

**RESOLUTION NO. 2002-168  
CONDITIONS OF APPROVAL - FINAL  
CONDITIONAL USE PERMIT 2002-072  
WASHINGTON 111, LTD  
DECEMBER 17, 2002**

**FIRE MARSHALL**

1. Approved super fire hydrants, shall be located not less than 25 feet nor more than 165 feet from any portion of the buildings as measured along vehicular travel ways.
2. Blue dot reflectors shall be placed in the street 8 inches from centerline to the side that the fire hydrant is on, to identify fire hydrant locations.
3. The water mains shall be capable of providing a potential fire flow of 4000 gpm and the actual fire flow from any two adjacent hydrants shall be 2000 gpm for a 4-hour duration at 20-psi residual operating pressure.
4. Building plans shall be submitted to the Fire Department for plan review to run concurrent with the City plan check.
5. Water plans for the fire protection system (fire hydrants, etc.) shall be submitted to the Fire Department for approval prior to issuance of a building permit.
6. City of La Quinta ordinance requires all commercial buildings 5,000 sq. ft. or larger to be fully sprinkled. NFPA 13 Standard. Sprinkler plans will need to be submitted to the Fire Department.
7. Any operation that produces grease-laden vapors will require a Hood/duct system for fire protection. (Restaurants, drive-thru's, etc.)
8. 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.
9. The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs. Streets shall be a minimum 20 feet wide with a height of 13'6" clear and unobstructed.
10. Install a KNOX key box on each commercial building and/or suite. (Contact the fire department for an application)

11. Install portable fire extinguishers as required by the California Fire Code and in accordance with NFPA 10.

MISCELLANEOUS

12. The applicant agrees to defend, indemnify, and hold harmless the City of La Quinta (the "City"), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this permit. The City shall have sole discretion in selecting its defense counsel.