

CITY COUNCIL RESOLUTION NO. 87-25  
CONDITIONS OF APPROVAL

TENTATIVE TRACT MAP NO. 21641

GENERAL

1. Tentative Tract Map No. 21641 shall comply with the standards and requirements 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. 21641 shall comply with all applicable conditions and requirements of Specific Plan No. 83-002, "PGA West", or as amended and in effect at the time of recordation.
3. This tentative tract map shall expire two years after the date of approval with the ability to extend approval as provided by State Subdivision Map Act and the Municipal Land Division Ordinance.
4. The Final Map shall conform substantially with the approved tentative map (Exhibit "A") as contained in the Planning Department's file for Tentative Tract Map No. 21641 and the following conditions of approval, which conditions shall take precedence in the event of any conflict with the provisions of the tentative tract map.

STREETS, DRAINAGE AND GRADING

5. Legal access from all lots within Tentative Tract Map No. 21641 to a City maintained street shall be provided in accordance with the requirements of the La Quinta Land Division Ordinance. Avenue 54 shall not be shown as a permanent access on the Final Map.
6. All offers of dedication and conveyances shall be submitted and recorded as directed by the City Engineer.
7. Easements, when required for roadways, drainage facilities, utilities, etc., shall be shown on the Final Map. Said easements shall be submitted and recorded as directed by the City Engineer.
8. Street improvements shall be constructed to the requirements of the City Engineer at the time of development.
9. The Applicant shall vacate vehicle access rights, except at street intersections to the following streets - 54th Avenue.
10. A common area lot shall be established for that area between the tract perimeter wall and street right-of-way for 54th Avenue. Landscape maintenance responsibility of the total common lot and street landscape parkway shall be the responsibility of the development.

11. Street widths shall comply with the standards, adopted by the La Quinta Municipal Code and the approved Specific Plan.

#### PUBLIC SERVICES AND UTILITIES

12. Fire protection shall be provided at the time of development in accordance with the requirements of the Municipal Code and the City Fire Marshal.

13. The Applicant shall comply with the following requirements of the Coachella Valley Water District:

- a. The domestic water system shall be installed in accordance with the District and City requirements at the time of development.
- b. The Applicant shall provide and dedicate to the District any land needed for the provision of additional facilities, including, but not limited to, sites for wells, reservoirs and booster pumping stations.

14. The Applicant shall comply with the following requirements for utility easements:

- a. Prior to submittal of the final record map for plan check, the Applicant shall coordinate with all utility companies (including gas, water, sewer, electric, and cable television) to ensure that adequate provisions are made for on- and off-site easements for the provision of future facilities.
- b. At the time of Final Map submittal, the Applicant shall provide the Department with letters from the applicable utilities stating that adequate provisions for future facilities are provided and that there are no conflicts with other easements.
- c. All easements shall be shown on the Final Record Map.

#### MISCELLANEOUS

15. The Applicant acknowledges that the City is considering a City-wide Landscape and Lighting District, and, by recording a subdivision map, agrees to be included in the District. Any assessments will be done on a benefit basis as required by law.

16. As no building will occur until future subdivision(s) of land, the Final Map shall give constructive notice. This notice must appear on the Record Map with wording approved by the City Engineer, said wording to be similar to the following:

