
4.1.23 PLANNING AREA 24 - COMMUNITY COMMERCIAL**a. Land Use**

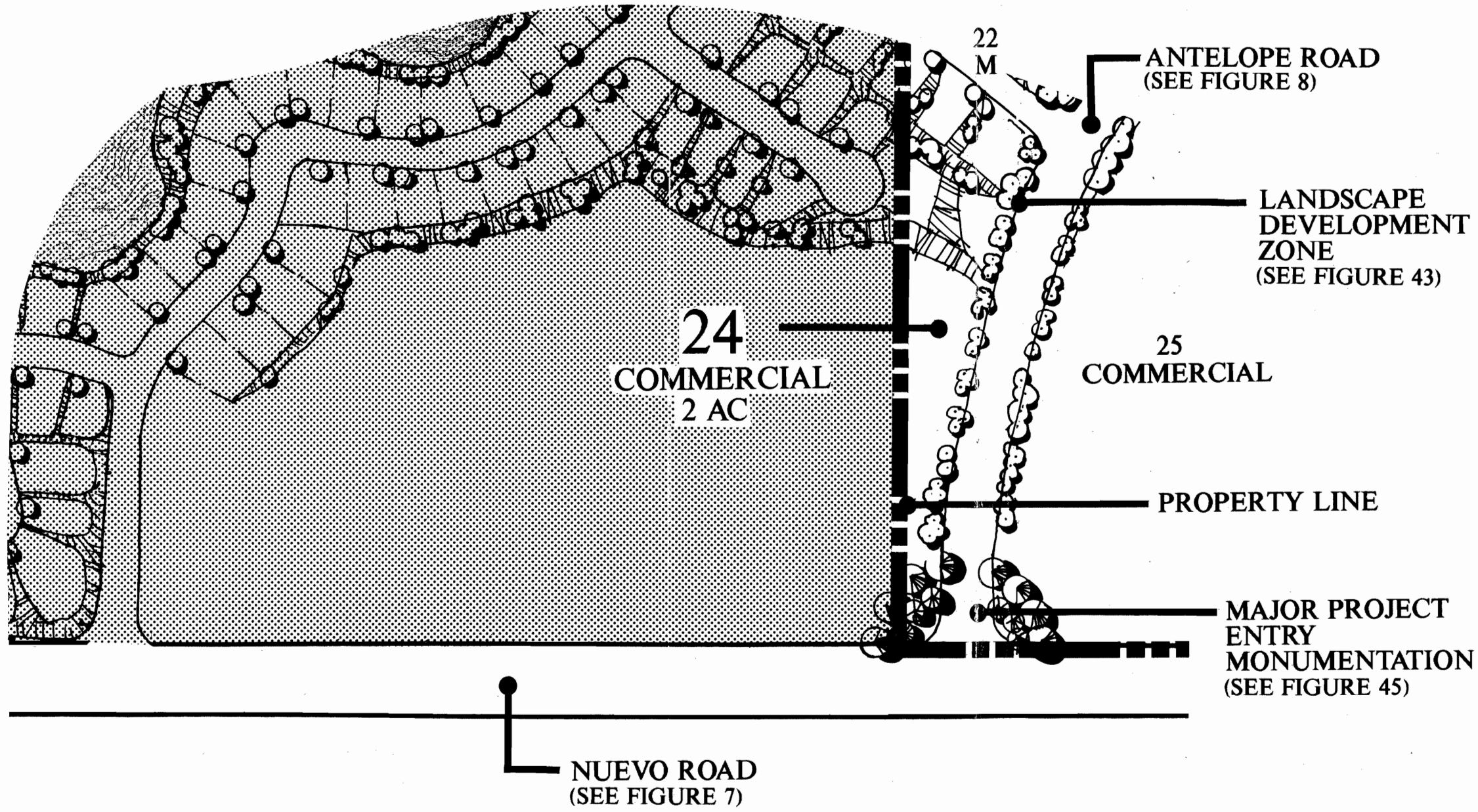
Planning Area 24, as illustrated in Figure 41, is planned as a 2.0 acre Community Commercial shopping area consisting of community retail and service oriented commercial services. The Planning Area will provide these services to both the local and regional population. This Planning Area is planned in conjunction with Specific Plan 246, the Preissman Specific Plan, to facilitate infrastructure construction and project interface. Development of the planning area will take place concurrently with the area within the adjacent project.

b. Development Standards

- 1) *Zoning and specific development standards are defined, in detail, in Section 2.0 of this Specific Plan document.*
- 2) *Access to Planning Area 24 will be achieved from Antelope Road and Nuevo Road. Final access points to the planning area will be determined at time of tentative tract map submittal.*
- 3) *A Landscape Development Zone, as depicted in Figures 44, 49 and 56 will be installed along Antelope Road and Nuevo Road.*
- 4) *For project-wide General Community Design and Landscape Architectural Design Guidelines, please refer to Section 5.0 Design Guidelines of this Specific Plan document.*
- 5) *No actual commercial development is permitted to occur unless it is a part of the larger 15 acre development; however, pre-development activities such as grading, utilities, slope stabilization and drainage improvements may occur.*
- 6) *Air Quality Emissions Reports shall be filed with each commercial development application.*

AREAS TO THE WEST OF THE PROPERTY LINE
 ARE WITHIN THE PREISSMAN SPECIFIC PLAN #246.
 PLANNING AND DESIGN BETWEEN THE TWO SPECIFIC
 PLANS ARE CONSISTENT.

PLANNING AREA 24



AC 2

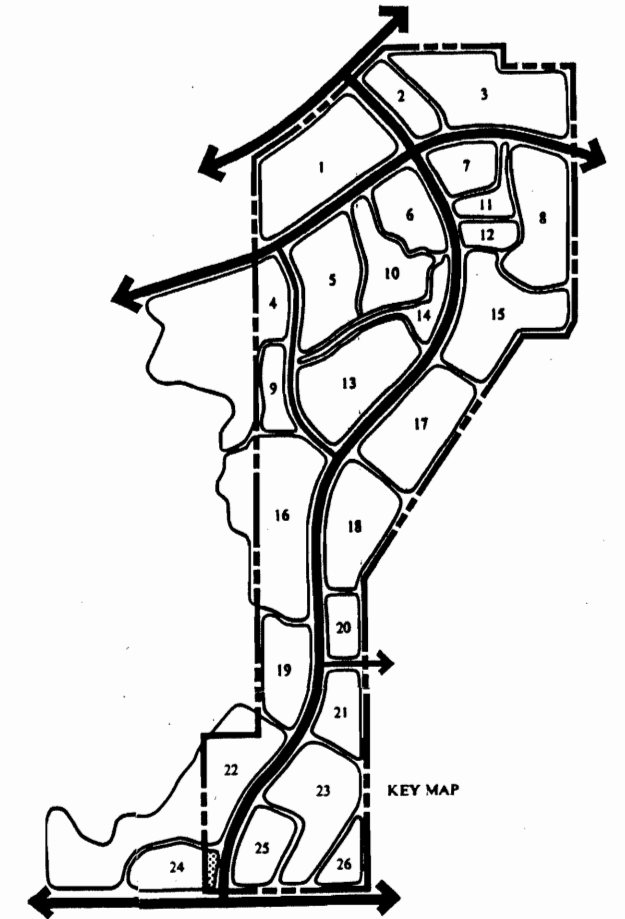


FIGURE 41