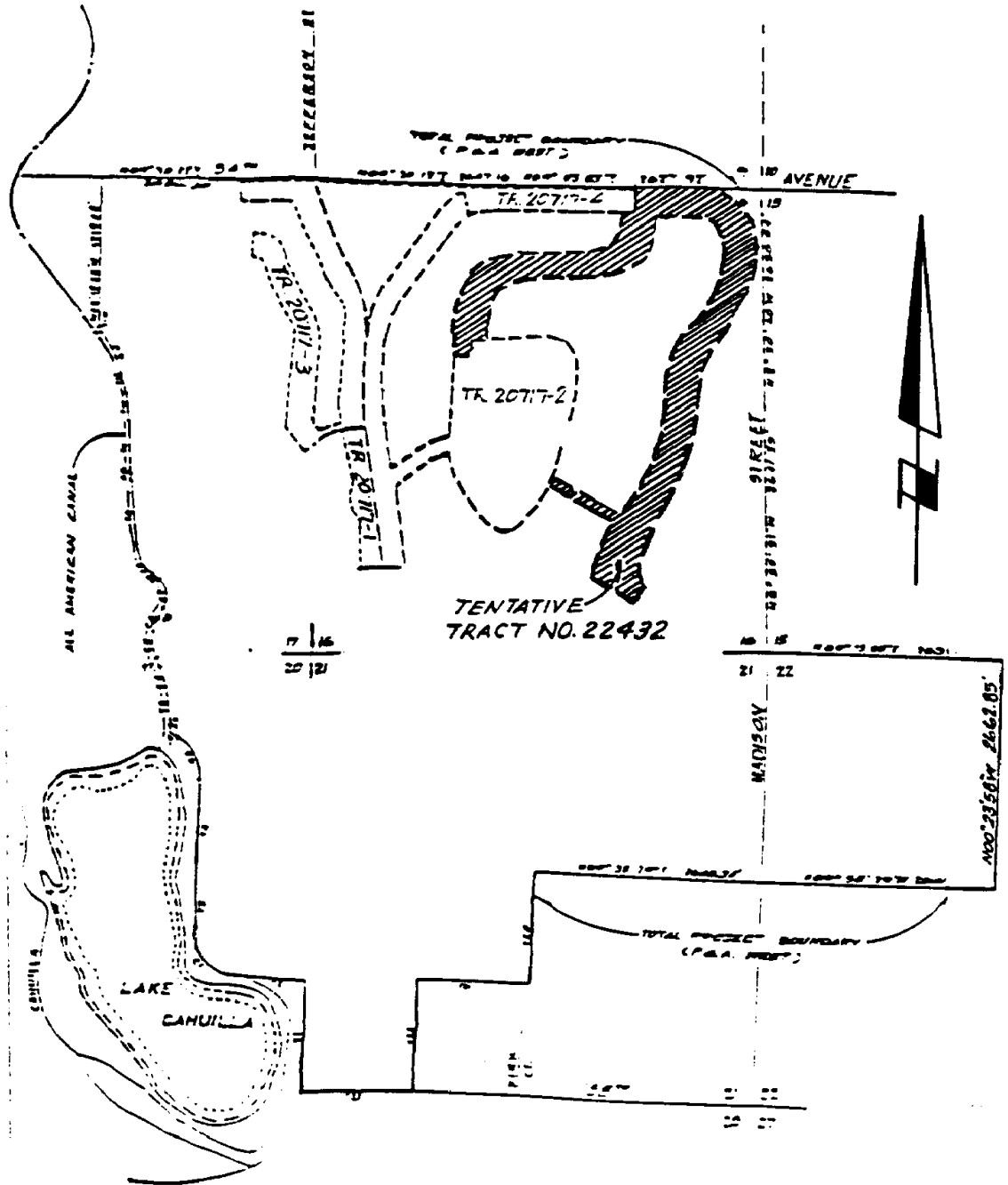


CITY OF LA QUINTA
CITY COUNCIL RESOLUTION NO. 87-26

1. Tentative Tract Map No. 22432 shall comply with the requirements and standards of the State Subdivision Map Act, the City of La Quinta Land Division Ordinance, and all other City, County and State applicable laws and ordinances.
2. 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.
3. The development of the site and buildings shall comply with Exhibits A, B and C pursuant to the Planning Department's Tentative Tract Map No. 22432 file as conditionally approved. The following building and site design conditions shall take precedence in the event of any conflicts with the provisions of the tentative tract map.
4. The final map, or any portion thereof, shall not be recorded until and unless Tentative Tract Map No. 21641 has been recorded.
5. All roof-mounted mechanical equipment shall be screened from view at all sides by the roof design. Any ground-mounted mechanical equipment shall be screened from view by methods approved by the Planning Department.
6. The following setback criteria shall be applied to site design:
 - a. A minimum front yard setback of 20 feet shall be required on all residential dwelling units in the project, except for the "Legend" (Plan 40), which is permitted to have a 15-foot setback to accommodate an accessory golf cart storage structure.
 - b. A minimum sideyard setback of five (5) feet (10 feet between building complexes) shall be required on all residential units.
7. The Applicant shall comply with the recommendations of the completed noise analysis for "PGA West".
8. The Applicant shall submit plans for street lighting, if any, for review and approval by the Planning Department.

