



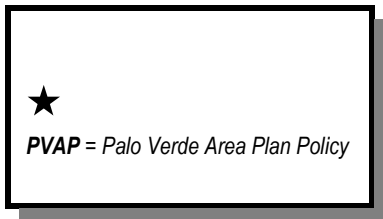
## Policy Areas

A policy area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries for the three Palo Verde policy areas are shown on Figure 4, Policy Areas, and are described in detail below. In this regard, it is essential to refer to the General Plan Certainty System, detailed in the Administration Section of the General Plan, especially if an interpretation or proposal affects the delineation between foundation components of the General Plan.

### POLICY AREAS

Three policy areas have been designated within the planning area. In some ways, these policies are even more critical to the sustained character of the Palo Verde planning area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. Their boundaries, shown on Figure 4, Policy Areas, are approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed project.

#### Colorado River



It is clear from previous discussion that the Colorado River is a major recreational/tourist attraction and a notable economic asset. A special policy area applies to the land adjacent to the River. The intent is to allow Commercial Tourist developments such as river-oriented hotels, fishing camps, resort parks, campgrounds, marinas, and restaurants to serve the recreation/tourist industry. In accommodating these activities, it is essential to recognize the critical need to incorporate sensitive design that respects the value of this irreplaceable resource.

**Policies:**

PVAP 1.1 Allow land adjacent to the Colorado River to be used for recreation-based tourist purposes to promote economic activity within the Palo Verde planning area. Uses such as hotels, restaurants, small retail shops, marinas, fishing camps, resorts, recreational vehicles, and campgrounds shall be allowed in order to serve the tourist population.



PVAP 1.2 Adhere to the guidelines set forth in the Land Use Section of this area plan regarding Recreational Vehicle Development within the Colorado River Policy Area.

#### Wiley’s Well Road

The area adjacent to Interstate 10, west of Nicholls Warm Springs and north of the state prisons, could accommodate neighborhood commercial center type uses. A Neighborhood Center is intended to accommodate retail and service