

RESOLUTION NO. 79-37

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST APPROVING TENTATIVE TRACT MAP 4102, A PROPOSAL TO SUBDIVIDE A PORTION OF THE E 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16, T. 27S., R.40E., M.D.M., RECCO INC. APPLICANT, BUTLER, CHAMBERS AND HUGHES, ENGINEERS

WHEREAS, the City of Ridgecrest Planning Commission considered Tentative Tract Map No. 4102; and

WHEREAS, the City Council considered the application on October 3, 1979; and

WHEREAS, the City Council considered the findings of Section 66474 of the State Subdivision Map Act; and

WHEREAS, the City Council having not been able to make the findings required to approve the tentative map;

NOT THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGECREST RESOLVES:

That the City Council approves Tentative Parcel Map No. 4102, a proposal to subdivide a portion of the E.1/2 of the SE 1/4 of Section 16, T.27S., R40E., MDB&M, Recco Inc. Applicant. Butler, Chambers and Hughes Engineers, subject to the following conditions:

1. That all proposals of the applicant, as indicated on the approved tentative map, be conditions of approval if not mentioned herein.
2. That the applicant install curbs, gutters and sidewalks to City standards on proposed streets and 1/2 streets.
3. That the applicant secure grading and encroachment permits.
4. That all utilities serving project be through underground installation.
5. That all obstructions and utilities, if required, be removed or relocated at the expense of the developer.
6. 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.
7. That street lighting be installed as recommended by Southern California Edison and approved by the City staff.
8. That applicant offer for dedication sixty (60) feet for all full width streets and forty (40) feet for 1/2 width street for road right-of-way.

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9. That any signs and lighting be constructed and installed in accordance with Ordinance No. 80 and subject to the approval of staff.
10. That the applicant submit a master sewer and drainage plan for the southeast 1/4 of Section 16, prior to filing final Tract Map.
11. That utility easements be provided as deemed necessary by the utility companies, not to exceed twenty (20) feet in width.
12. That all sanitary sewer improvements be subject to approval of City Engineer.
13. That off-site sewer facility charges be paid.
14. That the project connect to the sewer system for sewage disposal, subject to approval of City Engineer.
15. That sewer reimbursement for sewer hook-up be paid.
16. That one (1) foot reserve strips be provided as approved by the City Engineer for part-width and stub streets.
17. That construction be accomplished in accordance with City standards.
18. That street name signs and stop signs be provided as deemed necessary by the staff at the expense of the subdivider.
19. That street numbers be stenciled on the curb next to the drive approaches.
20. That access be provided to the rear of each lot in accordance with Ordinance No. 80.
21. That applicant improve all proposed full and half-width streets to City standards.
22. That the proposal conform to Fire Code and Kern County Fire Department standards.
23. That the proposal conform to the standards of the Kern County Health department and State Health standards.
24. That applicant construct a 6' masonry wall along east boundary line.
25. That developer provide paved, temporary turn-arounds for all future through streets.
26. That applicant sign waiver of protest for construction of traffic island on College Heights Blvd.
27. Waiver of access right on the west boundary line be eliminated.

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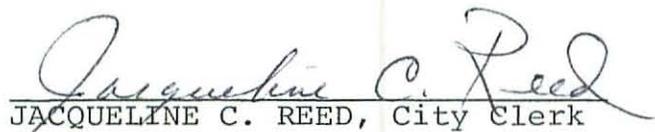
28. That southerly east-west streets be continued to Warner and lots 35 to 44 be reoriented to the N-S direction.

APPROVED AND ADOPTED this 3rd day of October, 1979, by the following vote:

AYES: Mayor Chieze, Councilmembers Hockett, Karlberg,  
and Smith.  
NOES: None.  
ABSENT: Councilmember Grossman.  
ABSTAIN: None.

  
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DON J. J. CHIEZE, Mayor

ATTEST:

  
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JACQUELINE C. REED, City Clerk