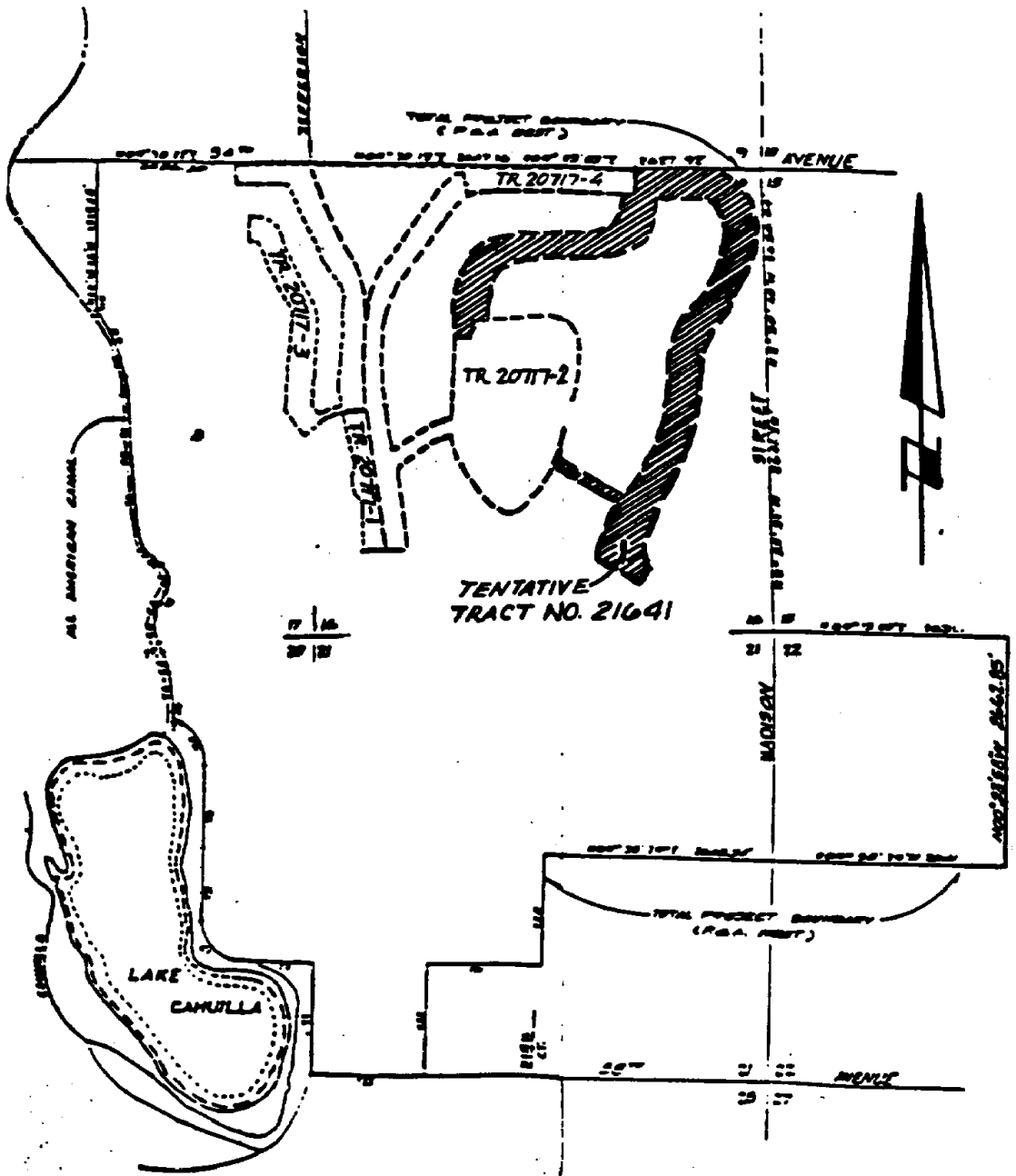
"No building permits shall be issued until the final and recording of a subsequent Final Condominium Map. Improvement conditions will be imposed and security posted at the time the subsequent Final Map is approved. Survey monument bonds will still be required if corners are not set at time map records."

17. The Applicant understands that this approval is for a land division only, and that separate development approvals, such as Plot Plans, Use Permits, Zone Changes and Tract Maps, as applicable and as deemed necessary by the Planning Department, will be required prior to any development actions.

18. Tentative Tract Map No. 21641 shall be recorded prior to any future development being established or overlay tracts being recorded.

19. The Applicant shall pay the required processing and plan checking fees as are current at the time the work is being accomplished by City personnel or subcontractors for the Planning, Building or Engineering Divisions.

