

6. PLANNING AREA 6 — Medium-High Density / Single Family Residential

a. Descriptive Summary

Planning Area 6 is a neighborhood of single family detached and duplexes east of Planning Area 5. The area has extensive frontage on the golf course, that surrounds it on all sides.


No attempt will be made to keep all the large lots within a single block or neighborhood, so that each of the single family neighborhoods will contain a mix of housing lot sizes and types, intermingled as the market and conditions require. Four sizes of single family lots are initially envisioned: 7000 s.f. ("A" lots), 6000 s.f. ("SF-60" lots), and 5000 s.f. ("SF-50" lots) and 4000-4500 s.f. ("SF-45 lots). The smaller lots will allow zero lot line configurations and cluster design concepts.. (Note: these lot designations are Del Webb's and pertain to this project only, and do not correspond to any Riverside County standards.)

b. Land Use and Development Standards

Land Use:	Single Family Residential (See Zoning, Section III)
Acreage:	86.4 ±
Ave. Density:	5.14 D.U./AC.
Lot Size:	4000 - 7000 sq./ft.
Number of Units:	444

c. Design Guidelines

1. Principal access to Planning Area 6 will be directly from Del Webb Boulevard, crossing the Phase I golf course.
2. A second access to Planning Area 6 will be from a local street to Planning Area 7.
3. A third access point to the eastern portion of the Planning Area 6 will be from a local street to Planning Area 5.

