

17. PLANNING AREA 17 — Public Facilities**a. Descriptive Summary**

Planning Area 17 is located at the eastern edge of the Specific Plan area, and is separated from the rest of the project site by the proposed extension of Adams Street. Planning Area 17 may be made available for uses such as mini and RV storage, electric substation, fire station, water well site, church/religious sites, temporary construction yard, etc; the determination of the use will be made based on the needs and requirements of potential users, which will be either public agencies, Del Webb, private developers, and/or non-profit organizations.

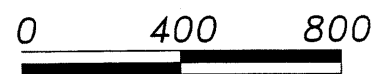
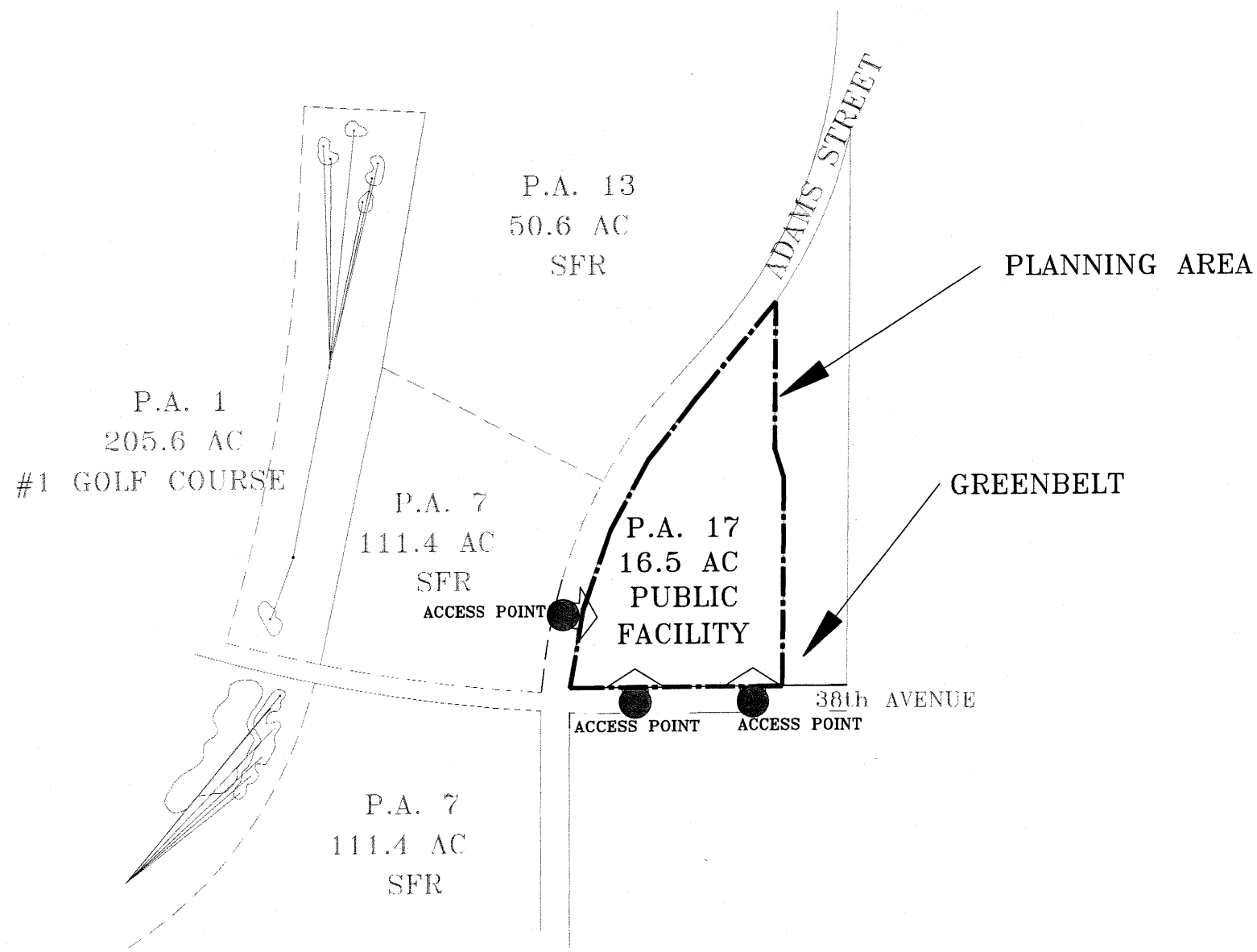
b. Land Use and Development Standards

Land Use:	Public Facilities (See Zoning, Section III)
Acreage:	16.5 ±
Density:	N.A.
Number of Units:	0

c. Design Guidelines

1. Access to Planning Area 17 will be directly from Adams Street and 38th Avenue.
2. Planning Area 17 will have screening along 38th Avenue. The screening will be controlled by the CC&R's of the Homeowner's Association and Ordinance No. 348.

Del Webb's
Sun City Palm Springs



PLANNING AREA
17
PHASE I
PUBLIC FACILITIES
16.5 AC.

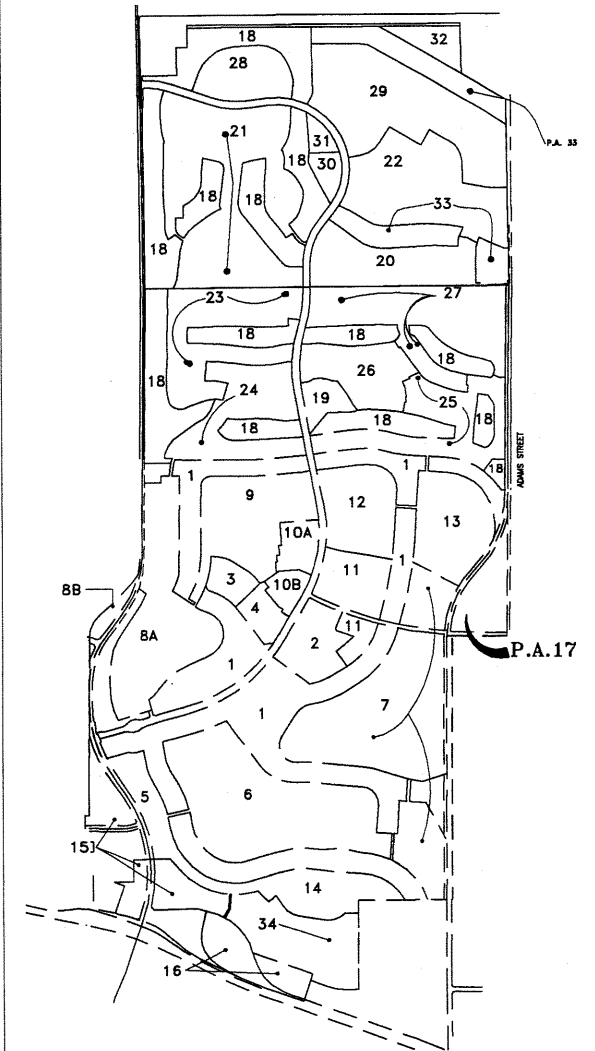


FIGURE IV-46