

**CITY COUNCIL RESOLUTION NO. 2007-017  
CONDITIONS OF APPROVAL - APPROVED  
SPECIFIC PLAN 2006-081  
LAING LUXURY HOMES  
FEBRUARY 20, 2007**

**GENERAL**

1. The applicant agrees to defend, indemnify and hold harmless the City of La Quinta ("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 Final Map recorded thereunder. The City shall have sole discretion in selecting its defense counsel.

The City shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense.

2. All mitigation measures contained in Environmental Assessment 2006-579 shall be met.
3. Within 30 days of City Council approval, applicant shall provide five copies of the Final Specific Plan document to the Community Development Department. The Final Specific Plan shall include all project related final Conditions of Approval and correct any typographical errors, internal document inconsistencies, and/or minor amendments deemed necessary by City staff. In addition the following amendments shall be made:
  - a. The Specific Plan shall be amended to correct references to "open space lots K & L," and any other discrepancies in lot numbers, consistent with the labeling shown on the approved Tentative Tract Map.
  - b. The Specific Plan shall be amended to change the definition of the "Guest Suites" as provided in Exhibit A. In addition, the Specific Plan shall be amended to allow up to a maximum of one guest suite with kitchenette per lot.
  - c. The Specific Plan shall be amended to require the location of a recreational amenity in the central park site. The recreational amenity could include, but is not limited to, a pool or spa, tot lot, bocci ball court, putting greens, picnic area, and/or community garden. The recreational amenity shall be maintained by the homeowner's association. In addition, seating shall be established along all trails at intervals not greater than 200 feet. Recreational amenities shall be maintained by the homeowner's association.
  - d. The "Wall Concepts" Exhibit shall be amended to eliminate the graphic representing a 6'9" wall, and replace it with a 6'0" wall.

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**Conditions of Approval - Approved**  
**Specific Plan 2006-081**  
**Laing Luxury Homes**  
**Date: February 20, 2007**

- e. The Specific Plan shall be amended to allow for the Hacienda units to have a minimum front yard building setback of 15 feet except for garages, which shall have a minimum front yard setback of 20 feet. Garages oriented parallel to the fronting street shall have a minimum front yard setback of 15 feet. Setback measurements for the Hacienda units located on lots 1-11 shall be measured from back of curb.
  - f. The entry tower height shall not exceed 28 feet.
4. The use of the subject property for single family residential uses shall be in conformance with the approved exhibits and conditions of approval contained in Tentative Tract Map 35060, Specific Plan 2006-081, Site Development Permit 2006-873 and Environmental Assessment 2006-579, unless otherwise amended by the Conditions of Approval.
5. No signage is permitted with this approval. Signage shall be reviewed under separate permit.