 Del Webb's
Sun City Palm Springs

PLANNING AREA

6

PHASE I SINGLE FAMILY RESIDENTIAL

86.4 AC.

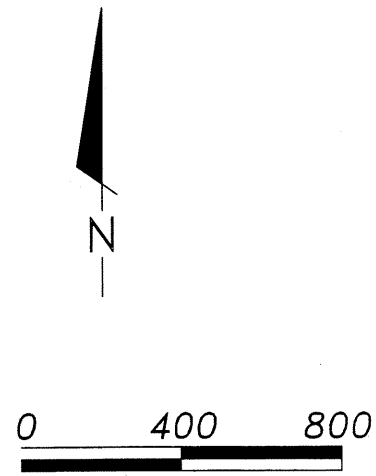
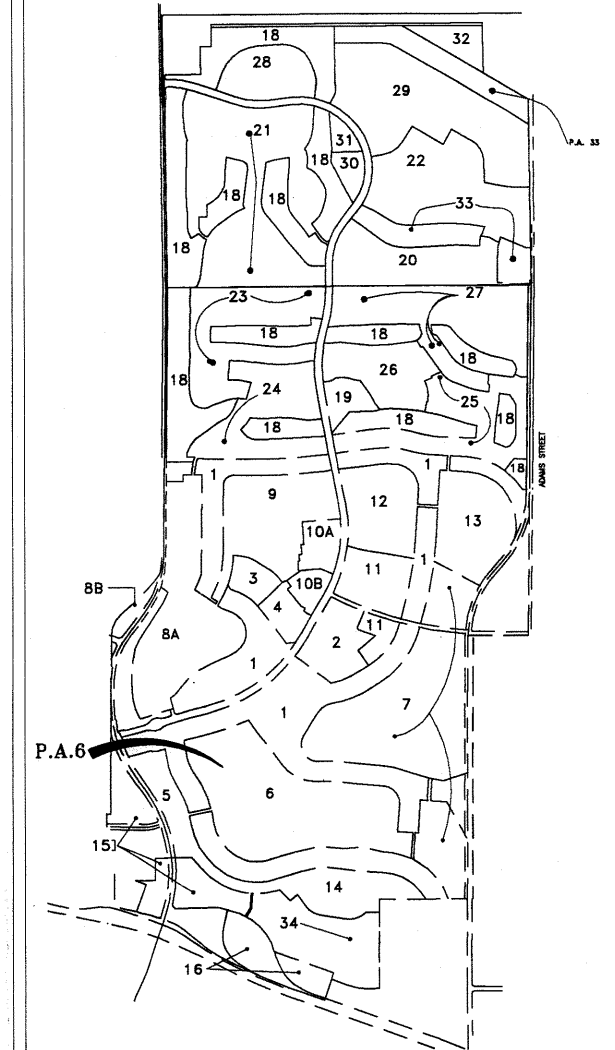
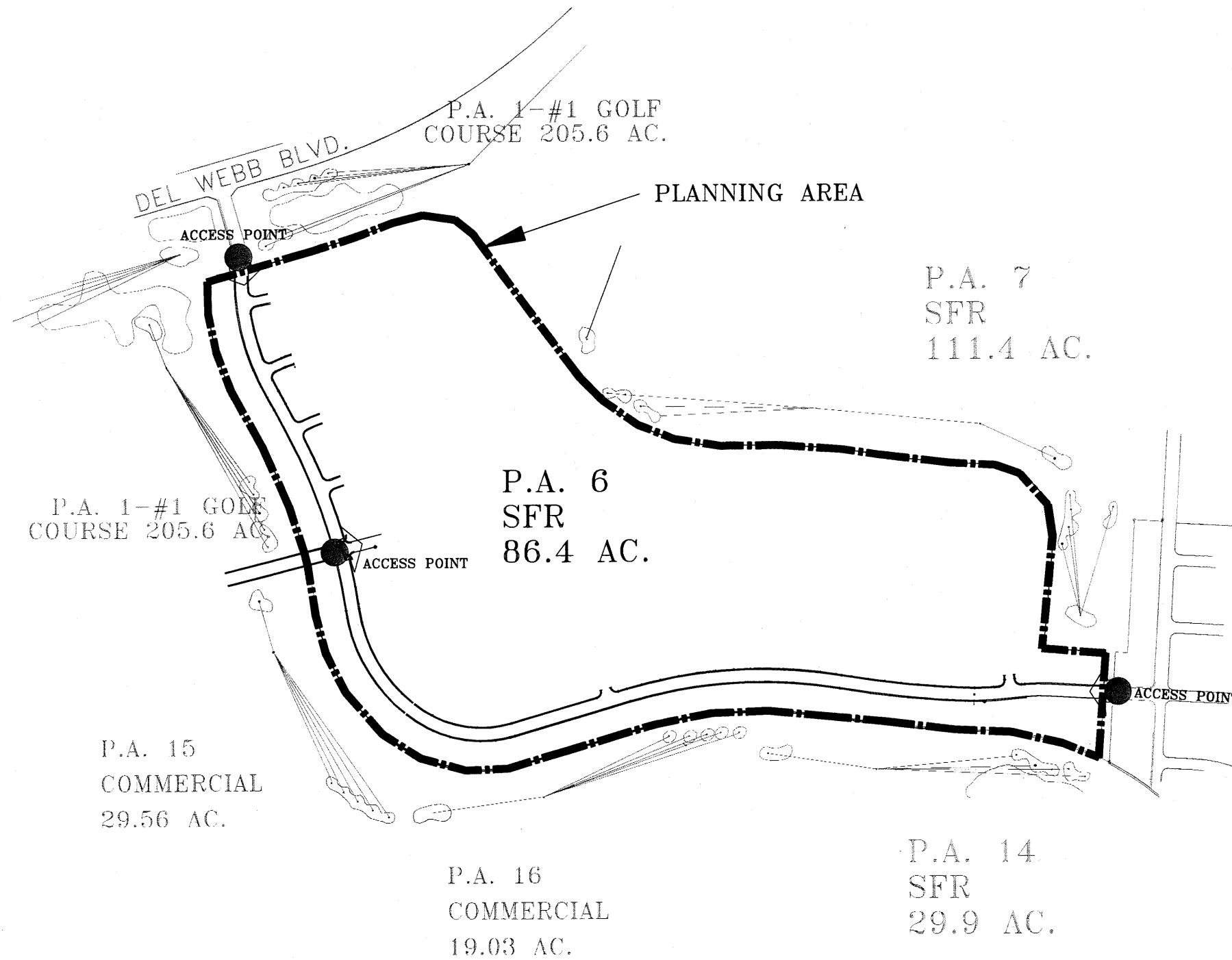


FIGURE IV-33