

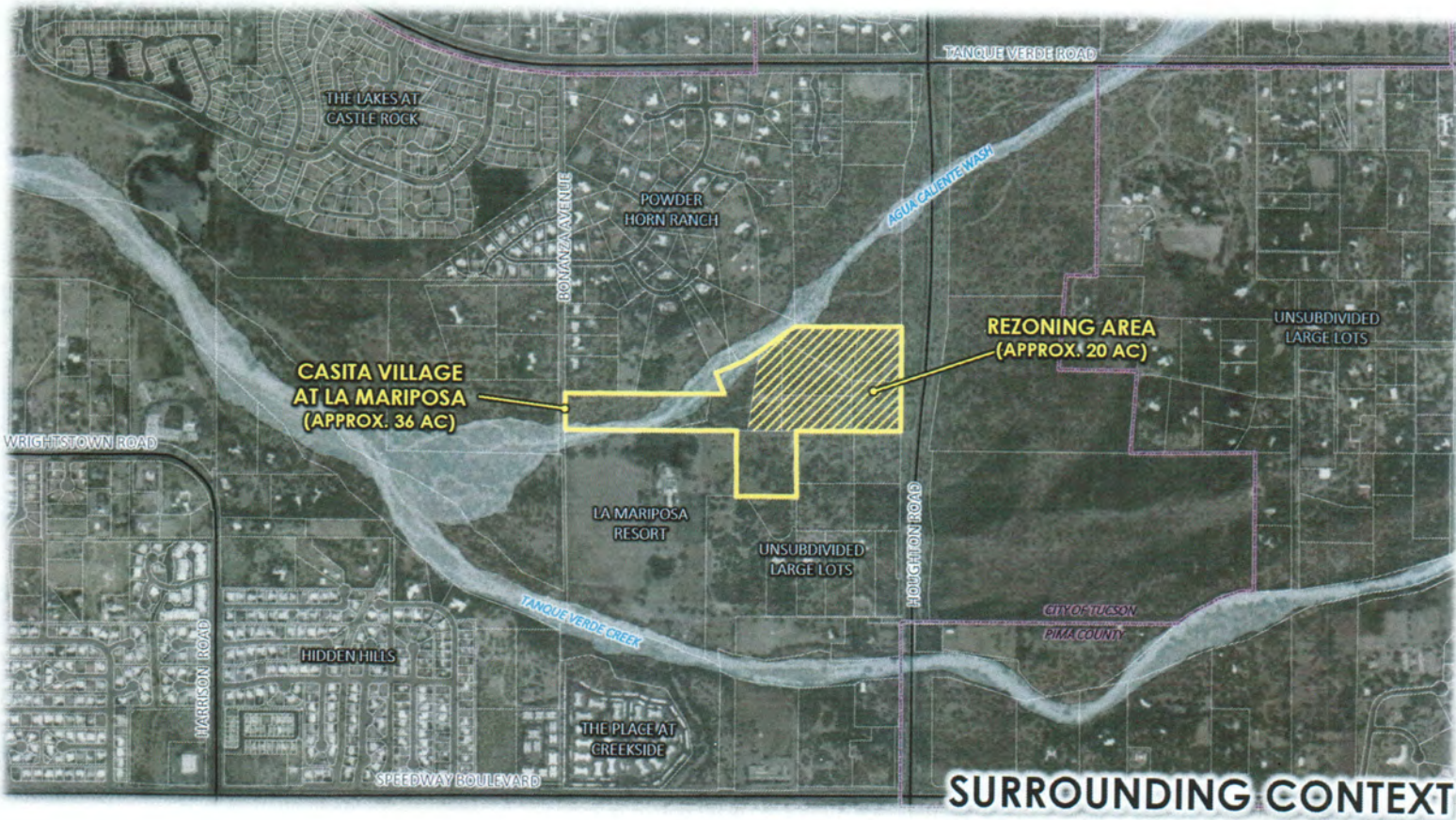
# CASITA VILLAGE AT LA MARIPOSA

REZONING – NEIGHBORHOOD MEETING – JULY 27, 2021



THE PLANNING CENTER  
a division of TPC Group, Inc.



