

CITY COUNCIL RESOLUTION NO. 89-55
CONDITIONS OF APPROVAL
MAY 16, 1989

1. Tentative Tract Map No. 24317 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 Exhibit A pursuant to the Planning Department's Tentative Tract Map No. 24317 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 the Specific Plan for PGA West and the Change of Zone have been approved by the City Council.
5. 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; the "Greens" and the "Galleries" which may have a 15-foot setback for side entry garages.
 - b. A minimum sideyard setback of five (5) feet (10 feet between building complexes) shall be required on all residential units.
6. The Applicant shall comply with the recommendations of the completed noise analysis for "PGA West".
7. The developer shall retain a qualified archaeologist immediately upon discovery of any archaeological remains or artifacts and employ appropriate mitigation measures during project development.
8. 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.
9. 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.
10. Prior to the issuance of any building permits, the applicant/developer shall:
- a. Secure the Agricultural Commissioner's approval for landscaping material to be used within the development.
 - b. Secure the CVWD review of the grading, landscaping, and irrigation systems.
11. Comply with the following requirements of the Fire Marshal:
- a. 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 2500 gpm for 2 hours duration at 20 psi.
 - b. 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."
 - c. The required water system including fire hydrants shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot.

12. Comply with the requirements of CVWD.
13. Street improvements shall be constructed to the requirements of the City Engineer at the time of development of the tract. This shall include the landscape buffer/wall treatment along Avenue 54.