

RESOLUTION NO. 541

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST MAKING FINDINGS AND APPROVING A SPECIAL ZONING EXCEPTION FOR A PARCEL 24,700 SQUARE FEET IN AREA GENERALLY LOCATED AT THE SOUTHEAST CORNER OF DOWNS STREET AND INYOKERN ROAD

WHEREAS, the Ridgecrest City Planning Commission in lieu of granting a change of zone district boundaries from Service Commercial (CS) District to Neighborhood Commercial (CN) District recommended in Resolution No. 73-115 that a Special Zoning Exception be granted subject to twenty-four (24) conditions as set forth in said Resolution; and

WHEREAS, on October 17, 1973 the Planning Commission 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 on November 1, 1973 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 to achieve the objectives of the Zoning Ordinance, Ordinance No. 80, as prescribed in Section 102 thereof.

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

- (1) That all proposals of the applicant as indicated on the approved site plan be conditions of approval if not mentioned herein.
- (2) That the site be developed in accordance with the approved site plan.
- (3) That the applicant secure the necessary building permits.
- (4) That the applicant secure grading and encroachment permits.
- (5) That the applicant install curbs, gutters and sidewalks to City standards on Downs Street and Inyokern Road.
- (6) That all parking and driveway areas be paved with a minimum of 2" of A.C. paving.
- (7) That all utilities serving the project be through underground installation.
- (8) That nineteen (19) parking spaces be provided on the site.

- (9) That all obstructions and utilities be removed or relocated at the developers expense.
- (10) That the project connect to the sewer system for sewage disposal.
- (11) That the location of trash refuse facilities be subject to the approval of the City Administrator, franchised refuse collector and the applicant.
- (12) That all water facilities or fire hydrants necessary to serve the proposed project be in accordance with the Indian Wells Valley County Water District standards and approved by the Water District, Fire Chief and City Engineer.
- (13) That street lighting be installed as recommended by Southern California Edison and approved by the City Engineer.
- (14) That dumpsters be provided on the site for the collection of construction debris during the time of construction.
- (15) That 30 feet be dedicated to the City on Inyokern Road for road right-of-way.
- (16) That street trees be provided and maintained on Downs Street and Inyokern Road.
- (17) That a landscape plan be submitted to the Planning Commission for approval.
- (18) That a solid 6 foot ornamental masonry wall be constructed along the south line of the site, except in the westerly 20 feet which shall not be more than 3 feet high.
- (19) That a sewer easement for the applicant's sewer line across private property be obtained.
- (20) That all areas not surfaced or constructed upon be landscaped and permanently maintained.
- (21) That Inyokern Road be paved to City standards as directed by the City Engineer.
- (22) That drop-in-lets, catch basins and other appurtenant facilities be constructed as directed by the City Engineer for drainage.
- (23) That the dumpsters be screened from public view and the street right-of-way.
- (24) That a six (6) foot wall be constructed on the east line of the property up to the north line of the adjacent building.

APPROVED AND ADOPTED this 1st day of November, 1973, by the following vote:

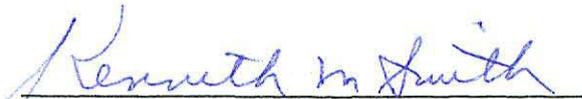
AYES: Mayor Smith, Councilmen Fox, Shacklett and Wilson

NOES: None

ABSENT: Councilman Mettenburg

ATTEST:


JAMES P. HECK
City Clerk


KENNETH M. SMITH, Mayor