

7. PLANNING AREA 7**a. Descriptive Summary**

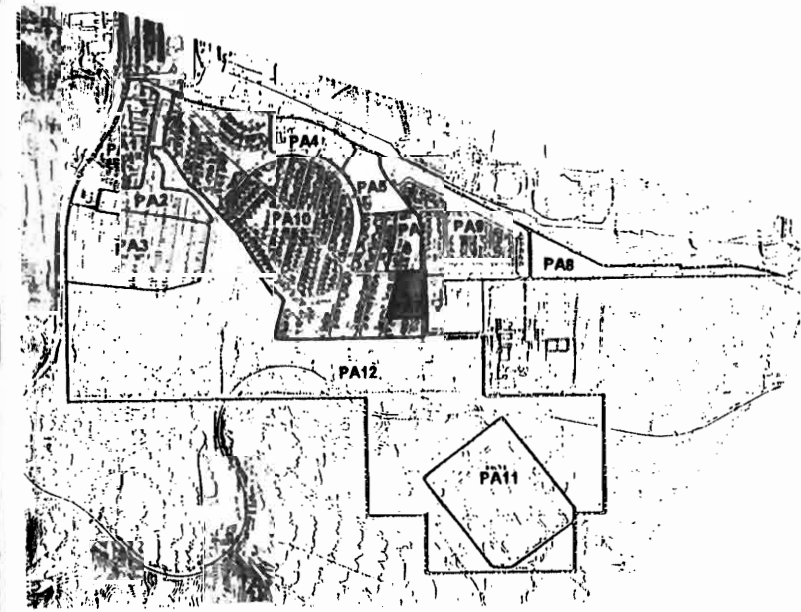
This area contained one of the townsite's church/meeting halls and provided a location for social and religious gatherings for community enrichment. These and similar community related activities/programs are intended to continue at this location in the existing community meeting hall/church building while the overall site will be developed as a complimentary community park. This site will serve as a focal point for the community and incorporate recreational amenities to facilitate community gatherings and social activities. The site is located on the eastern edge of the Townsite's primary residential area (PA-10) and is accessible to all residences via an system of existing sidewalks. The existing high school complex (currently in use as elementary school) is situated immediately east of Planning Area 7 and provides an opportunity for reciprocal use of school and park facilities.

b. Land Use and Development Standards

Land Use: Recreation
Acreage: ± 4.2 acres

c. Design Guidelines

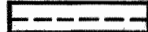


- Required yards, building heights, building setbacks, parking standards, landscaping standards, and other design requirements shall be as identified in the zoning ordinance contained in Chapter II of this Specific Plan.
- Existing infrastructure including, but not limited to, streets, curbs, medians, sidewalks, intersections, culs-de-sac, parking areas, underground utilities, and overhead utilities will be allowed to remain in service without modification or upgrade unless specifically noted in this section.
- Section IILB of this specific plan should be consulted for applicable project wide development standards concerning land use, circulation, drainage, landscaping, water, wastewater, architecture, phasing, grading, and maintenance.



Key Map

Planning Area 7

Recreation
Area: 4.2 Acres

-  Existing Sidewalks
-  Existing Parking (± 51 Spaces)
-  Existing Structure to Remain for Recreational Use

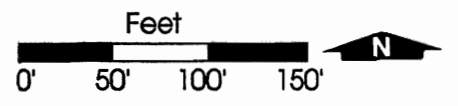
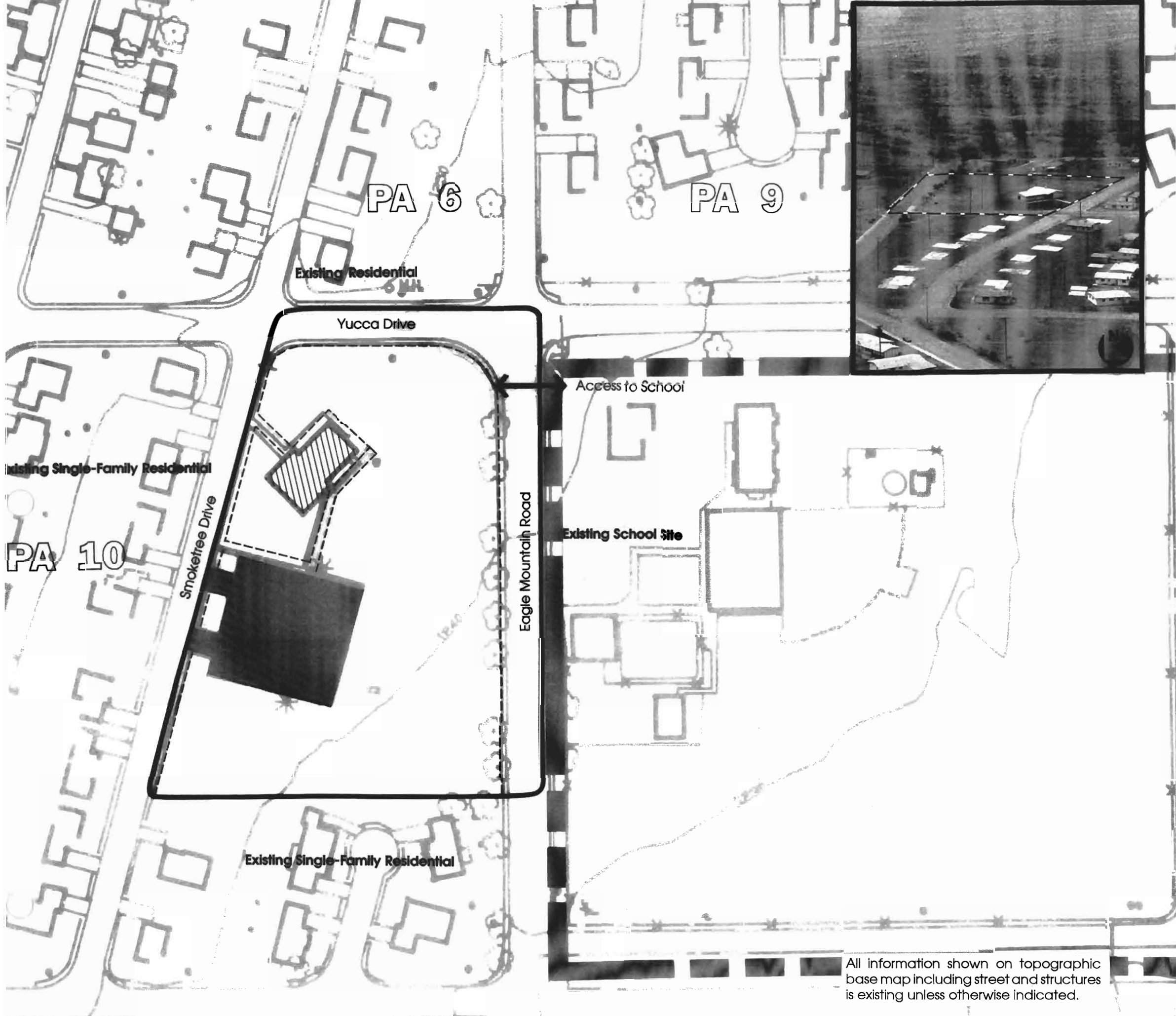


Figure No. III-28



All information shown on topographic base map including street and structures is existing unless otherwise indicated.