

RESOLUTION NO. 74-42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST MAKING FINDINGS AND APPROVING A SPECIAL ZONING EXCEPTION FOR LOT 22, TRACT 1440 LOCATED AT 211 PANAMINT AVE.

WHEREAS, the Ridgecrest City Planning Commission in lieu of granting a change of zone district boundaries from General Commercial (CG) District to Service Commercial (CS) District recommended in Resolution No. 74-64 that a Special Zoning be granted for the construction of a 2000 sq. ft. building to provide housing for a plumbing contractors business and storage and providing for 3 rental office spaces, subject to eighteen (18) conditions as set forth in said Resolution: and

WHEREAS, on June 6, 1974 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 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 sidewalk to City standards.
- (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 five (5) parking spaces be provided and striped on the site.
- (9) That all obstructions and utilities be removed or relocated at the developers expense.
- (10) That the applicant improve Panamint Avenue to City standards.
- (11) That the applicant secure a City Business License.
- (12) That the project connect to the sewer system for sewage disposal
- (13) That the location of trash refuse facilities be subject to the approval of the City Administrator, franchised refuse collector and the applicant.
- (14) 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.
- (15) That street lighting be installed as recommended by Southern California Edison and approved by the City Engineer.
- (16) That dumpsters be provided on the site for the collection of construction debris during the time of construction.
- (17) That the dumpster be screened from public view.
- (18) That the approval of this application does not constitute a Change of Zone.

APPROVED AND ADOPTED THIS 6th day of June, 1974 by the following vote:

AYES: Mayor Shacklett, Councilmen Edwards, Mettenburg, and Wilson.

NOES: None

ABSENT: Councilwoman Green.

Rex E. Shacklett

REX E. SHACKLETT, Mayor

ATTEST:

Ernest A. Thompson

ERNEST A. THOMPSON, City Clerk