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9. All signing within Tentative Tract No. 22432 shall be subject to review and approval by the Planning Department.
10. The developer shall retain a qualified archaeologist immediately upon discovery of any archaeological remains or artifacts and employ appropriate mitigation measures during project development.
11. The landscape irrigation systems shall consist of drip, bubbler or other suitable type of water conservation system.
12. Applicant/Developer shall maintain an emergency access road at the north end of Iverness at 54th Avenue or at the Madison Avenue maintenance facility until closure is permitted by the City.
13. Prior to the issuance of any building permits, the Applicant/Developer shall:
 - a. Secure Agriculture Commission approval for landscape material to be used within the development.
 - b. Provide a temporary cul-de-sac of at least 90 feet in diameter at the southern termination of Southern Hills Drive.
 - c. Provide written certification from the Coachella Valley Water District that the hydrants will be installed and will produce the required fire flow before any combustible material is delivered to the job site, or alternate program as approved by the fire marshal.
14. Prior to the issuance of an occupancy permit, the Applicant/Developer shall:
 - a. Have installed all the approved landscaping materials.
 - b. Have complied with all conditions of approval.
15. Thirty (30) days prior to the approval of a Final Map, the Applicant/Subdivider shall have submitted to the City Manager any and all claims or requests for credit toward infrastructure fees attributable from the development of this tract. The City Manager's report shall be made a part of the Council's deliberation on a Final Map, and the action of the City Council in the acceptance or rejection of any such claim or request shall constitute the complete understanding between parties as to the disposition of infrastructure fees as it may relate to any future credit.



CASE MAP

CASE No.

TRACT #22432



SCALE:

NO SCALE

ATTACHMENT #3

DENSITY TABULATIONS FOR
PGA WEST

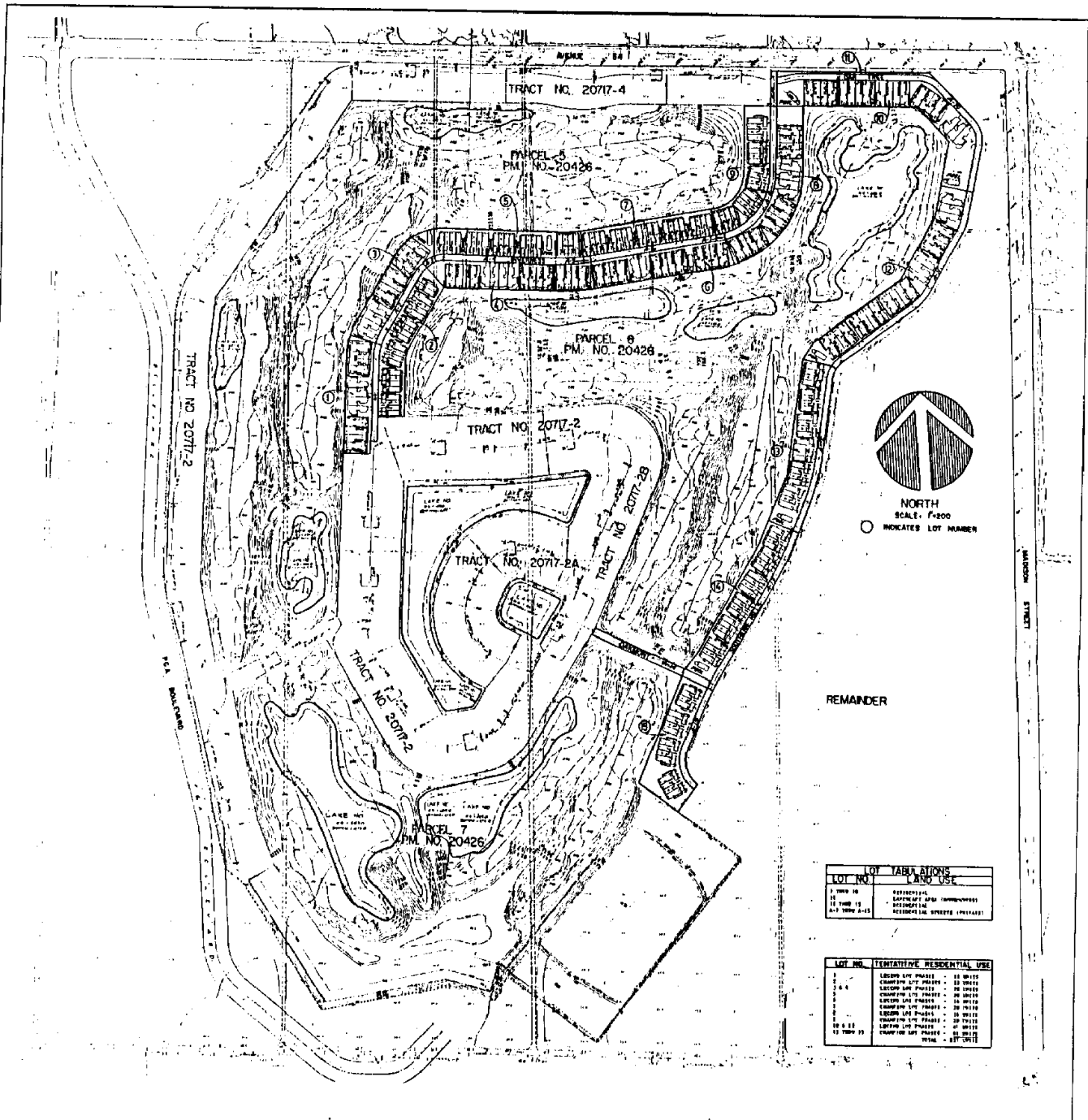
TRACT	21846	21381	20717	APPROVED	INCLUSION	REVISED
				TOTALS	OF	TOTALS
Units Approved by Planning Comm.	308	138	547	993	257	1250
Units Approved Administratively	-0-	-0-	65	65	N/A	65
Total Units Approved	308	138	612	1058	(257)	(1315)
Net Residential Acreage	51.45	40.10	119.70	211.25	48.20	259.45
Lake Acreage	9.98	2.30	12.50	24.78	-0-	24.78
Golf Acreage	43.85	-0-	-0-	43.85	-0-	43.85
Gross Acreage	105.28	42.40	132.20	279.88	48.20	328.08
Net Residential						

