

ORDINANCE NO. 86-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIDGECREST, CALIFORNIA, APPROVING ZONE CHANGE 85-22, PART I, MAKING REQUIRED FINDINGS AND AMENDING THE ZONE PLAN MAP.

THE CITY COUNCIL OF THE CITY OF RIDGECREST DOES ORDAIN AS FOLLOWS:

Section 1. That the Planning Commission and the City Council have held public hearings on Zone Change 85-22, Part I, the Planning Commission has recommended approval of said zone change, and the City Council finds the requested zone change will achieve the objectives in Sections 20-1.1 and 20-23.8 of the City of Ridgecrest Municipal Code and is consistent with the City of Ridgecrest General Plan.

Section 2. The Zone Plan Map for Section 9 of Township 27 South, Range 40 East, M.D.B.M., is hereby amended in accordance with the following description to change the zone district boundaries from the present classification of Urban Reserve (UR) to Single-Family Residential/Planned Unit Development (R-1/PUD) for the following described property:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9:

THENCE ALONG THE SOUTH LINE THEREOF, SOUTH 89°42'57" WEST, 55.00 FEET TO A POINT IN THE WEST LINE OF COLLEGE HEIGHTS BOULEVARD AND THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED SUBJECT PARCEL;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89°42'57" WEST, 2,592.39 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 9;

THENCE ALONG THE WEST LINE THEREOF, NORTH 1°12'39" EAST, 1,705.01 FEET;

THENCE LEAVING SAID SOUTHEAST LINE, AT RIGHT ANGLES, SOUTH 38°26'32" EAST, 145.00 FEET;

THENCE NORTH 89°42'57" EAST, 943.52 FEET TO A POINT IN A CURVE IN THE AFOREMENTIONED WEST LINE OF COLLEGE HEIGHTS BOULEVARD, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,745.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS NORTH 60°38'06" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°18'17", AN ARC LENGTH OF 922.96 FEET;

THENCE CONTINUING ALONG SAID WEST LINE, TANGENT TO SAID CURVE, SOUTH 0°56'23" WEST, 93.47 FEET TO THE TRUE POINT OF BEGINNING.

The above described property is generally located on the north side of Dolphin Avenue between China Lake and College Heights Boulevards.

APPROVED AND ADOPTED this 5th day of February, 1986, by the following vote:

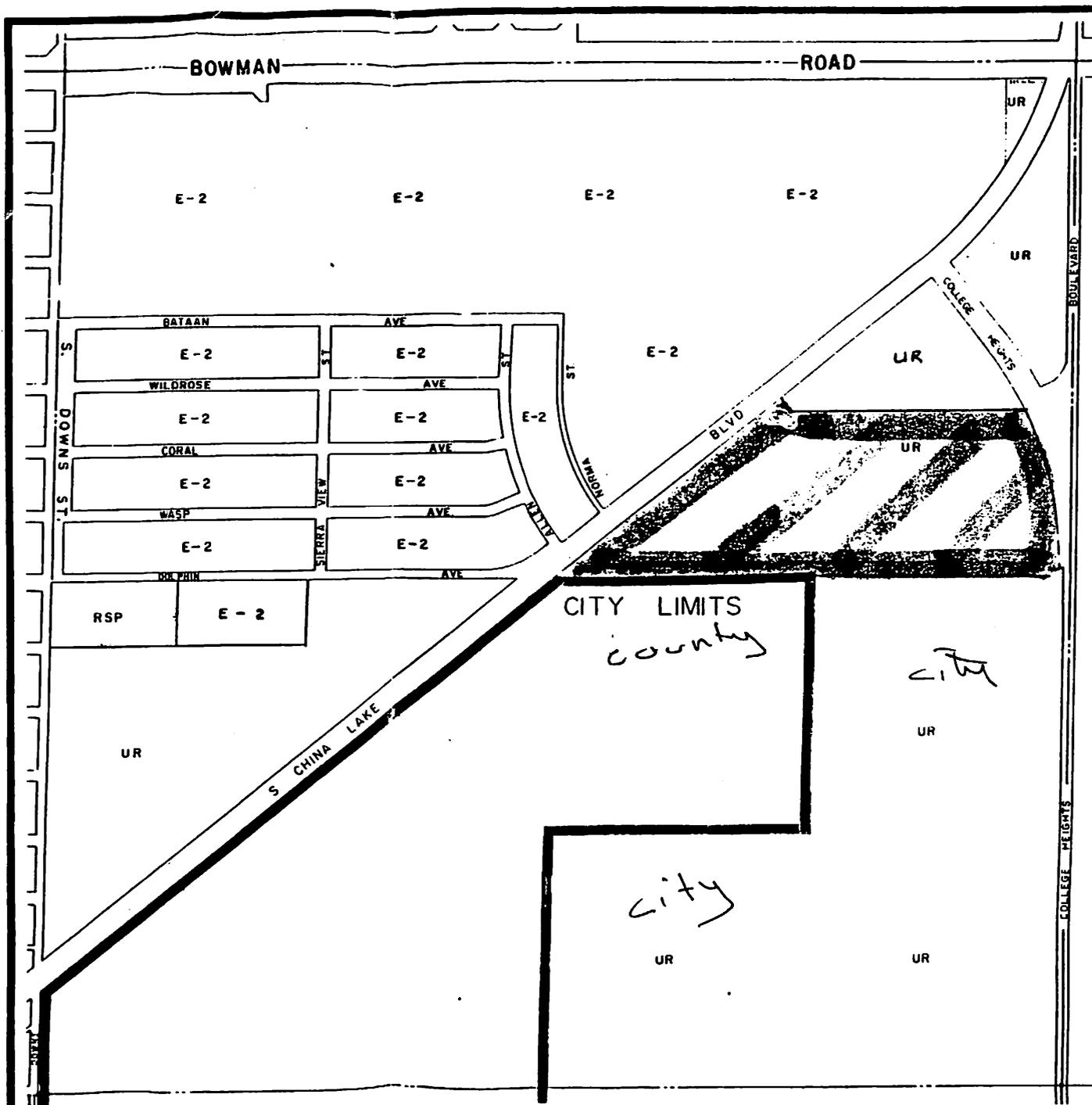
- AYES: Mayor Bergens, Councilmembers Mower, Condos, Pearson, and Wiknich
NOES: None
ABSTAIN: None
ABSENT: None


Anna Marie Bergens, Mayor

ATTEST:

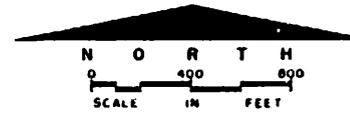

Joyce M. Taft, City Clerk

ZONE CHANGE 85-22, PART I



ZONE PLAN CITY OF RIDGECREST CALIFORNIA

APPROVED PLANNING COMMISSION DATE MARCH 31 1984 ADOPTED CITY COUNCIL DATE APRIL 16 1984



LEGEND

- "RSP" RECREATION, SCHOOL & PUBLIC USE
- "UR" URBAN RESERVE
- "E" ESTATE RESIDENTIAL DISTRICTS
 - E-1 40,000 SQ FT MIN SITE AREA
 - E-2 10,000 SQ FT MIN SITE AREA
- "R" SINGLE FAMILY RESIDENTIAL DISTRICT
 - R-1 6,000 SQ FT MIN SITE AREA
 - R-2 3,000 SQ FT MIN SITE PER UNIT
 - R-3 2,000 SQ FT MIN SITE PER UNIT
 - R-4 1,000 SQ FT MIN SITE PER UNIT
- "RMH" RESIDENTIAL MOBILEHOME DISTRICT
- "PO" PROFESSIONAL OFFICE DISTRICT
- "C" COMMERCIAL DISTRICTS
 - CN NEIGHBORHOOD COMMERCIAL
 - CG GENERAL COMMERCIAL
 - CS SERVICE COMMERCIAL
- "PUD" PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT
- "M" INDUSTRIAL DISTRICTS
 - M-1 LIGHT INDUSTRIAL
 - M-2 HEAVY INDUSTRIAL

AMENDMENTS

ORD NO	DATE	CHANGE	ORD NO	DATE	CHANGE
84-08-4-04		ADCP TED			
85-13-6		UR - E-2			

SECTION NO.
9