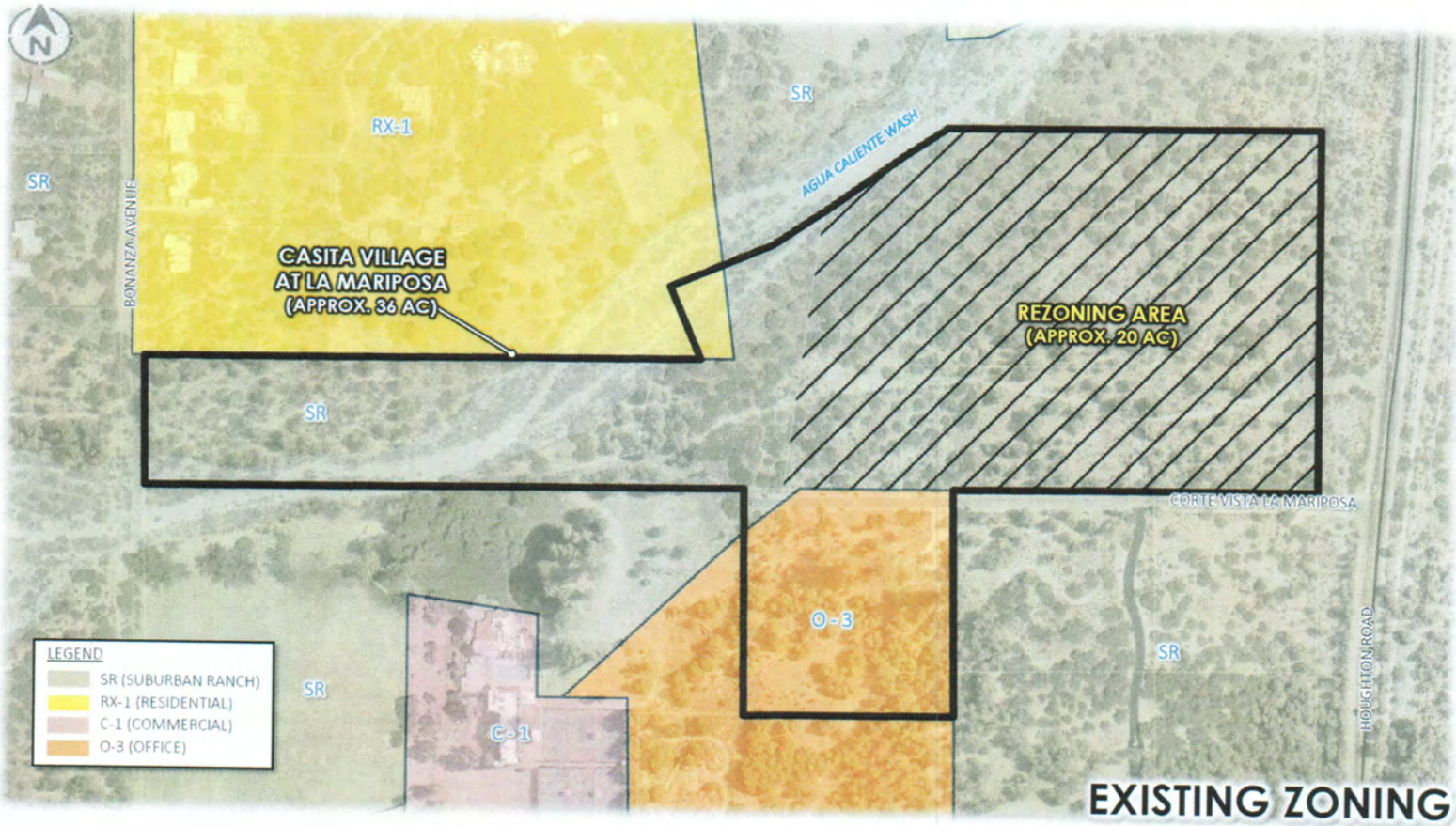


**SURROUNDING CONTEXT**



**SITE AERIAL**

*N*



SR

BONANZA AVENUE

RX-1

**CASITA VILLAGE  
AT LA MARIPOSA  
(APPROX. 36 AC)**

SR

AGUA CALIENTE WASH

**REZONING AREA  
(APPROX. 20 AC)**

SR

CORTE VISTA LA MARIPOSA

O-3

SR

SR

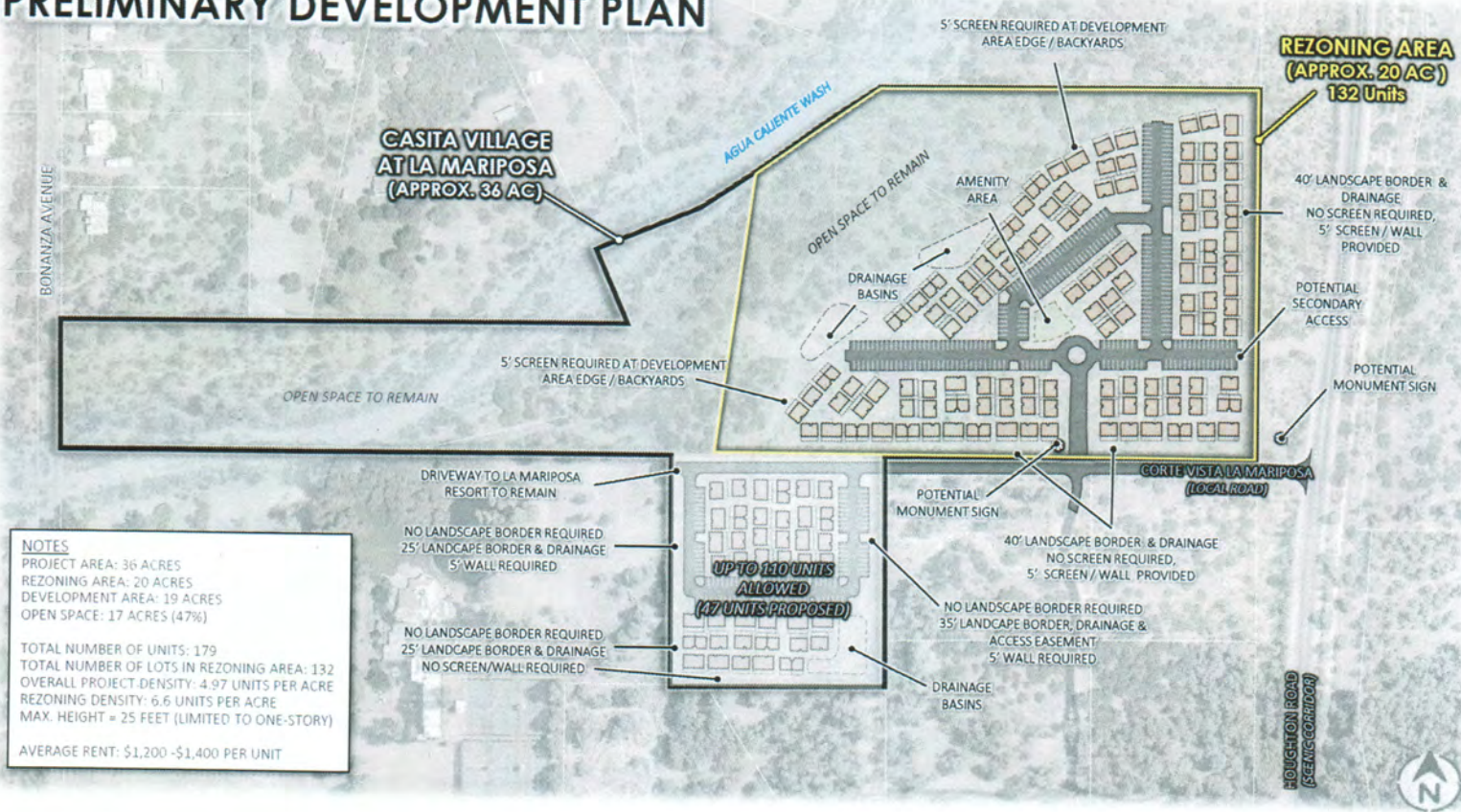
C-1

HOUGHTON ROAD

# PRELIMINARY DEVELOPMENT PLAN

**CASITA VILLAGE  
AT LA MARIPOSA  
(APPROX. 36 AC)**

**REZONING AREA  
(APPROX. 20 AC)  
132 Units**



**NOTES**  
 PROJECT AREA: 36 ACRES  
 REZONING AREA: 20 ACRES  
 DEVELOPMENT AREA: 19 ACRES  
 OPEN SPACE: 17 ACRES (47%)  
 TOTAL NUMBER OF UNITS: 179  
 TOTAL NUMBER OF LOTS IN REZONING AREA: 132  
 OVERALL PROJECT DENSITY: 4.97 UNITS PER ACRE  
 REZONING DENSITY: 6.6 UNITS PER ACRE  
 MAX. HEIGHT = 25 FEET (LIMITED TO ONE-STORY)  
