

RESOLUTION NO. 79-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST, CALIFORNIA, MAKING THE FINDINGS AND APPROVING CONDITIONAL USE PERMIT NO. 79-11, A PROPOSAL TO CONSTRUCT A MOBILE HOME PARK AS A PLANNED UNIT DEVELOPMENT LOCATED IN THE WEST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 4, T.27 S., R.40 E., M.D.B.M., WILLIAM T. PETERSON, APPLICANT

WHEREAS, William T. Peterson has made an application for a Conditional Use Permit to construct a mobile home park as a Planned Unit Development; and

WHEREAS, on March 12, 1979, the Planning Commission adopted a resolution recommending denial; and

WHEREAS, on April 4, 1979, the City Council held a public hearing thereon; notice of time and place of such 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 and makes the findings prescribed in Section 1707-D and Section 1302 of Ordinance No. 80;

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

1. That the City Council approves Conditional Use Permit No. 79-11, a proposal to construct a mobile home park as a Planned Unit Development located in the west  $\frac{1}{2}$  of the southeast  $\frac{1}{4}$  of Section 4, T.27 S., R.40 E., M.D.B.M., 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 install curbs, gutters, and sidewalks to City standards on South Norma Street.
  5. That the applicant secure grading and encroachment permits.
  6. That all parking and driveway areas be paved with a minimum of 2" of A.C. paving or 4" of concrete.
  7. That all utilities serving the project be through underground installation.
  8. That three hundred and sixty-six (366) parking spaces be provided on site.

9. That all obstructions and utilities, if required, be removed or relocated at the expense of the developer.
10. That the applicant operate under a current business license for this address.
11. That the location of trash refuse facilities be screened from public view subject to the approval of the staff.
12. 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.
13. That street lighting be installed as recommended by Southern California Edison and approved by the City staff.
14. That dumpsters be provided on the site for the collection of construction debris during the time of construction.
15. That the site drain to a public street, alley, or drainage easement subject to the approval of the City Engineer.
16. That a landscape and irrigation plan be provided by the applicant subject to the approval of the staff.
17. That landscaping and irrigation be installed and permanently maintained by the applicant subject to the approved landscaping plan.
18. That the applicant offer for dedication 45 feet of South Norma Street to the City of Ridgecrest for road right-of-way.
19. That any signs and lighting be constructed and installed in accordance with Ordinance No. 80 and subject to the approval of the staff.
20. That utility easements be provided as deemed necessary by the utility companies, not to exceed 20 feet in width.
21. That all sanitary sewer improvements be subject to the approval of the City Engineer.
22. That off-site sewer facility charges be paid.
23. That the project connect to the sewer system for sewage disposal, subject to the approval of the City Engineer.
24. That construction be accomplished in accordance with City standards.
25. That street name signs and stop signs be provided as deemed necessary by the staff at the expense of the subdivider.

26. That street numbers be stenciled on the curb next to the drive approaches.
27. That the applicant improve to half-width South Norma Street to City standards.
28. That the proposed Planned Unit Development be in accordance with the Kern County Air Pollution Control District and State Air Resource Board standards.
29. That the proposal conform to Fire Code and Kern County Fire Department standards.
30. That the proposal conform to the standards of the Kern County Health Department and State Health standards.
31. That approval of this application does not constitute a change of zone district boundaries.
32. That drainage channels or street improvements be constructed at the points where Essex Avenue and Benson Avenue terminate at this site.
33. That the proposal of the applicant comply with Section 1302 of Ordinance No. 80.

APPROVED AND ADOPTED this 2nd day of May, 1979, by the following roll call vote:

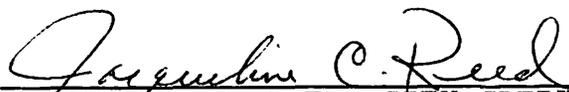
AYES: Vice-Mayor Smith, Councilmembers Hockett and Karlberg.

NOES: Councilmember Grossman.

ABSENT: Mayor Chieze.

  
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DON J. J. CHIEZE, MAYOR

ATTEST:

  
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JACQUELINE C. REED, CITY CLERK