

7. **PLANNING AREA 7 — Medium-High Density /
Single Family Residential**

a. **Descriptive Summary**

Planning Area 7 is a neighborhood of single family detached and duplexes west of Adams Street. The area has extensive frontage on the golf course, which forms its west boundary. Perimeter wall, landscaped and greenbelt area along Adams Street will help mitigate a significant amount of noise impacts for lots adjacent to Adams Street.

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), 5000 s.f. ("SF-50" lots), 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.)

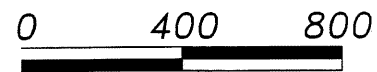
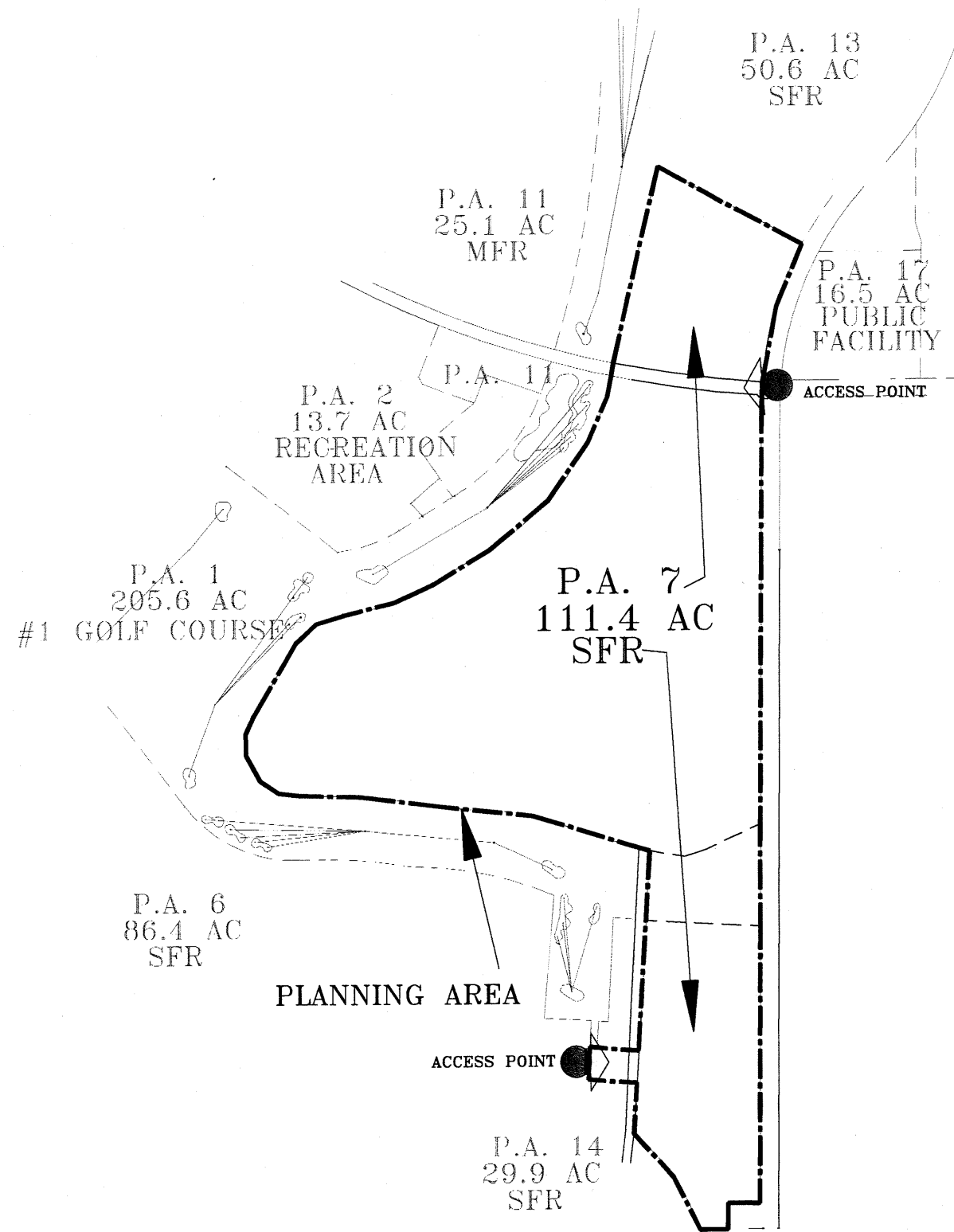
b. **Land Use and Development Standards**

