

RESOLUTION NO. 79-38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST APPROVING TENTATIVE TRACT MAP 4243, A PROPOSAL TO SUBDIVIDE A PORTION OF THE E 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16, T. 27S., E. 40E. MDB&M, RECCO INC. APPLICANT, BUTLER, CHAMBERS AND HUGHES, ENGINEERS

WHEREAS, the City of Ridgecrest Planning Commission considered Tentative Tract Map No. 4243; and

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

WHEREAS, the City Council having not been able to make the findings required to approve the Tentative Map:

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

That the City Council approves Tentative Parcel Map No. 4243, a proposal to subdivide a portion of the E. 1/2 of the southeast 1/4 of Section 16, T. 27S., R. 40E., 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 site be developed in accordance with the approved site plan.
3. That the applicant install curbs, gutters and sidewalks to City standards on all proposed 1/2 streets.
4. That applicant secure grading and encroachment permits.
5. That all parking and driveway areas be paved with a minimum of 2" of A.C. on 4" A.B. or 6" of concrete or have an engineered pavement section approved by City Engineer.
6. That all utilities serving project be through underground installation.
7. That all obstructions and utilities, if required, be removed or relocated at the expense of developer.
8. That all water facilities and fire hydrants necessary to serve proposed project be in accordance with Indian Wells Valley County Water District standards and approved by Water District, Fire Chief, and City Engineer.
9. That street lighting be installed as recommended by Southern California Edison and approved by City staff.
10. That dumpsters be provided on site for collection of debris during time of construction.

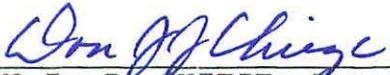
C/C Resolution No. 79- 38

11. That site drain to a public street, alley or drainage easement subject to approval of City Engineer.
12. That applicant offer for dedication forty (40) feet of proposed streets to the City of Ridgecrest for road right-of-way.
13. That any signs and lighting be constructed and installed in accordance with Ordinance 80 and subject to approval of staff.
14. That applicant submit a master sewer and drainage plan for SE 1/4 Section 16, prior to filing final tract map.
15. That utility easements be provided as deemed necessary by the utility companies, not to exceed twenty (20) feet in width.
16. That all sanitary sewer improvements be subject to approval of City Engineer.
17. That project connect to sewer system for sewage disposal, subject to approval of City Engineer.
18. That sewer reimbursement for sewer hook-up be paid.
19. That one (1) foot reserve strips be provided as approved by City Engineer for part-width and stub streets.
20. That construction be accomplished in accordance with City standards.
21. That street name signs and stop signs be provided and installed, as deemed necessary by staff, at the expense of subdivider.
22. That grant deed restrictions be filed with the Planning Commission prior to filing of final tract map.
23. That applicant improve all 1/2 width streets thirty (30) feet in width to City standards.
24. That proposal conform to Fire Code and Kern County Fire Department standards.
25. That proposal conform to standards of Kern County Health Department and State Health standards.
26. That applicant incorporate barrier-free design pursuant to standards adopted by California State Architect in all applicable buildings and site improvements to assure that they are accessible to and usable by physically handicapped persons.
27. That developer provide paved, temporary turn-arounds for all future through streets.
28. That all concrete swales for private street drainage have a minimum slope of 0.250%.
29. That applicant sign waiver of protest for construction of traffic island on College Heights Blvd.

C/C Resolution No. 79-38

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

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



DON J. J. CHIEZE, Mayor

ATTEST:



JACQUELINE C. REED, City Clerk