

RESOLUTION NO. 87-06

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF RIDGECREST APPROVING TENTATIVE
PARCEL MAP 8104 AND MODIFYING THE
CONDITIONS OF APPROVAL.

THE CITY COUNCIL OF THE CITY OF RIDGECREST RESOLVES as follows:

SECTION 1. FINDINGS

On November 25, 1986 the Commission held a public hearing and duly and regularly considered the application of Richard Moe to subdivide 13+ acres into 24 commercial lots located at the southwest corner of Inyokern Road and Inyo Street;

The Commission considered the evidence and approved the application as set forth therein, subject to fifteen (15) conditions;

Subsequently, Mr. Moe appealed the phrasing of conditions 4(a), 5, and 6(b) of Commission Resolution 86-173 approving said Parcel Map; and

On January 7, 1987 the Council duly considered that appeal and affirmed the Commission action to approve Parcel Map 8104 but modified the conditions of approval.

SECTION 2 CONDITIONAL APPROVAL

The application for the proposed parcel map is hereby approved subject to the following conditions:

1. The developer shall comply with all applicable federal, state, county and local regulations.
2. All conditions of approval shall be complied with prior to recording of the map
3. Assessments for A.D.'s 8-A and 14 may be reapportioned. There is a minimum two-week review of requests for reapportionment independent of City action.
4. Upon issuance of building permits, the following improvements shall be constructed or provided for adjacent to the project frontage, or as noted.
 - a. Sidewalks shall be installed:
 1. along the south side of Inyokern Road across the entire frontage of parcel 1;
 2. along the east side of Kern Street across the entire frontage of parcels 7, 8, 18, and 19; and
 3. along the west side of Inyo Street across the entire frontage of parcels 1, 2, 13, 14, and 24, provided, this sidewalk may be deleted if the developer constructs a greenbelt in lieu of the sidewalk in a manner approved by the Director of Public Works and Director of Community Development
 - b. Curb and gutter
 - c. Street paving including excavation and base material
 - d. Street lights
 - e. Sewer improvements to approved outfall
 - f. Drainage improvements to approved outfall

- g. Water facilities
- h. Fire hydrants
- i. Miscellaneous utility improvements necessary for development of parcels created.

In lieu of construction of the above named improvements, the owner of subject property may sign a petition and waiver for public improvements as it affects those properties. The applicant is advised that the petition and waiver will be recorded and will be binding on all parties having or acquiring any right, title or interest in the described land or any part thereof.

5. Prior to issuance of building permits, one-half street improvements of Kern Street adjacent to the proposed project shall be installed. Said improvements shall include pavement, curb and gutter."
6. The following dedications of street rights-of-way and/or easements shall be made prior to or concurrent with the recording of the final map.
 - a. Kern Street to a width of 30 feet from centerline.
 - b. A one-foot non-access strip adjacent to unaccepted rights-of-way.
7. Prior to issuance of any building permits, existing structures shall be connected to City sewer per City standards.
8. Prior to issuance of building permits, sewer improvements and any necessary easements to an approved outfall shall be provided.
9. Prior to issuance of building permits, applicant shall furnish evidence that adequate public water service and fire protection will be available to the parcels being created.
10. The following certificate shall be placed on the Final Parcel Map:

"No occupancy shall be issued for any development on the within parcels unless each such parcel is serviced by (1) water from an approved source; (2) an approved wastewater system; (3) an improved and dedicated road."
11. Driveway, i.e., depressed curb and gutter, rather than standard street intersection configuration will be required for private streets as proposed.
12. Subdivider shall provide a sanitary sewer easement for existing facilities at the northeast corner and show this easement on the final map.
13. Developer shall make provisions for long-term maintenance of the private streets prior to final map. Said provisions shall be to the satisfaction of the Planning & Zoning Committee and the City Attorney.
14. Developer shall agree to participate in the formation of a city-wide Landscape and Lighting District or sign a waiver of protest for the formation of such district.
15. The subdivider shall dedicate access rights along Inyokern Road and for the northerly 50 feet along the easterly property line of Parcel 1.

APPROVED AND ADOPTED this 21st day of January, 1987, by the following vote:

AYES: Mayor Mower, Councilmembers Pearson, Bergens, Corlett and Wiknich.

NOES: None.

ABSTAIN: None.

ABSENT: None.

Michael R Mower

Michael R. Mower, Mayor

ATTEST:

Joyce M Taft

Joyce M. Taft, City Clerk

