

30. PLANNING AREA 30 — Phase II(B) Recreation Area

a. Descriptive Summary

Planning Area 30 will serve as a recreation area to be built the second part of Phase II (B) of Sun City Palm Springs. Planning Area 30 will include golf support facilities, recreation and social facilities. The recreational facilities are currently planned to be approximately 30,000 square feet. Planning Area 30 will provide required on-site parking for these uses as required by Ordinance No. 348.


Planning Area 30 will be a common area. The recreation center will be deeded to the Master Association, and will be operated by the Homeowners Association.

b. Land Use and Development Standards

Land Use:	Recreation Area (See Zoning, Section III)
Acreage:	6.0 ±
Density:	N.A.
Number of Units:	0

c. Design Guidelines

1. An access point to the easterly portion of Planning Area 30 will be directly from a local street to Del Webb Boulevard.
2. Planning Area 30 will incorporate landscaping along Del Webb Boulevard.
3. Parking areas in Planning Area 30 will be screened from view by a series of low berms and landscaping along Del Webb Boulevard.
4. For recreation area design guidelines, refer to Section IV.C.3, "Non-Residential Architectural Design Guidelines" and Section IV.C.4, "Landscape Architectural Guidelines" of this document.

 Del Webb's
Sun City Palm Springs

PLANNING AREA BOUNDARY

P.A. 31
MODELS
4.1 AC

P.A. 29
76.32 AC
SFR

GOLF COURSE

P.A. 30
RECREATION
AREA
6.0 AC

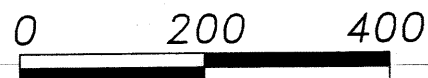
LANDSCAPE SETBACK

P.A. 21
99.6 AC
SFR

P.A. 22
61.55 AC
SFR

P.A. 33
GREEN BELT
51.6 AC

P.A. 20
41.7 AC
SFR



PLANNING AREA
30

RECREATION
AREA

PHASE IIB
6.0 AC.

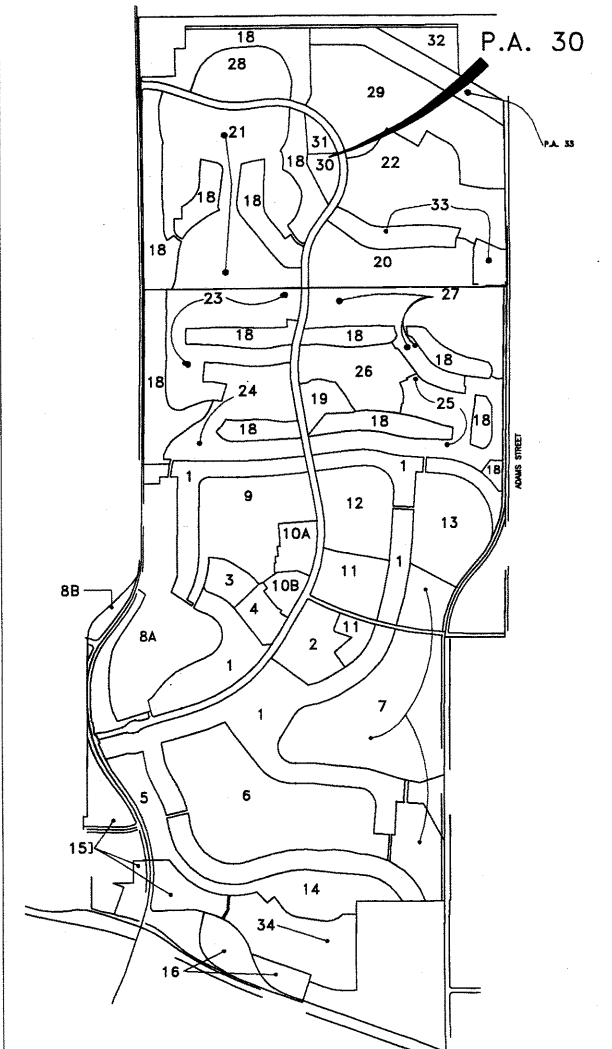


FIGURE IV-59