

18. Planning Area 18 - Commercial (C)

a. Descriptive Summary

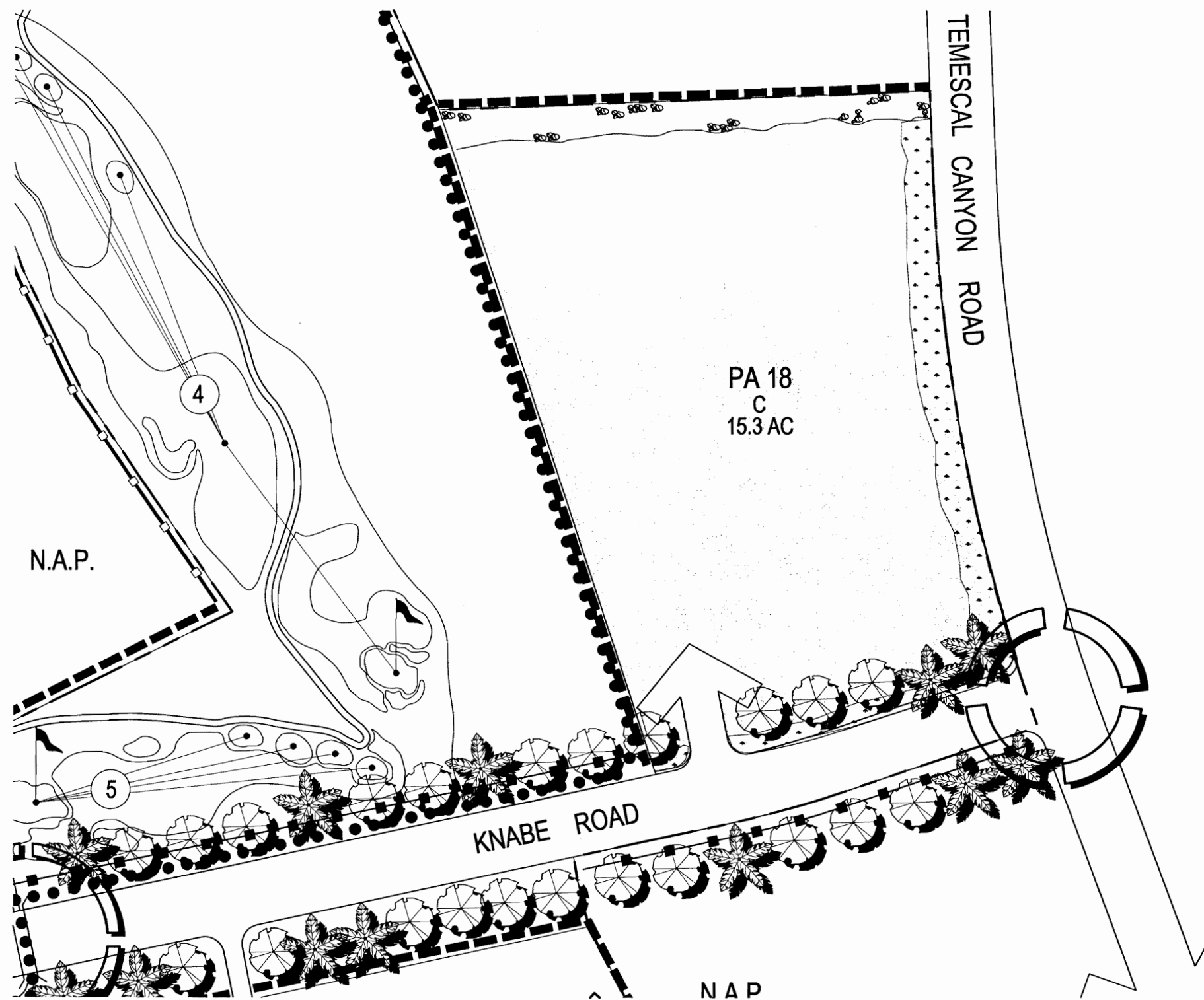
Planning Area 18, as illustrated in Figure IV-30, consists of \pm 15.3 gross acres to be devoted to Commercial land uses.

b. Land Use and Development Standards

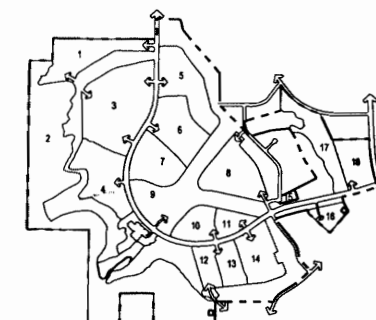
Please refer to the Specific Plan Zoning Ordinance, Section III.

c. Planning Standards




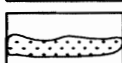
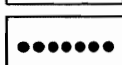
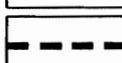
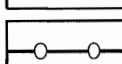
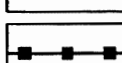
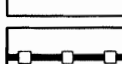
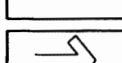
- (1) A Community Entry Theme, as illustrated in Figure IV-5, V-1 and V-1A, will be located at the intersection of Temescal Canyon Road and Knabe Road.
- (2) Access into the planning area will be provided off of Knabe Road, as illustrated in Figure IV-5.
- (3) A landscaped berm, as illustrated in Figure V-9, will be located along Knabe Road and Temescal Canyon Road, adjacent to the planning area.
- (4) A Perimeter Wall will be located along the western perimeter of the planning area, as illustrated in Figures V-11A and V-11D.
- (5) A Theme Fence is planned to be located along the south side of Knabe Road, as illustrated in Figure V-11 and V-11D.
- (6) A drainage corridor may be provided along the northern border of the Planning Area to carry drainage flow from Planning Area 17 to the Temescal Canyon Wash.
- (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

-  Community Entry
(See Figure IV-5, V-1 & V-1A)
-  Major Project Entry
(See Figure IV-5, V-2 & V-2A)
-  Knabe with Golf Course Interface
(See Figure V-5 & 5A)
-  Landscape Berm
(See Figure V-9)
-  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)
-  Wrought Iron Fence
(See Figure V-11F)
-  Potential Access Point

INFORMATION

COMMERCIAL (C)
* 15.3 ACRES

