A. Individual Area Standards

1. Planning Area 1 – Medium Density Residential (Single Family)
   
a. Descriptive Summary
   
   Planning Area 1 as depicted in Exhibit IV.18, provides for development of 17.8 acres devoted to medium density residential uses. A maximum of 68 dwelling units are planned at a target density of 3.8 du/ac (density range 2-5 du/ac).
   
b. Land Use and Development Standards
   
   Please refer to Ordinance No. 348._______ (See Specific Plan Zone Ordinance Tab.)
   
c. Planning Standards
   
   1) Primary access to Planning Area 1 shall be provided from Horsethief Canyon Road (TTM 31485).
   
   2) A roadway landscape treatment, as shown on Exhibit III.9 Conceptual Landscape Plan, is planned along Street A (TTM 31485).
   
   3) A slope treatment, as illustrated on Exhibit III.9 Conceptual Landscape Plan, will provide a landscape buffer between Planning Area 1 and the adjacent I-15 corridor.
   
   4) Please refer to Section V. For specific Design Guidelines and other related design criteria.
   
   5) 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.E.1: Water and Sewer Plans
   III.B.1: Circulation Plan  III.F.1: Public Sites and Project Phasing Plan
   III.C.1: Drainage Plan  III.G.1: Grading Plan
   III.D.1: Landscaping Plan  III.H.1: Open Space and Recreation Plan
Exhibit IV.18 Planning Area 1

Planning Area 1

Medium Residential (5,000 SF min. lot size)
17.3 – 17.8 Acres
69 – 68 Dwelling Units