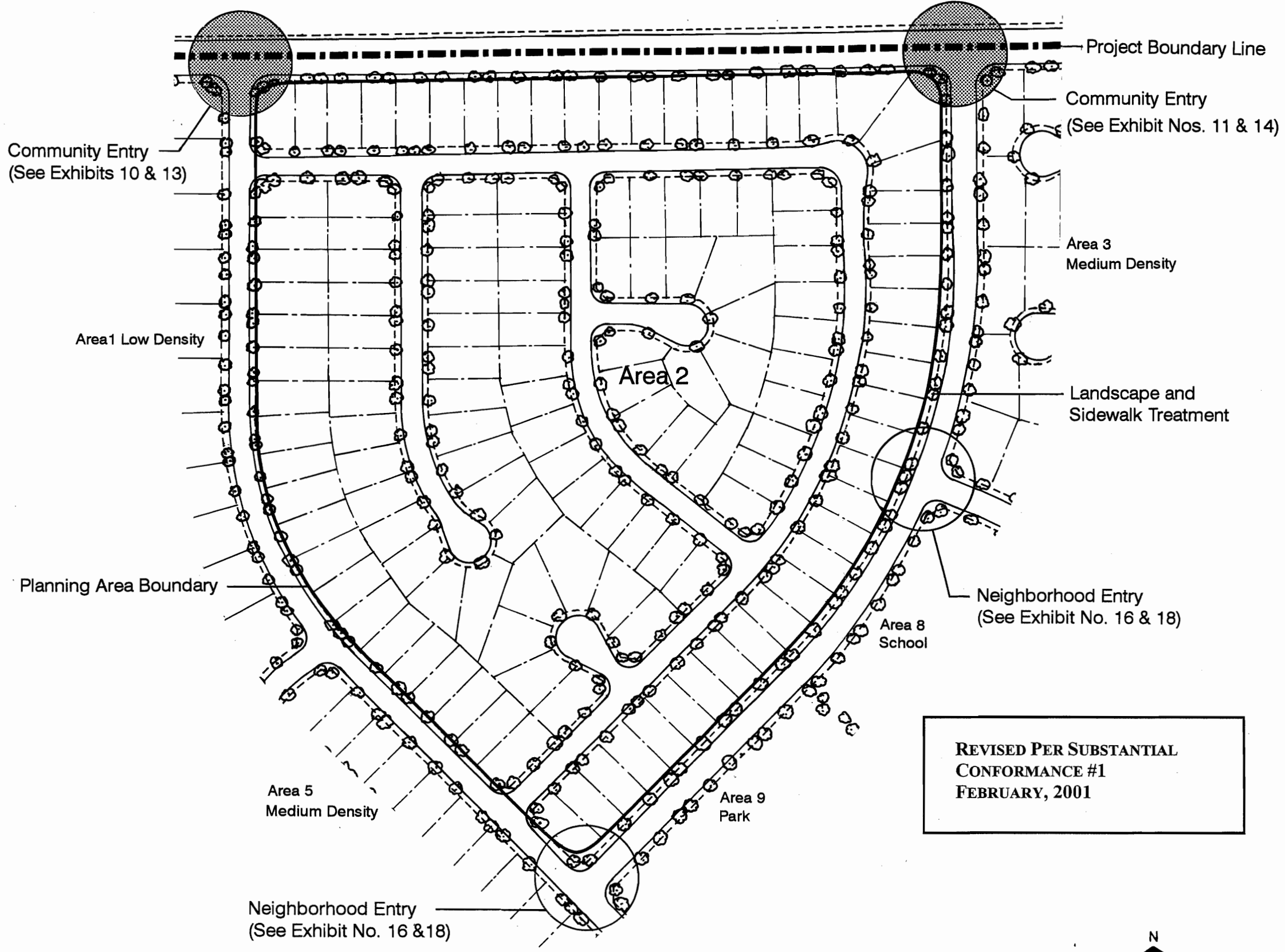


2. Planning Area 2: Medium Density Single Family Residential

- o Area: 37.2 Acres
- o Maximum Density: 2.7 DU/AC
- o Minimum Lot Size: 7,200 square feet
- o Maximum Unit Count: 136
- o Permitted Uses/Development Standards: Development standards and permitted uses shall be the same as those contained in Article VI of Ordinance 348.
- o Description: Medium density residential adjacent to Auld Road. Primary access to Planning Area 2 will be the western entry point off of Auld Road. Additional access will be provided by the eastern entry point, off of Auld Road, and from the east through the Crown Valley Village community, off of Pourroy Road. Surrounding proposed land uses include a park and single family dwelling units.
- o Procedures: Prior to any residential development within Planning Area 2, a subdivision application must be submitted and recorded pursuant to Riverside County Ordinance 460. Said land division must be in conformance with criteria outlined within the low density residential land use standards.
- o Design and Development Standards (Exhibit 27):
  - \* Community entry treatments shall be provided as indicated in Exhibit 297. Community entry treatment details and elevations are provided in Exhibits 10 through 15.
  - \* Neighborhood identity treatments shall be located as indicated in Exhibit 27. Neighborhood identity treatment details and elevation are provided in Exhibits 16 through 18.
  - \* Single family housing types are appropriate for Planning Area 2.
  - \* Landscape standards shall be as detailed in Exhibit 9.

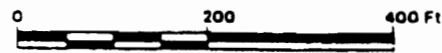
- \* Permitted uses shall include single family detached dwellings, single family attached and any non-residential use permitted in the R-1 (One Family Dwelling) Zone of County Ordinance 348.
- \* No more than one permitted residential product type shall be developed in each planning area.



REVISED PER SUBSTANTIAL  
CONFORMANCE #1  
FEBRUARY, 2001

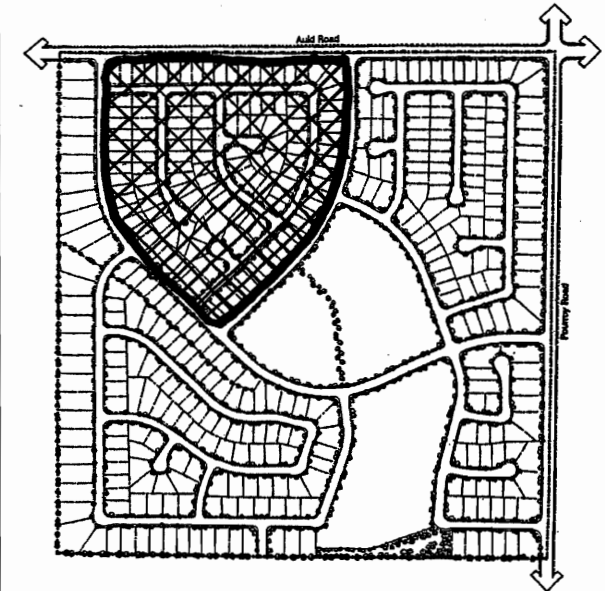


Scale: 1" = 200'



# Crown Valley Village

## Planning Area 2



**SC #1 REVISIONS BY:**  
VSL Engineering  
40935 County Center Dr., Suite D  
Temecula, CA 92591  
909-296-3930



Exhibit No 27