

16. Planning Area 16 - RV Storage Site (RV)

a. Descriptive Summary

Planning Area 16, as illustrated in Figure IV-28, consists of a 5.2 acre lot to be used as an RV storage site. The purpose of this site is to provide storage of RV's for Mountain Springs residents as well as the surrounding vicinity.

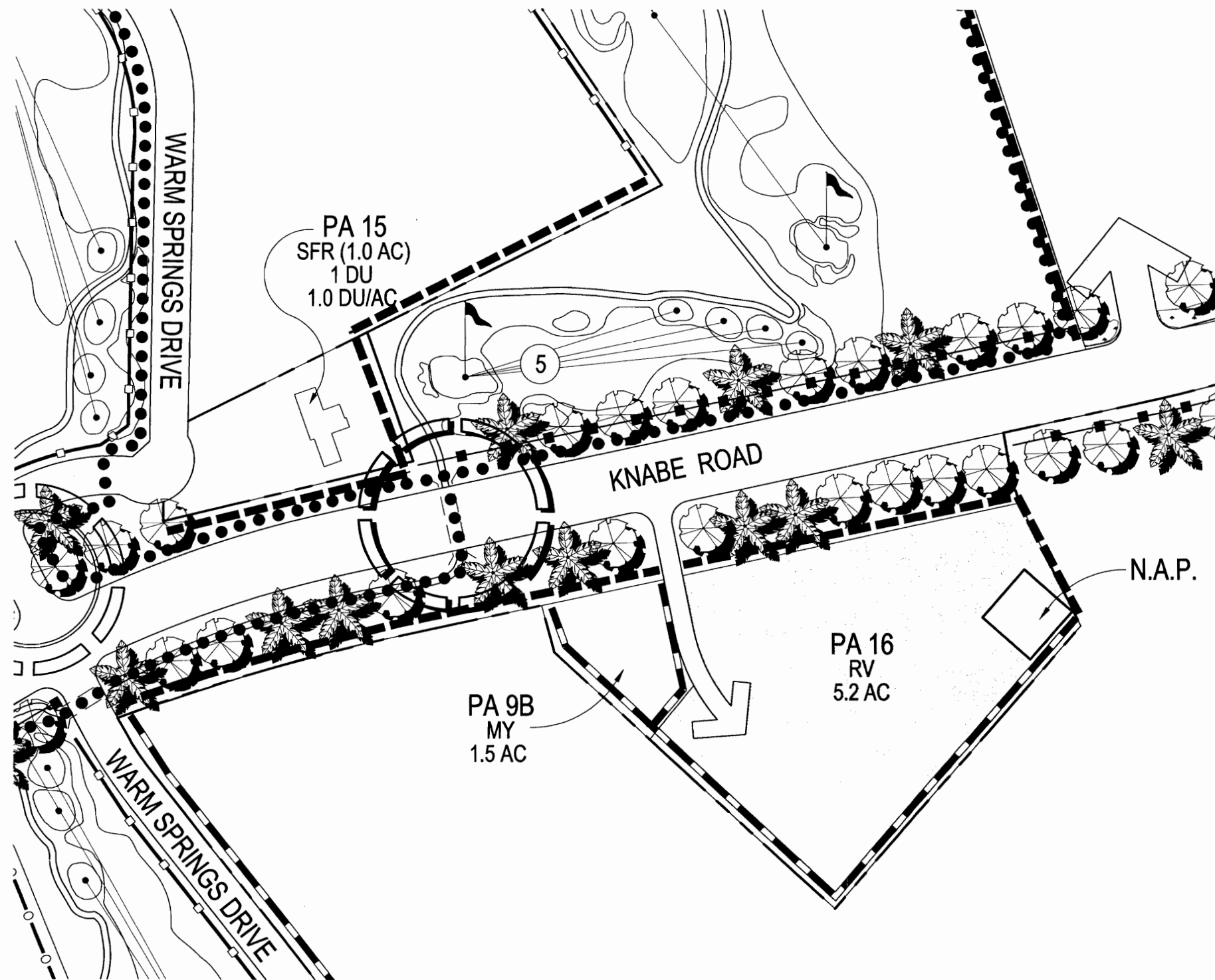
b. Land Use and Development Standards

Please refer to the Specific Plan Zoning Ordinance, Section III.

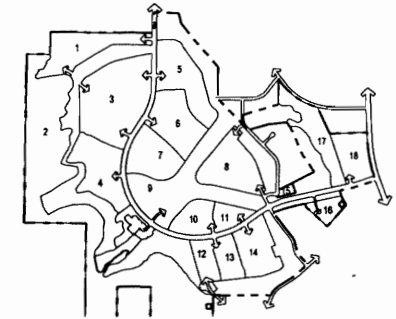
c. Planning Standards

- (1) A Perimeter Wall is planned along the entire perimeter of the Planning Area, as illustrated V-11 and V-11B.
- (2) Access will be provided off of Knabe Road via an access road as illustrated in Figure IV-3A. This road will also provide access into Planning Area No. 9-B.
- (3) A typical roadway landscape treatment as illustrated in Figure IV-4, V-5 and V-5A, will be established along the north side of Knabe Road.
- (4) A Major Project Entry, as illustrated in Figure IV-5, V-2 and V-2A, is planned to be located between the planning area and Knabe Road.
- (5) A Block Wall, as illustrated in Figure V-11 and V-11E, is planned along the northwestern perimeter adjacent to Planning Area No. 9B.
- (6) The RV storage site may include, but not limited to the following uses:
 - a) On-site manager's office
 - b) Structures and/or enclosures for RV's and other miscellaneous vehicles
 - c) Washing station
 - d) Dumping station
- (7) Please refer to Section IV.A for the following Development Plans and Standards that apply site-wide:
 - IV.A.1 - Comprehensive Land Use Plan
 - IV.A.2 - Circulation Plan
 - IV.A.3 - Drainage Plan
 - IV.A.4 - Landscaping Plan
 - IV.A.5 - Water and Sewer Plans
 - IV.A.6 - Public Facility and Special Phasing Requirements
 - IV.A.7 - Grading Plan
 - IV.A.8 - Comprehensive Maintenance Plan




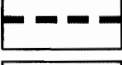
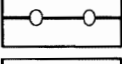
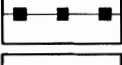


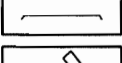
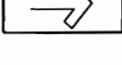
(8) Please refer to Section V for Specific Design Guidelines and related design criteria.



KEY MAP



LEGEND

-  Major Project Entry
(See Figure IV-5, V-2 & V-2A)
-  Knabe with Golf Course Interface
(See Figure V-5 & 5A)
-  Equestrian Trail / Fence
(See Figure V-10, V-11 & V-11A)
-  Perimeter Wall
(See Figure V-11 & V-11B)
-  View Fence
(See Figure V-11 & V-11C)
-  Theme Fence
(See Figure V-11 & V-11D)
-  Concrete Block Wall
(See Figure V-11E)
-  Wrought Iron Fence
(See Figure V-11F)
-  Proposed Tunnel / Bridge
-  Potential Access Point

INFORMATION

RV STORAGE SITE (RV)
* 5.2 ACRES

