

Tract 6238 and associated commercial lots

Located on southwest corner of Rosamond Blvd. & 40th Street West, this is the Biscaichipy property that has up to this point been utilized for agriculture.

Project calls for a total of 529 single-family residences (housing 1,582 persons), plus 193,600 sq ft of commercial space. See following pages for more detail.

This involves a zone change from Estate 2.5 acre lots to R-1 FPS H for the residences and C-2 General Commercial for the commercial space.

- **The letters written by George Fischer and Gail Dodson regarding avigation easement are attached to the package and a requirement for avigation easement is included as Item 13 of the Mitigation Measures list.**

Other Items of interest:

- The residential part of the project is projected to run around 6 to 8 phases. The commercial segment, which is undefined, will probably run 2 or 3 phases, timed to match the residential build-out.
- It is projected that traffic signals will be warranted on Rosamond Blvd. at 40th, 35th and 30th Streets by Year 2008, and the developer will be required to post partial funding for these signals.
- The developer will be required to post partial funding for adding two lanes of pavement on Rosamond Blvd. from 40th West to 25th West. No indication on when these would be added.

Further comment period expires on July 28th.

