

**31. Planning Area 25: Open Space**

**a. Descriptive Summary**

Planning Area 25, as depicted in Figure III-25, provides 26.4 acres to remain as natural open space. This area contains scenic topographical features, which further enhance and identify the WINCHESTER 1800 community. The open space will be owned by a Master Homeowner's Association, Valley-Wide Recreation and Park District or a Community Services Area.

**b. Land Use and Development Standards**

Please refer to Ordinance No. 348.4500. (See Specific Plan Zone Ordinance Tab.)

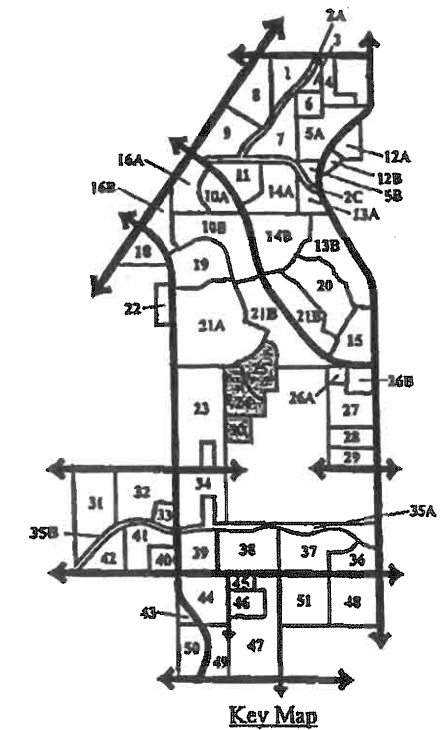
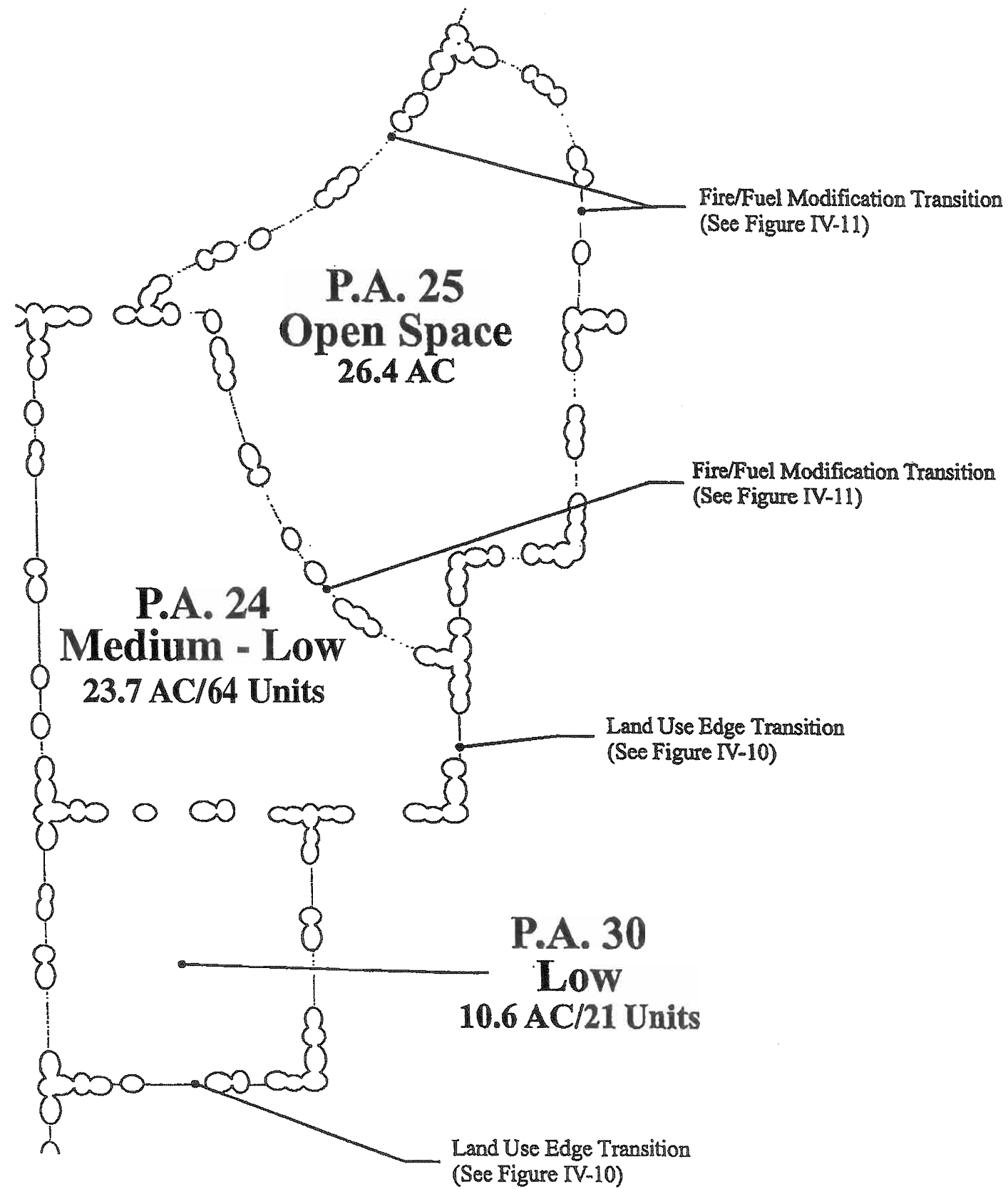
**c. Planning Standards**

- 1) Primary access to Planning Area 25 shall be provided from local streets via Planning Areas 21A, 21B and 24.
- 2) A fire fuel modification transition, as shown on Figure IV-11, shall serve as a buffer zone between open space in Planning Area 25 and adjacent residential land uses in Planning Areas 21A, 21B and 24.
- 3) Please refer to Section III.A., for the following Development Plans and Standards that apply site-wide:

III.A.1 Specific Land Use Plan  
III.A.2 Circulation Plan  
III.A.3 Drainage Plan  
III.A.4 Water and Sewer Plans

III.A.5 Open Space and Recreation Plan  
III.A.6 Grading Plan  
III.A.7 Public Sites and Project Phasing Plan  
III.A.8 Landscaping Plan

# Planning Areas 24, 25 & 30



SOURCE: T&B Planning Consultants