

RESOLUTION NO. 77-3

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST MAKING THE FINDINGS AND APPROVING A SPECIAL ZONING EXCEPTION FOR THE FOLLOWING PROPERTY: THAT PORTION OF THE WEST 120 FEET OF THE EAST 290 FEET OF THE SOUTH $\frac{1}{2}$ OF THE SOUTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 28, T. 26 S, R. 40 E, M.D.M. IN THE CITY OF RIDGECREST, COUNTY OF KERN, STATE OF CALIFORNIA. EXCEPTING THEREFROM THE NORTH 264 FEET OF THE WEST 32 FEET.

WHEREAS, the City of Ridgecrest Planning Commission, in lieu of granting a Change of Zone District Boundaries from the Multi-Family Residential (RM-3) District to the Service Commercial District, recommended in Resolution No. 76-116 that a Special Zoning Exception be granted for construction of a private property storage facility on said location, subject to twenty (20) conditions as set forth in said Resolution; and

WHEREAS, on January 19, 1977, 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 all the testimony, plans and comments offered at the time of public hearing and recommendation of the Planning Commission:

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

- a. That said Special Zoning Exception is required to achieve the objectives of the Zoning Ordinance, Ordinance No. 80, as prescribed in Section 102 thereof.
- b. 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 all parking and driveway areas be paved with a minimum of 2" of A.C. paving or 4" of concrete.
 6. That all utilities serving the project be through underground installation.
 7. That all obstructions and utilities be removed or relocated at the developer's expense.
 8. That the applicant operate under a current Business License.
 9. That all water facilities and 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.

10. That street lighting be installed as recommended by Southern California Edison and approved by the City Engineer.
11. That the applicant sign a Waiver of Protest for the future improvement of 210 feet of the alley plus the alley approach adjoining to the project to full width to City of Ridgecrest standards.
12. That dumpsters be provided on the site for the collection of construction debris during the time of construction.
13. That the site drain to a public street, alley or drainage easement subject to the approval of the City Engineer.
14. That a landscape and irrigation plan be provided.
15. That landscaping be installed and permanently maintained subject to the approved landscaping plan.
16. That any signs and lighting be constructed and installed in accordance with Ordinance No. 80 and subject to the approval of the staff.
17. That construction be accomplished in accordance with City standards.
18. That the outside dry storage area be paved with 2" of A.C. or 4" of concrete, and that this area be marked for individual storage spaces, subject to staff approval.
19. That the proposed six-foot fence surrounding the site be a solid fence on the north and south boundaries and on the southernmost 30 feet of the east boundary of the site.
20. That the driveway entrance on the southwest corner of the site be paved.
21. That the emergency exit be relocated to the northeast corner of the site.

APPROVED AND ADOPTED this 19th day of January, 1977, by the following vote:

AYES: Councilmen Karlberg and Chieze, Councilwoman Green.

NOES: Mayor Edwards

ABSENT: None

ABSTAIN: Councilman Smith

ATTEST:


TED B. EDWARDS, Mayor


JACQUELINE C. REED, City Clerk