 AVERAGE RENT: \$1,200 - \$1,400 PER UNIT

DRIVEWAY TO LA MARIPOSA  
RESORT TO REMAIN

NO LANDSCAPE BORDER REQUIRED  
25' LANDSCAPE BORDER & DRAINAGE  
5' WALL REQUIRED

NO LANDSCAPE BORDER REQUIRED  
25' LANDSCAPE BORDER & DRAINAGE  
NO SCREEN/WALL REQUIRED

**UP TO 110 UNITS  
ALLOWED  
(47 UNITS PROPOSED)**

POTENTIAL MONUMENT SIGN

40' LANDSCAPE BORDER & DRAINAGE  
NO SCREEN REQUIRED,  
5' SCREEN / WALL PROVIDED

NO LANDSCAPE BORDER REQUIRED  
35' LANDSCAPE BORDER, DRAINAGE &  
ACCESS EASEMENT  
5' WALL REQUIRED

DRAINAGE BASINS

5' SCREEN REQUIRED AT DEVELOPMENT  
AREA EDGE / BACKYARDS

40' LANDSCAPE BORDER &  
DRAINAGE  
NO SCREEN REQUIRED,  
5' SCREEN / WALL  
PROVIDED

POTENTIAL  
SECONDARY  
ACCESS

POTENTIAL  
MONUMENT SIGN

HOUGHTON ROAD  
(SEE CORRIDOR)



**WE ARE HERE.**

