

RESOLUTION NO. 77-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST MAKING THE FINDINGS AND APPROVING A SPECIAL ZONING EXCEPTION FOR THE FOLLOWING PROPERTY: LOTS 1 AND 2, TRACT 1259.

WHEREAS, the City of Ridgecrest Planning Commission recommended in Planning Commission Resolution No. 77-26 that a Special Zoning Exception to construct an additional residence in lieu of granting a Change of Zone District Boundaries from the One-Family Residence (R-1-6) District to the Multi-Family Residence (RM-3) District at 841 Graaf Avenue, be denied; and

WHEREAS, on April 20, 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 and demolition permits.
4. That the applicant secure grading and encroachment permits.
5. That the applicant sign a waiver of protest for the installation of curbs, gutters, and sidewalks and a concrete apron to City standards on Graaf Avenue and North Downs Street.
6. That all parking and driveway areas be paved with a minimum of 2" of A.C. paving or 4" of concrete.
7. That six (6) parking spaces be provided on site.

8. That all obstructions and utilities be removed or relocated at the developer's expense.
9. That the project connect to the sewer system for sewage disposal.
10. That the location of trash refuse facilities be screened from public view subject to the approval of the staff.
11. That all water facilities and fire hydrants necessary to serve the proposed project be in accordance with the Indian Wells Valley County District standards and approved by the Water District, Fire Chief and City Engineer.
12. That street lighting be installed as recommended by Southern California Edison and approved by the City Engineer.
13. That dumpsters be provided on the site for the collection of construction debris during the time of construction.
14. That the site drain to a public street, alley or drainage easement, subject to the approval of the City Engineer.
15. That construction be accomplished in accordance with City standards.
16. That the applicant sign a waiver of protest for the improvement to half-width of North Downs Street and Graaf Avenue to City standards.
17. That approval of this application expire on April 20, 2012, and that approval of this application does not constitute a change of zone district boundaries.
18. That the landowner waive access rights from the site to North Downs Street.

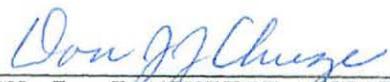
APPROVED AND ADOPTED this 20th day of April, 1977, by the following vote:

AYES: Councilmembers Chieze, Green, Karlberg, and Smith.

NOES: None

ABSENT: Mayor Edwards

ABSTAIN: None

  
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DON J. J. CHIEZE, VICE-MAYOR

ATTEST:

  
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JOYCE M. TAFT, DEPUTY CITY CLERK