

RESOLUTION NO. 416

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST MAKING FINDINGS AND APPROVING SPECIAL ZONING EXCEPTION TO CONSTRUCT SEVEN (7) DUPLEXES ON THE EAST SIDE OF NORTH NORMA STREET BETWEEN MOYER AND REEVES STREET

WHEREAS, the Ridgecrest City Planning Commission in lieu of granting Change of Zone from One-Family Residential (R-1-6) District to Multi-Family Residential (RM-2) District recommended in Resolution No. 72-83 to permit the construction of seven (7) duplexes on the following described property, Lot 1 and 2 of Tract 1252 recorded in Book 5 of Maps Page 101, Kern County Records; and beginning at the northwest (NW) corner of Lot 4, Tract 1252; thence south 185 feet; thence west 200 feet; thence north 73.49 feet; thence east 180 feet; thence north 111.5 feet; thence east 20 feet to the point of beginning.

WHEREAS, on September 7, 1972, the City Council held a public hearing thereon, notice of time and place of said hearing having been given as provided by law; and

WHEREAS, the City Council has held a public hearing and considered the testimony offered at the time of the public hearing and the recommendations of the Planning Commission:

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGECREST RESOLVES:

(1) That said Special Zoning Exception is required in order to achieve the objectives of the Zoning Ordinance, Ordinance No. 80, prescribed in Section 102 thereof.

(2) That said application and Special Zoning Exception is approved subject to the following conditions:

- (1) That curbs, gutters and sidewalks be installed to City standards on Norma Street, Moyer and Reeves Streets, adjacent to the development.
- (2) That Norma Street be paved to City standards from the center line of Reeves to the center line of Moyer Street and cross gutters be installed.
- (3) That all areas shown on the plot plan for parking, or driveways be paved and marked.
- (4) That a six foot solid wall or fence be located on the irregular east and north property line where a solid fence does not exist at this time except in the northerly and southerly 20 feet.

- (5) All areas not to be paved or developed shall be landscaped.
- (6) That the project connect to the City Sanitation Department sewer lines. All sanitation facilities shall be designed and constructed to the satisfaction of the City.
- (7) That a grading permit must be obtained from the City prior to onsite grading activities.
- (8) An encroachment permit must be obtained from the City, by the contractor, prior to any construction activities within the road right-of-way.
- (9) That street lighting be provided as recommended by Southern California Edison and approved by the City Engineer.
- (10) That refuse disposal facilities be provided as deemed necessary by the City Administrator and franchised refuse collector.
- (11) That bins be provided on the site during the time of construction for the collection of construction debris.
- (12) That all utilities be through underground installation.

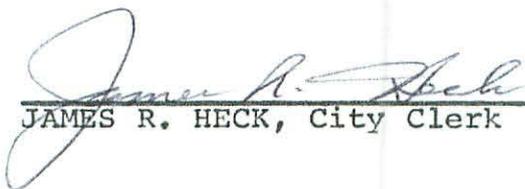
APPROVED AND ADOPTED this 21st day of September, 1972, by the following vote:

AYES: Mayor Smith, Councilmen Fox, Shacklett, and Wilson.

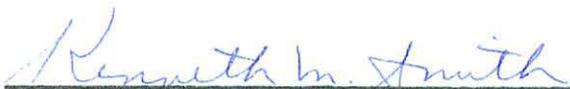
NOES: None

ABSENT: Councilman Mettenburg

ATTEST:



 JAMES R. HECK, City Clerk



 KENNETH M. SMITH, Mayor