

14. **PLANNING AREA 14 — Medium-High Density /  
Single-Family Residential**

a. **Descriptive Summary**

Planning Area 14 will contain single-family homes south of the Phase I golf course and east of Planning Area 5.

The single family neighborhood 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:	29.9AC
Ave. Density:	3.65 D.U./AC.
Lot Size:	4000 - 7000 sq./ft.
Number of Units:	109

c. **Design Guidelines**

1. Access to northern portion of Planning Area 14 will be from a local street to Planning Area 5.
2. A second access to the southerly portion of Planning Area 14 will be from local streets to Planning Area 34.
3. There will be no permanent, direct vehicular access from Washington or Adams Streets to any lots or streets within Planning Area 14. Adams Street may serve as temporary access to the construction staging area in Planning Area 14.
4. Appropriate buffer treatment will be provided along boundaries where residential uses abut commercial uses which may include additional setbacks, landscaping and wall treatment as approved.
5. There will be landscaping and a perimeter wall along Adams Street on the east edge of Planning Area 14. Figure IV-21 (Landscape Concept).
6. Emergency access may be provided from Planning Area 14 through the Commercial Area of Planning Area 15 to Washington Street.
7. A suitable number of access points shall be provided so that Sun City Palms Springs residents will have direct access into the commercial areas via pedestrian ways and golf cart access.

**Del Webb's**  
Sun City Palm Springs

PLANNING AREA

14

PHASE I  
SINGLE FAMILY  
RESIDENTIAL

29.9 AC.

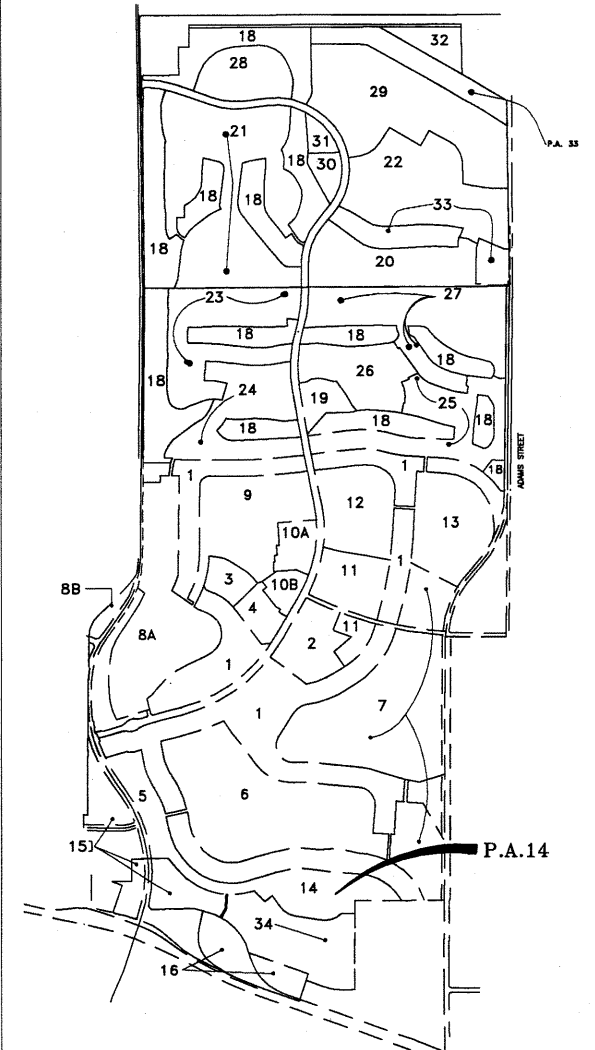
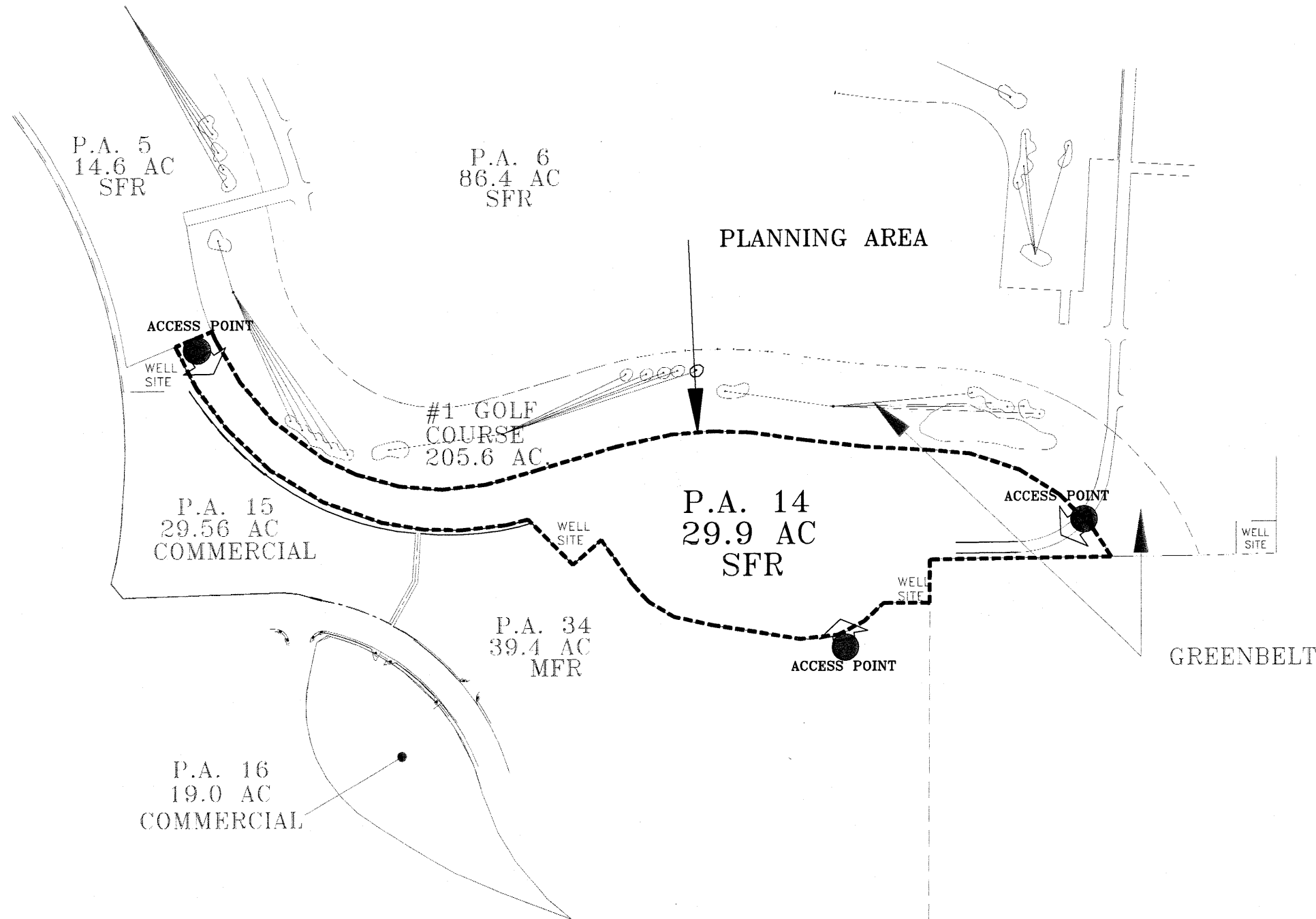


FIGURE IV-43