

**12. PLANNING AREA 12 — Medium-High Density /
Single Family Residential**

a. Descriptive Summary

Planning Area 12 is an area of single family detached and duplexes in the north portion of Phase I, east of Del Webb Boulevard.

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), 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:	32.5 ±
Ave. Density:	4.74 D.U./AC.
Lot Size:	4000 - 7000 sq./ft.
Number of Units:	154

c. Design Guidelines

1. Access to Planning Area 12 will be from Del Webb Boulevard.
2. Local streets may provide additional connections between Planning Areas 11 and 13 as may be appropriate.
3. There may be no direct vehicular access from Del Webb Boulevard to any lots in Planning Area 12.
4. There will be landscaping and wall along Del Webb Boulevard adjacent to Planning Area 12. See Figure IV-19 (Landscape Concept).

Del Webb's
Sun City Palm Springs

LANDSCAPE
SETBACK &
BLOCK WALL

PLANNING AREA

ACCESS POINT

P.A. 12
32.5 AC
SFR

ACCESS POINT

P.A. 10A
9.2 AC
MFR

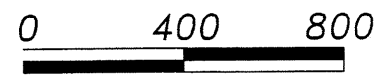
ACCESS POINT

ACCESS POINT

P.A. 11
25.1 AC
MFR

DEL WEBB BLVD.
DEL WEBB BLVD.
DEL WEBB BLVD.

38th AVENUE



PLANNING AREA
12
PHASE I
SINGLE FAMILY
RESIDENTIAL
32.5 AC.

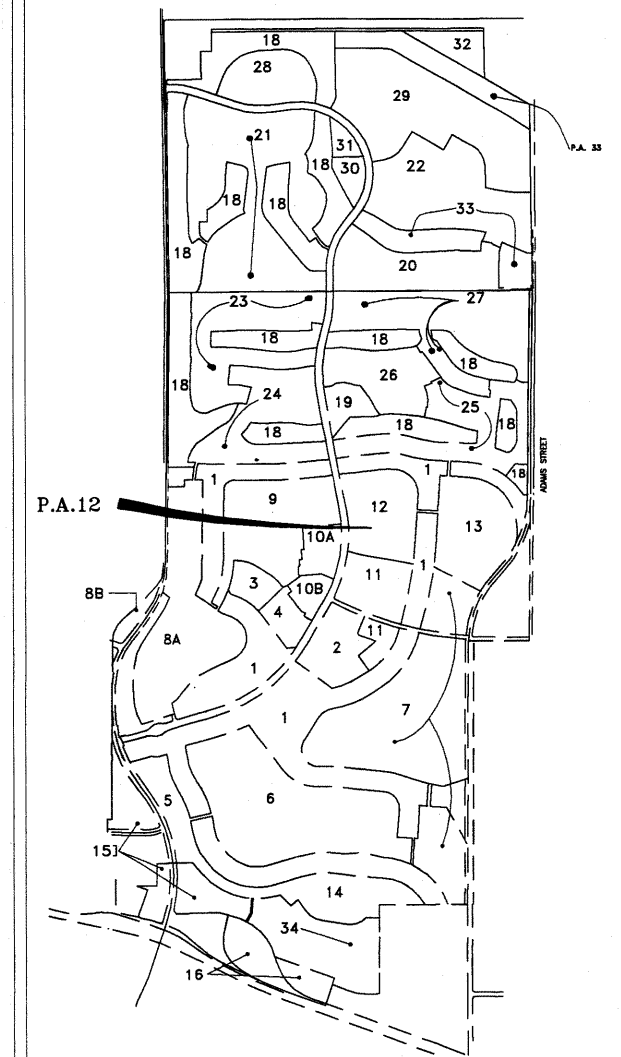


FIGURE IV-41