

**13. PLANNING AREA 13 — Medium-High Density /
Single Family Residential**

a. Descriptive Summary

Planning Area 13 will contain single family detached and duplexes in the northeast part of Phase I, west of Adams Street. Perimeter wall, landscape buffer and some greenbelt areas along Adams Street will help mitigate 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.)

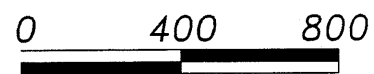
b. Land Use and Development Standards

Land Use:	Single Family Residential (See Zoning, Section III)
Acreage:	50.6 ±
Ave. Density:	3.34 D.U./AC.
Lot Size:	4000 - 7000 sq./ft.
Number of Units:	169

c. Design Guidelines

1. Access to Planning Area 13 will be from a local street in Planning Area 7.
2. A secondary access in the westerly portion of Planning Area 13 will be from a local street in Planning Area 12. A third access will be in the northern portion of Planning Area 13 from a local street in Planning Area 25
3. There may be no direct vehicular access from Adams Street to any lot in Planning Area 13.
4. There will be landscaping and perimeter wall along Adams Street on the east edge of Planning Area 13. See Figure IV-21 (Landscape Concept).

Del Webb's
Sun City Palm Springs



P.A. 12
32.5 AC
SFR

P.A. 11
25.1 AC
MFR

P.A. 13
50.6 AC
SFR

P.A. 17
16.5 AC
PUBLIC
FACILITY

ACCESS POINT

ACCESS POINT

ACCESS POINT

PA 18

GREENBELT

LANDSCAPE
SETBACK &
BLOCK WALL

PLANNING AREA

ADAMS STREET

38th AVENUE

PLANNING AREA

13

PHASE I
SINGLE FAMILY
RESIDENTIAL

50.6 AC.

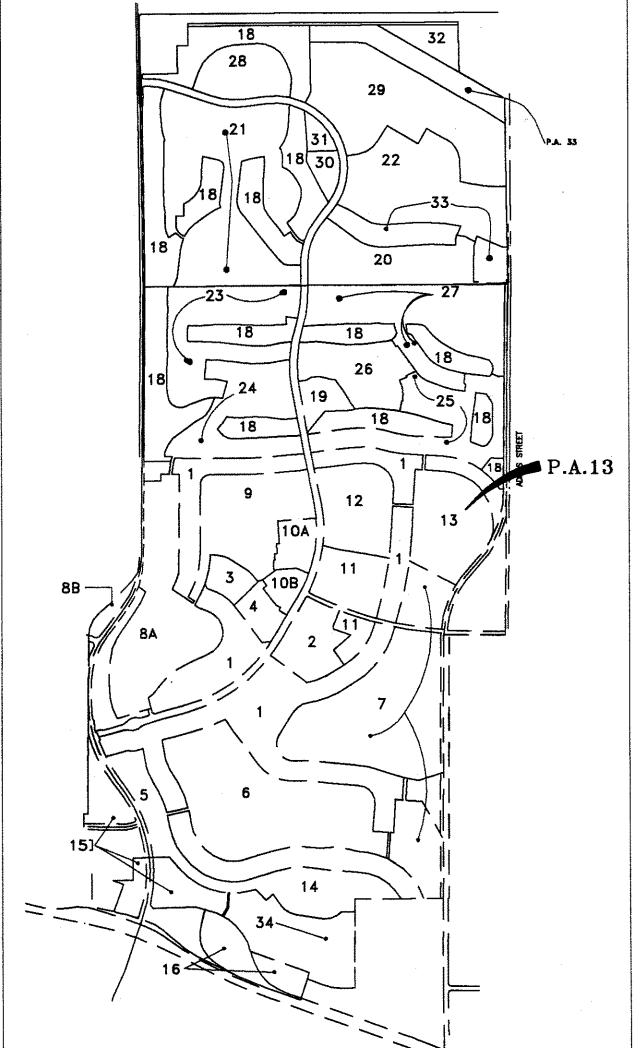


FIGURE IV-42