Density	5.99	3.44	4.57	4.70	5.33	4.82
Density (including lakes)	5.01	3.25	4.14	4.21	5.33	4.40
Density (including golf & lakes)	2.93	3.25	4.14	3.55	5.33	3.81
Gross Density (All approvals)	2.93	3.25	4.63	3.78	5.33	4.01

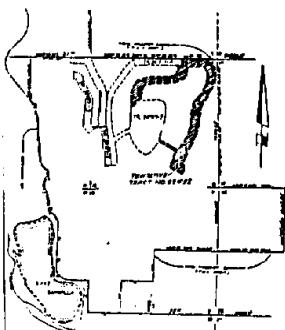
Note: These numbers only reflect development tract approvals given to Sunrise Company. Approximately 387 additional acres are covered by approved parcel maps filed by Landmark. These parcels are devoted to golf course/open space and other non-residential uses, which, if included, establish the current Specific Plan Density at 1.58 units per acre (based on 667 acres, 1058 approved units). Inclusion of Tentative Tract 22432 would increase the figure to 1.84 units per acre.

WN:bjj

DENTABUL

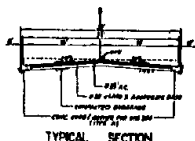


TENTATIVE TRACT MAP NO. 22432



GENERAL NOTES

1. PROJECT NAME: "THE WEST"
2. DESIGN NUMBER: S-18
3. DESIGN LAMB NO.: 24007
4. RECORDING LAMB NO.: 24007
5. TOTAL NUMBER OF PAGES: 16
6. TOTAL NUMBER OF SHEETS: 16
7. THIS PROJECT SHALL CONFORM TO SECTION 14.1, CODE OF ORDINANCES, PALMDALE CITY, CALIFORNIA AND ALSO SAME APPLICABLE.
8. DEVELOPER "SUNRISE" HAS CONSENTED AND PROJECT TO PROCEED.
9. STREET NAMES AND PROJECT TO CHANGE IF FINAL DETERMINED.



RECEIVED
MAR 16 1987

OWNER
DIXIE SAVINGS & LOAN ASSOC.
620 P&G WEST
74-1000 HIGHWAY 111 SUITE A
PALM DESERT, CA 92260

SUBDIVIDER
SUNRISE COMPANY
75 DOS COUNTRY CLUB DRIVE
PALM DESERT, CA 92260

LEGAL DESCRIPTION
A PORTION OF SECTION 16, TOWNSHIP
8 SOUTH, RANGE 7 EAST, S 9 W

TENTATIVE TRACT MAP NO. 22432
IN THE CITY OF LA QUINTA, CA

ES&C ENGINEERING SERVICE CORPORATION
ENGINEERS IN CIVIL, ELECTRICAL & LAND SURVEYING