

RESOLUTION NO. 81-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST, MAKING THE FINDINGS AND APPROVING CHANGE OF ZONE DISTRICT BOUNDARIES NO. 76-10, AS A SPECIAL ZONING EXCEPTION FROM THE EXISTING URBAN RESERVE (UR) AND ONE-FAMILY RESIDENTIAL (R-1-10) DISTRICTS TO THE GENERAL COMMERCIAL (CG), MULTIPLE-FAMILY RESIDENTIAL (RM-1), AND SINGLE-FAMILY RESIDENTIAL FOR A 140-ACRE PARCEL LOCATED SOUTH OF BOWMAN ROAD, EAST OF NORMA, WEST OF COLLEGE HEIGHTS BOULEVARD, AND NORTH OF DOLPHIN: RIDGECREST DEVELOPMENT COMPANY, LIMITED, APPLICANT

WHEREAS, City of Ridgecrest Planning Commission, in lieu of granting a Change of Zone District Boundaries from the Urban Reserve and R-1-10 to General Commercial, Multiple-Family Residential and Single-Family Residential District, recommended in Planning Commission Resolution No. 77-2 that a Special Zoning Exception be granted for a Planned Unit Development located south of Bowman Road, east of Norma, west of College Heights Boulevard, and north of Dolphin, more specifically described as follows:

Northeast  $\frac{1}{4}$  of Section 9, Parcel Map 6212

WHEREAS, on May 20, 1981 and May 28, 1981, 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 the public hearing and recommendation of the Planning Commission:

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

1. That the proposal comply with the approved tentative PUD for the total project area known as the "College Heights Community" and if the final PUD varies from the tentative PUD, all projects approved pursuant to the tentative PUD shall be in compliance with the final PUD.
2. That the zoning will be effective upon the phased development of the approved PUD.
3. That this approval shall be reviewed May, 1984.

APPROVED AND ADOPTED this 28th day of May, 1981, by the following roll call vote:

AYES: Mayor Hockett, Vice-Mayor Bergens, Councilmen Burnett, Cheshire and Grossman  
NOES: None  
ABSENT: None  
ABSTAIN: None

  
HAROLD J. HOCKETT, Mayor

ATTEST:

  
JACQUELINE C. REED, City Clerk