

21. Planning Area 18: Open Space

a. **DESCRIPTIVE SUMMARY**

Planning Area 18, as depicted in Figure III-28, provides for development of 2.4 acres to remain as Open Space. The open space shall be maintained by Valley-Wide Recreation and Park District or CSA 143.

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 18 shall be provided from Murrieta Hot Springs Road.
- 2) A primary community entry, as shown on Figure IV-2, is planned at the intersection of Pourroy Road and Murrieta Hot Springs Road.
- 3) Roadway landscape treatments, as shown on Figures IV-5 and IV-6, are planned along Murrieta Hot Springs Road.
- 4) Please refer to Section IV 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.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

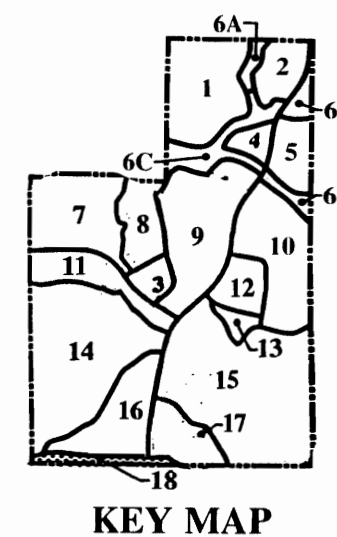
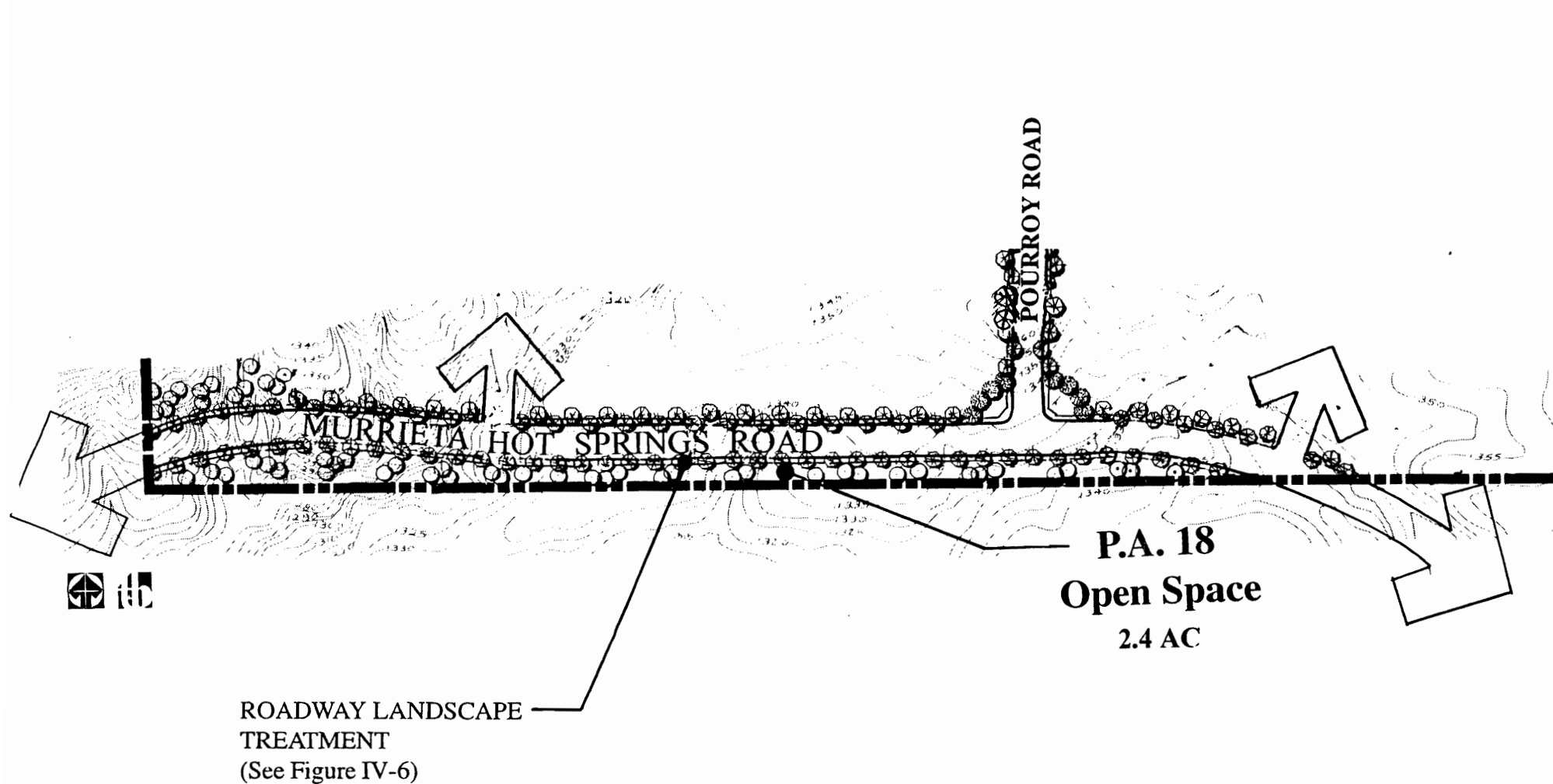
III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

PLANNING AREA 18



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