Land Use:	Single Family Residential (See Zoning, Section III)
Acreage:	111.4 ±
Ave. Density:	5.18 D.U./AC.
Lot Size:	4000 - 7000 sq./ft.
Number of Units:	577

c. **Design Guidelines**

1. Principal access to Planning Area 7 will be from a local street connecting from 38th Avenue and extending into Planning Area 13.
2. A second access point to the southeast portion of the Planning Area will be from a local street to Planning Area 6.
3. A third and fourth access point in the northern portion of Planning Area 7 will be from local streets to Planning Area 13.
4. There will be no direct vehicular access from Adams Street to any lots or streets within Planning Area 7, except that 38th Avenue will have a single controlled access on Adams Street. This access point will serve as a minor service entry to Sun City.
5. There will be landscaping and perimeter wall along Adams Street, on the east edge of Planning Area 7. See Figure IV - 21 (Landscape Concept).

Del Webb's
Sun City Palm Springs



PLANNING AREA

7

PHASE I SINGLE FAMILY RESIDENTIAL

111.4 AC.

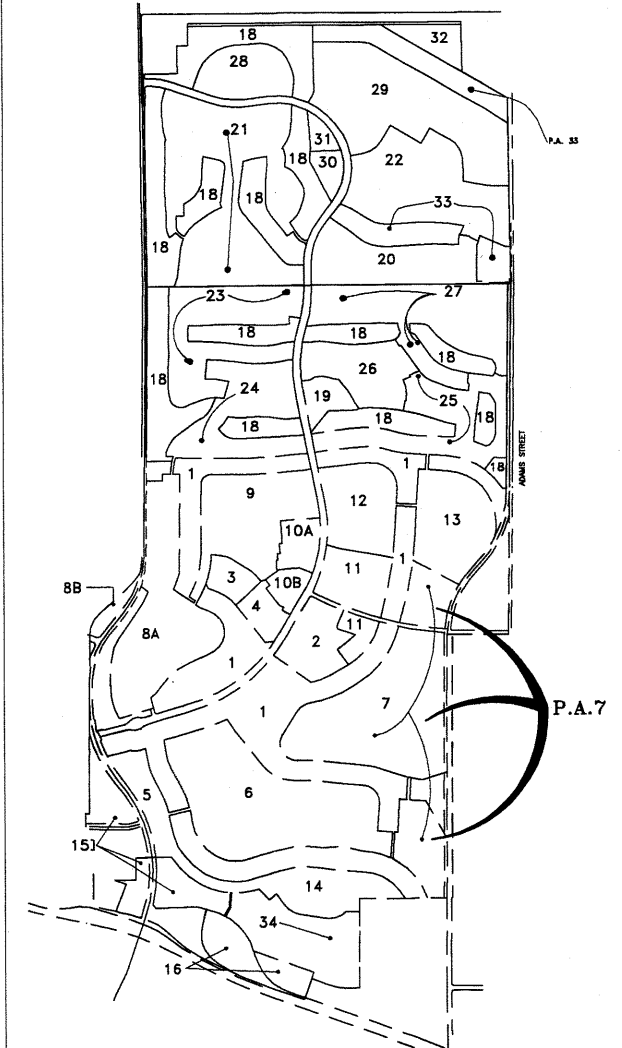


FIGURE IV-34