

RESOLUTION NO. 548

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST MAKING FINDINGS AND APPROVING A SPECIAL ZONING EXCEPTION FOR THE SOUTH 25 ACRES OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, T. 27 S., R. 40 E., M.D.B.&M. IN LIEU OF A CHANGE OF ZONE IN ANTICIPATION OF ANNEXATION

WHEREAS, The Planning Commission and the City Council have held public hearings on the question of pre-zoning the below described parcel of land totaling about 75 acres in the west half of the south-east quarter of Section 3, T. 27 S., R. 40 E., M.D.B.&M.; and

WHEREAS, the City has received a request for annexation of the land from the owner of said parcels; and

WHEREAS, Section 304 of Ordinance No. 80 and Section 65859 of the Government Code of the State of California permit the City to pre-zone unincorporated territory adjacent to the City in anticipation of annexation; and

WHEREAS, the below described parcel of land is adjacent to the limits of the City of Ridgecrest; and

WHEREAS, the Planning Commission of the City of Ridgecrest has recommended approval of the pre-zoning of a portion of the below described parcels in its Resolution No. 75-89; and

WHEREAS, the Planning Commission determined the southerly 25 acres lying north of the Bowman Road right-of-way should be granted a special zoning exception in lieu of a change of zone;

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 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 Sunland Street.
- (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 two (2) off street parking spaces be provided for each trailer space.
- (9) That all obstructions and utilities be removed or re-located at the developers expense.
- (10) That the applicant dedicate and improve south Sunland Street to City standards with plans subject to the review and approval of the City Engineer.
- (11) That the project connect to the City sewer system for sewage disposal.
- (12) That the location of trash refuse facilities be subject to the approval of the City Administrator, franchised refuse collector and the applicant.
- (13) 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.
- (14) That street lighting be installed as recommended by Southern California Edison and approved by the City Engineer.
- (15) That dumpsters be provided on the site for the collection of construction debris during the time of construction.
- (16) That the applicant secure the necessary Business License and Mobilehome Park License from the City.
- (17) That a landscaping plan be submitted to the Planning Commission for approval.
- (18) That specific development plans for the Recreation Center and Recreation Area be prepared and submitted to the Planning Commission for review and approval.
- (19) That the storage area for recreational vehicles be screened with a five (5) foot ornamental masonry wall or solid fence.

(20) That a drainage plan be submitted to the City Engineer for review and approval and that any drainage easement necessary be dedicated to the City.

(21) That all Federal, State, County and City laws be complied with in the development and operation of the Mobilehome Park.

(22) That a five (5) foot ornamental solid fence be constructed in accordance with City standards.

(23) That approval is for only that portion on which detailed improvement plans have been submitted and does not include that portion indicated as future.

(24) That legal access to the parcel be provided by the applicant and developed to City standards.

(25) That all interior streets be paved and that curbs and gutters be provided on the interior streets to City standards.

(26) That the applicant comply with all of the provisions of Section 1302 pertaining to trailer parks.

3. That said special zoning exception applies to the South 25 acres of the west half of the southeast quarter of Section 3, T. 27 S., R. 40 E., M.D.B.&M. lying north of the Bowman Road right-of-way line.

4. That the above described special zoning exception shall become effective upon completion of annexation proceedings as required by state law.

APPROVED AND ADOPTED THIS 6th DAY OF December, 1973, by the following vote:

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

NOES: None

ABSENT: None

Kenneth M. Smith
KENNETH M. SMITH, Mayor

ATTEST:

James R. Heck
JAMES R. HECK, City Clerk

