

Conditions of Approval for Parcel Map 36872

1. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the City concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the matter. The applicant shall execute an indemnification agreement, in a form acceptable to the City Attorney, within five days of the effective date of this approval.
2. This map is for financing and conveyance purposes only. No development entitlements are associated with Tentative Parcel Map No. 36872.
3. The following statement must be clearly printed on the face of Tentative Parcel Map No. 36872:

FOR FINANCE AND CONVEYANCE PURPOSES ONLY. THIS MAP DOES NOT CREATE ANY LEGAL BUILDING SITES. FURTHER APPLICATIONS ARE NECESSARY TO DEVELOP THIS PROPERTY.

4. Tentative Parcel Map No. 36872 is approved for 24 months from the final date of City Council approval unless a one-year time extension is requested by the applicant and approved by the Planning Commission unless these timeframes are superseded by the terms of the Vista Del Agua Development Agreement.
5. Tentative Parcel Map No. 36872 and any final maps shall be consistent with the Vista Del Agua Specific Plan.
6. No development or improvement of any portion of this map shall be permitted until a subsequent Builder's Tentative Map or Commercial Map is recorded in accordance with the applicable provisions of the Vista Del Agua Specific Plan Conditions of Approval, Subdivision Map Act, and the City of Coachella Subdivision Ordinance for the subdivision described in this map.
7. The Final Parcel Map shall comply with the Subdivision Map Act and City of Coachella Subdivision Ordinance.
8. In accordance and compliance with the Conditions of Approval for SP 14-01, developer's facilities obligations may be financed through the use of one or more Financing Districts including, without limitation, a Community Facilities Financing District for improvements, public services, including without limitation police and fire services, fees or maintenance costs.

Any Vista Del Agua specific Financing District must include a component for police and fire services. In the event that a Vista Del Agua-specific Financing District is not formed, prior to recordation of the Final Map, the applicant or successor in interest shall annex the subject property into the City's Community Facilities District (CFD 2005-01) for City Police, Fire and Paramedic services. The applicant shall cooperate with the City to include the subject property in CFD 2005-01.

9. Approval of Tentative Parcel Map No. 36872 is contingent upon City Council certification of EIR 14-04 and City Council approval of General Plan Amendment 14-01, Specific Plan No. 14-01 and Change of Zone 14-01.