

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.)

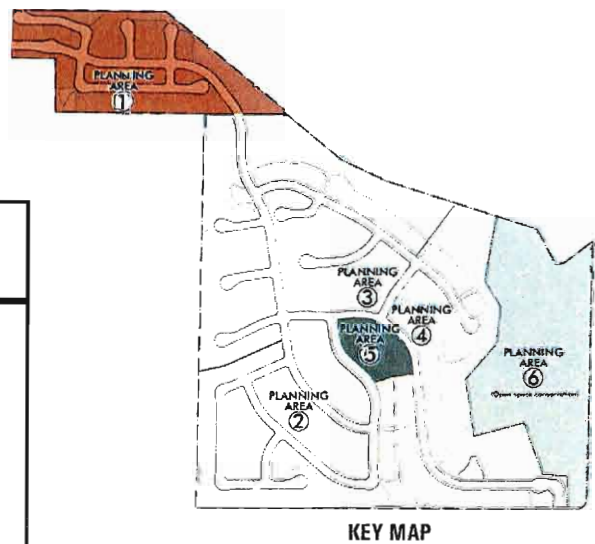
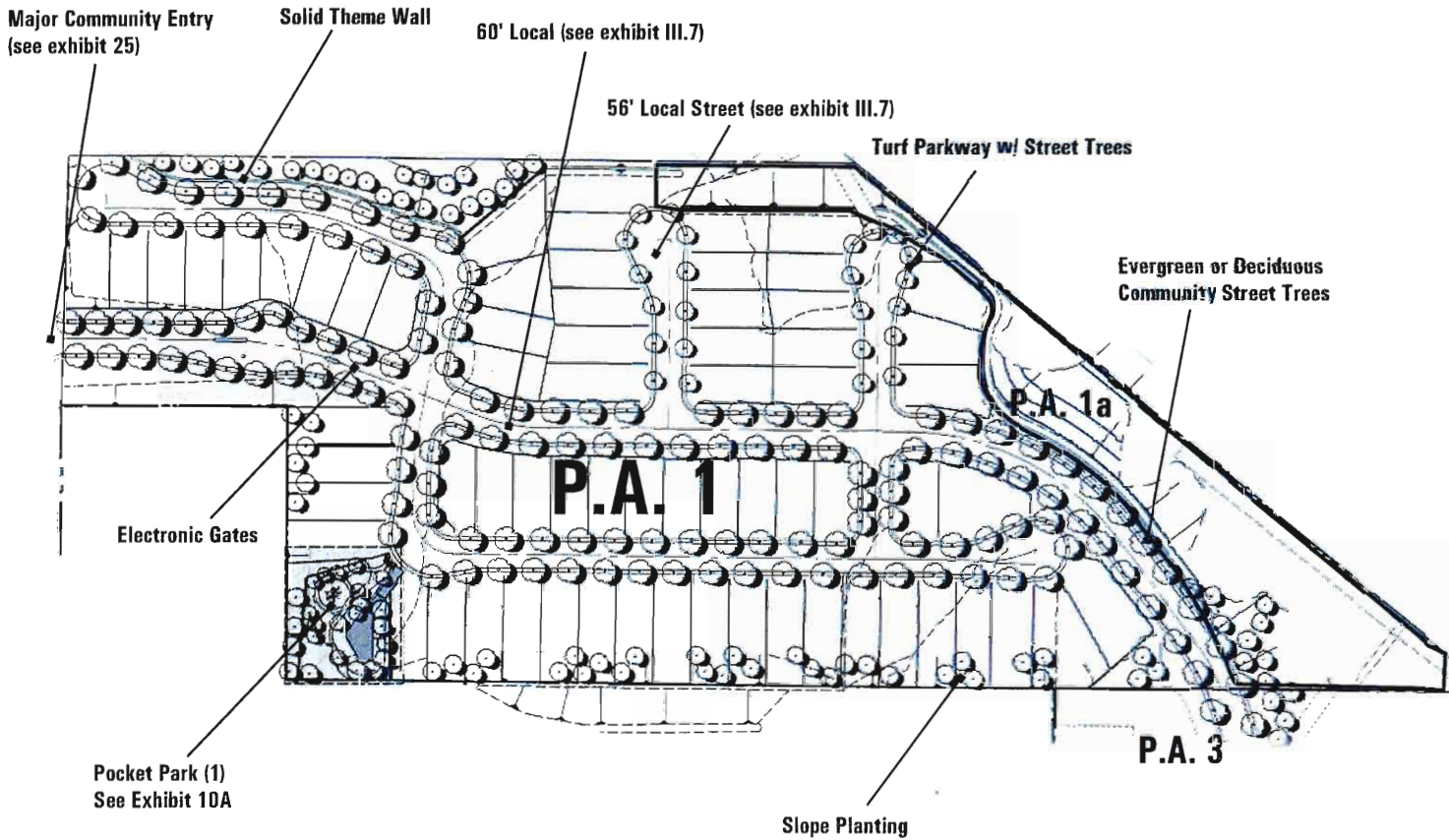
c. Planning Standards

- 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.B.1: Circulation Plan
III.C.1: Drainage Plan
III.D.1: Landscaping Plan

III.E.1: Water and Sewer Plans
III.F.1: Public Sites and Project Phasing Plan
III.G.1: Grading 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
60-68 Dwelling Units