ATTACHMENT # 1  
LOCATION MAP



CASE MAP

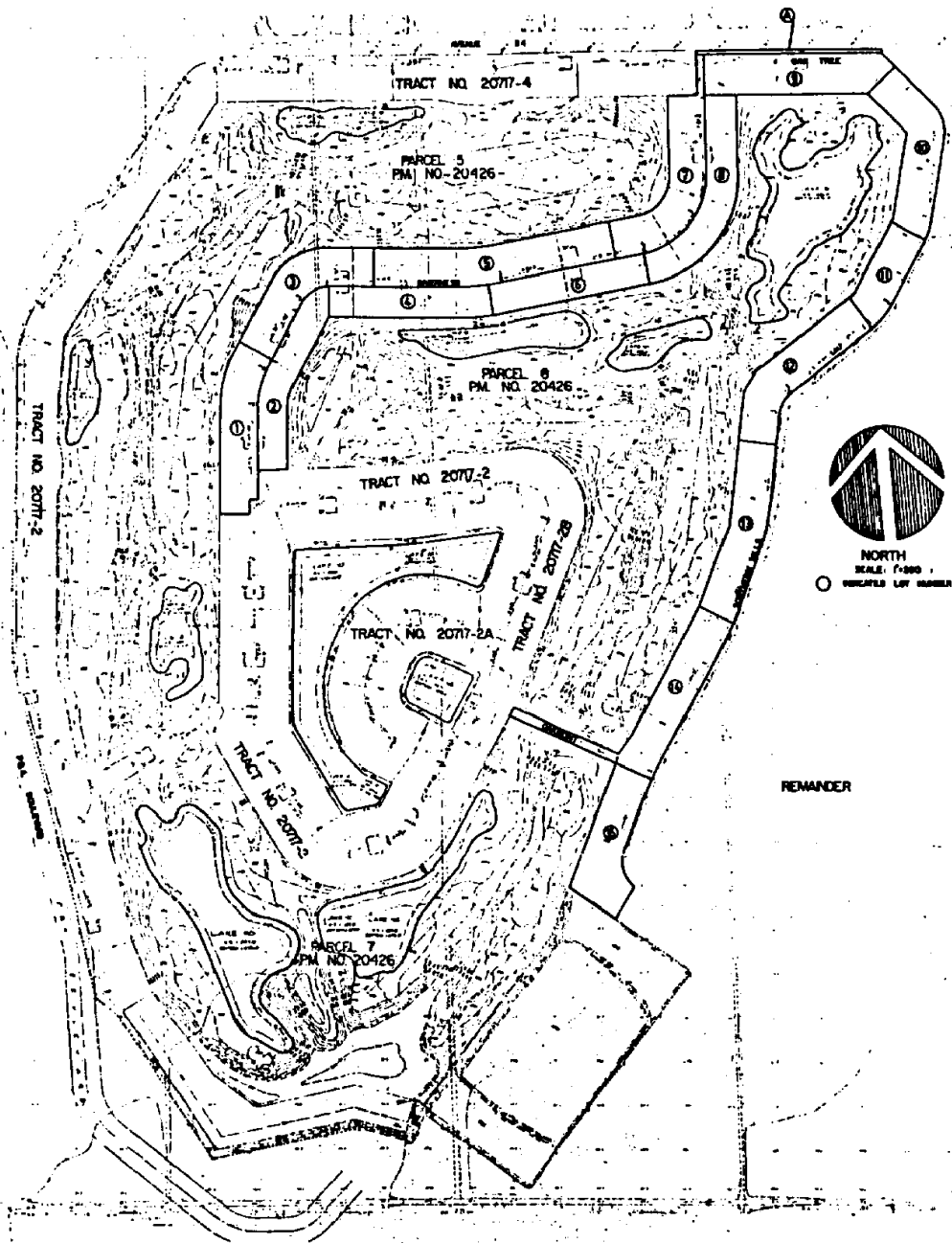
CASE No. **TENTATIVE TRACT**  
**#21641**



SCALE: NTS

TENTATIVE TRACT NO. 21641  
OUR W.O. 2170-26

<u>LOT #</u>	<u>APPROX. DIMENSIONS</u>	<u>APPROX. ACREAGE</u>
1	175' X 775'	3.1
2	140' X 750'	2.4
3	175' X 750'	3.0
4	140' X 750'	2.4
5	175' X 1100'	4.4
6	140' X 725'	2.3
7	175' X 930'	3.7
8	140' X 975'	3.1
9	185' X 820'	3.5
10	175' X 775'	3.1
11	175' X 435'	1.7
12	175' X 805'	3.2
13	175' X 820'	3.3
14	175' X 930'	3.7
15	175' X 730'	3.0
A	20' X 850'	<u>.4</u>
	TOTAL ACREAGE	46.3 <i>±</i>



**TENTATIVE TRACT MAP NO. 21641**

**CASE MAP**

**ATTACHMENT #3:**

**TRACT EXHIBIT**



**SCALE: NTS**