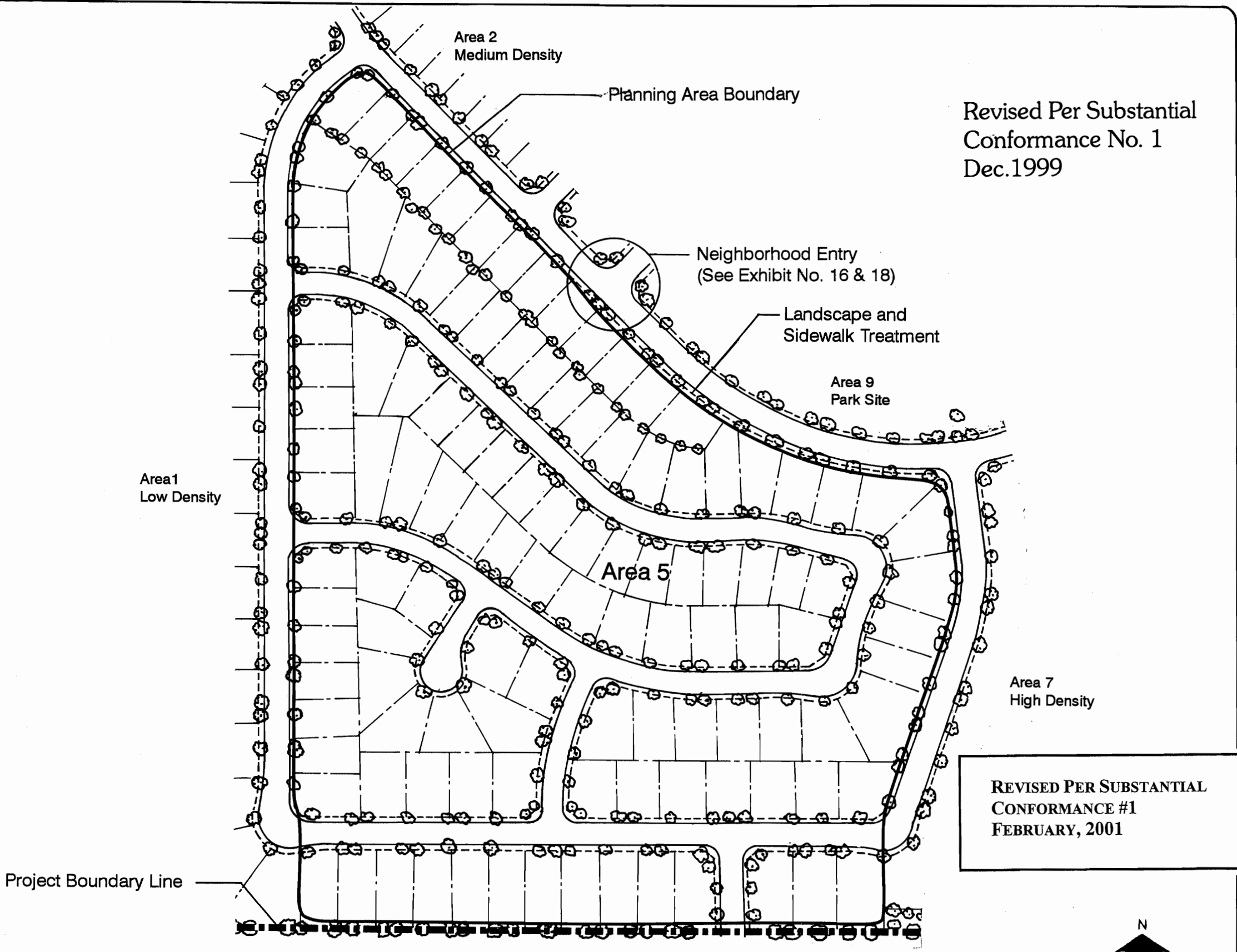


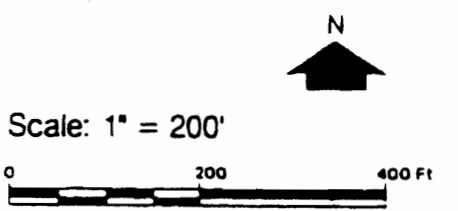
5. Planning Area 5: Medium Density Residential

- o Area: 26.4 Acres
- o Maximum Density: 3.3 DU/AC
- o Minimum Lot Size: 7,200 square feet
- o Maximum Unit Count: 86
- o Permitted Uses/Development Standards:  
Permitted uses and development standards shall be the same as those contained in Article VI of Ordinance 348.
- o Description: Planning Area 5 has a medium density residential designation and is primarily located along the southern boundary of the Crown Valley Village Specific Plan, just north of the Rancho Bella Vista Specific Plan. Proposed land uses around Planning Area 5 include low density residential, medium density residential, and a park. Primary access to Planning Area 5 will be provided off of Pourroy Road. Additional access will be provided from Auld Road and from the south, through the Rancho Bella Vista Specific Plan.
- o Procedures: Prior to residential development within Planning Area 5, a subdivision application must be submitted, approved and recorded pursuant to Ordinance 460. Said land division must be in compliance with the criteria as outlined in Medium Density Residential Land Use Standards.
- o Design and Development Standards:
  - \* Neighborhood entry treatments shall be provided as illustrated in Exhibit 30. Neighborhood entry details and elevations are illustrated in Exhibit 16 through 18.
  - \* Single-family residential housing types are appropriate in Planning Area 5.
  - \* Landscape standards per Exhibit 9 shall apply.
  - \* No more than one permitted residential product type shall be developed in each planning area.



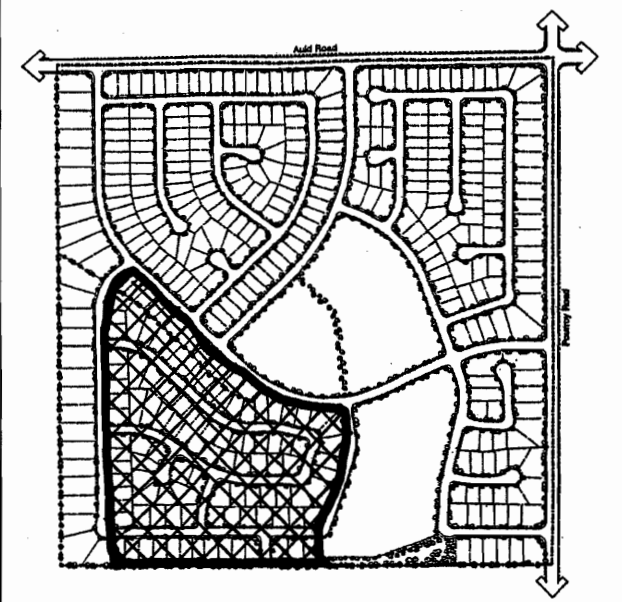
Revised Per Substantial  
Conformance No. 1  
Dec.1999

REVISED PER SUBSTANTIAL  
CONFORMANCE #1  
FEBRUARY, 2001



# Crown Valley Village

## Planning Area 5



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



Exhibit No 30