

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:** April 9, 2003

**SUBJECT:** FAST TRACK TENTATIVE TRACT MAP NO. 31227 (FTA#98-23) - EA 38965/CEQA Exempt - Del Webb California Corporation - Fourth Supervisorial District - Bermuda Dunes Zoning District - 7.5 Acres - SP Zone - Easterly of Westridge Avenue, southerly of Grape Arbor Avenue - Schedule A - REQUEST: Divide 7.5 acres into 41 residential lots with a request for an exception, as provided by Section 3.1 of Ordinance No. 460, to the requirement for filing of security bonding for private street improvements.

**CONTROVERSIAL ISSUES:** Minimum lot sizes depicted on the tract map and testimony from local residents about traffic speeds on private streets. These issues were resolved through discussion and revised conditions of approval from the Planning Commission.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the above referenced case acted on by the Planning Commission in La Quinta on April 2, 2003.

**The Planning Department recommended Approval; and,  
THE PLANNING COMMISSION BY A 5-0 VOTE:**

**APPROVED** an **EXCEPTION** as provided by Section 3.1 of Ordinance No. 460, specifically to the requirement for filing of security bonding for private street improvements; and,

  
for Ron Goldman, Interim Planning Director

(Continued On Attached Page)

Policy

Policy

4/16/03  
RG:ar

**CEO. RECOMMENDATION:**

**APPROVE**

**County Executive Office Signature**



Consent

Consent

Department Recommendation:

Per Executive Office:

Prev. Agn. Ref.

Dist. Fourth

AGENDA NO.

1 4

The Honorable Board of Supervisors

RE: FAST TRACK TENTATIVE TRACT MAP NO. 31227 (FTA#98-23)

April 9, 2003

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**APPROVED** FAST TRACK TENTATIVE TRACT MAP NO. 31227, subject to the attached conditions of approval, and based upon findings and conclusions incorporated in the staff report.

JO

4/9/03