

ORDINANCE NO. 355

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, APPROVING A ZONE CHANGE, ASSIGNING GOLF COURSE AND LOW DENSITY RESIDENTIAL DESIGNATION TO APPROXIMATELY 280 ACRES LOCATED AT THE SOUTHWEST CORNER OF AIRPORT BOULEVARD AND MONROE STREET.

**CASE NO.: ZONE CHANGE 2001-098
APPLICANT: VILLAGE AT THE PALMS**

WHEREAS, the City Council of the City of La Quinta, California, did on the 3rd day of April, 2001 hold a duly noticed Public Hearing for Village at the Palms to review a Pre-Annexation Zone Change to allow the pre-zoning of approximately 280 acres, pending annexation to the City, at the southwest corner of Airport Boulevard and Monroe Street; and,

WHEREAS, the Planning Commission of the City of La Quinta, California, did on the 27th day of March, 2001 hold a duly noticed Public Hearing for Village at the Palms to review a Pre-Annexation Zone Change to allow the pre-zoning of approximately 280 acres, pending annexation to the City, at the southwest corner of Airport Boulevard and Monroe Street, more particularly described as:

**TRACT 28983, THE PALMS GOLF COURSE PARCELS
AND APN 761-720-017, 018, 019, AND 020**

WHEREAS, at said Public Hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons wanting to be heard, said City Council did make the following mandatory findings approving said Zone Change:

1. The proposed project is consistent with the goals and policies of the La Quinta General Plan, and the Land Use Map for the General Plan and surrounding development and land use designations, ensuring land use compatibility.
2. The Zone Change will not be detrimental to the public health, safety and welfare, as it has been designed to be compatible with surrounding development, and conform with the City's standards and requirements.
3. The Zone Change is compatible with the City's Zoning Ordinance in that it supports the development of a range of housing in an integrated community.

4. The Zone Change, to be effective upon annexation of the property, supports the orderly development of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of La Quinta, California, as follows:

1. That the above recitations are true and constitute the findings of the City Council in this case;
2. That it does hereby confirm the conclusion that Environmental Assessment 2001-408 assessed the environmental concerns of the Zone Change; and,
3. That it does approve Zone Change 2001-098 as contained in Exhibit "A" attached hereto and made part of, for the reasons set forth in this Resolution effective upon annexation.


PASSED, APPROVED and ADOPTED at a regular meeting of the La Quinta City Council held on this 17th day of April, 2001, by the following vote, to wit:

AYES: Council Members Adolph, Henderson, Perkins, Mayor Pro Tem Sniff

NOES: None


ABSENT: Mayor Peña

ABSTAIN: None


STANLEY SNIFF, Mayor Pro Tem
City of La Quinta, California

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Zone Change 2001-098
The Village at the Palms
Adopted: April 3, 2001
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ATTEST:



JUNE S. GREEK, CMC, City Clerk
City of La Quinta, California
(City Seal)

APPROVED AS TO FORM:

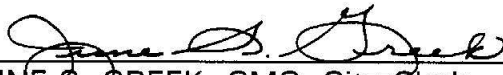


M. KATHERINE JENSON, City Attorney
City of La Quinta, California

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LA QUINTA)

I, JUNE S. GREEK, City Clerk of the City of La Quinta, California, do hereby certify the foregoing to be a full, true and correct copy of Ordinance No. 355 which was introduced at a regular meeting on the 3rd day of April, 2001, and was adopted at a regular meeting held on the 17th day of April, 2001, not being less than 5 days after the date of introduction thereof.

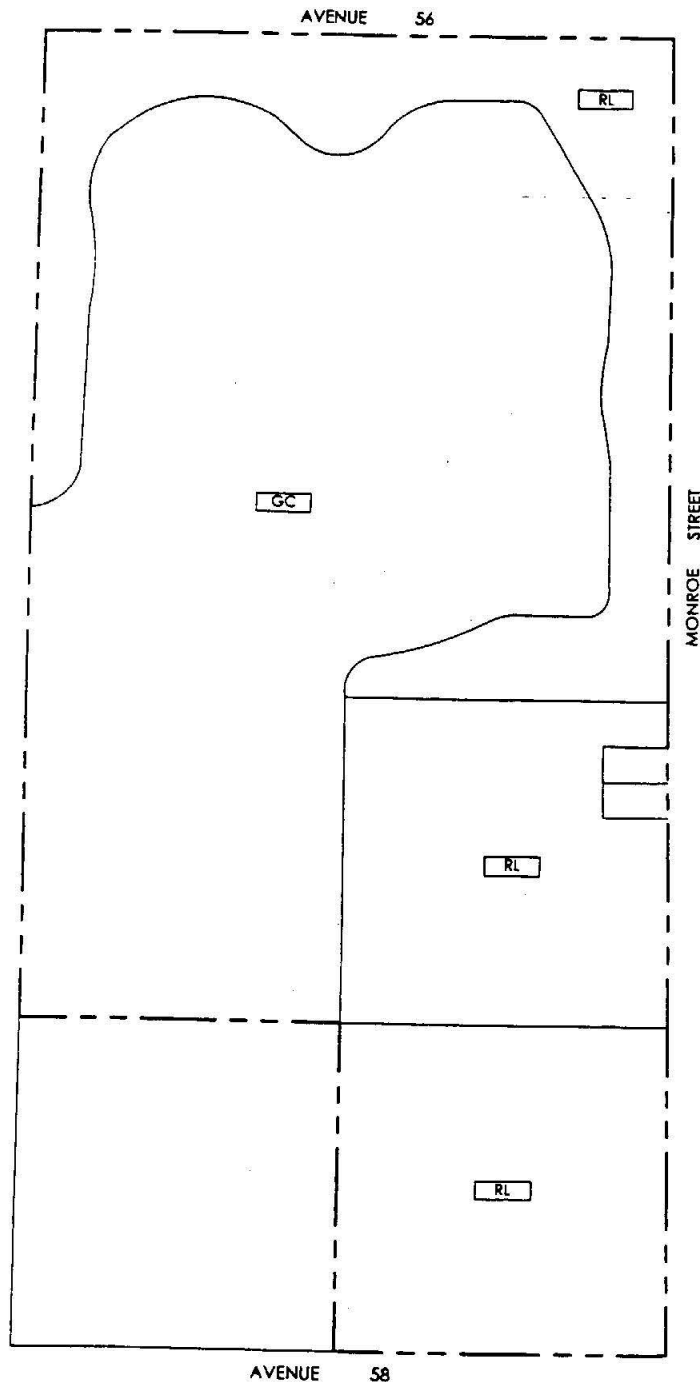
I further certify that the foregoing Ordinance was posted in three places within the City of La Quinta as specified in a Resolution of the City Council.



JUNE S. GREEK, CMC, City Clerk
City of La Quinta, California

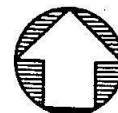
CHANGE OF ZONING PLAN

THE NE 1/4, THE NW 1/4 OF THE SE 1/4 AND THE E 1/2 OF THE SE 1/4 OF
SEC. 22, T. 6 S., R. 7 E., S.B.M.
CITY OF LA QUINTA



LEGEND

- RL RESIDENTIAL LOW DENSITY
- GC GOLF COURSE



SCALE: 1"=500'

ZC-2001-098