

**32. PLANNING AREA 32 — Public Facilities**

**a. Descriptive Summary**


Planning Area 32 is located at the northeastern edge of the Specific Plan boundary. Planning Area 32 may be made available for uses such as RV storage, electric substation, fire station, water well site, temporary construction yard, utility easements, golf course maintenance facilities 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.

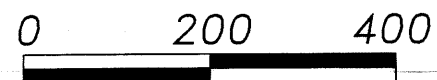
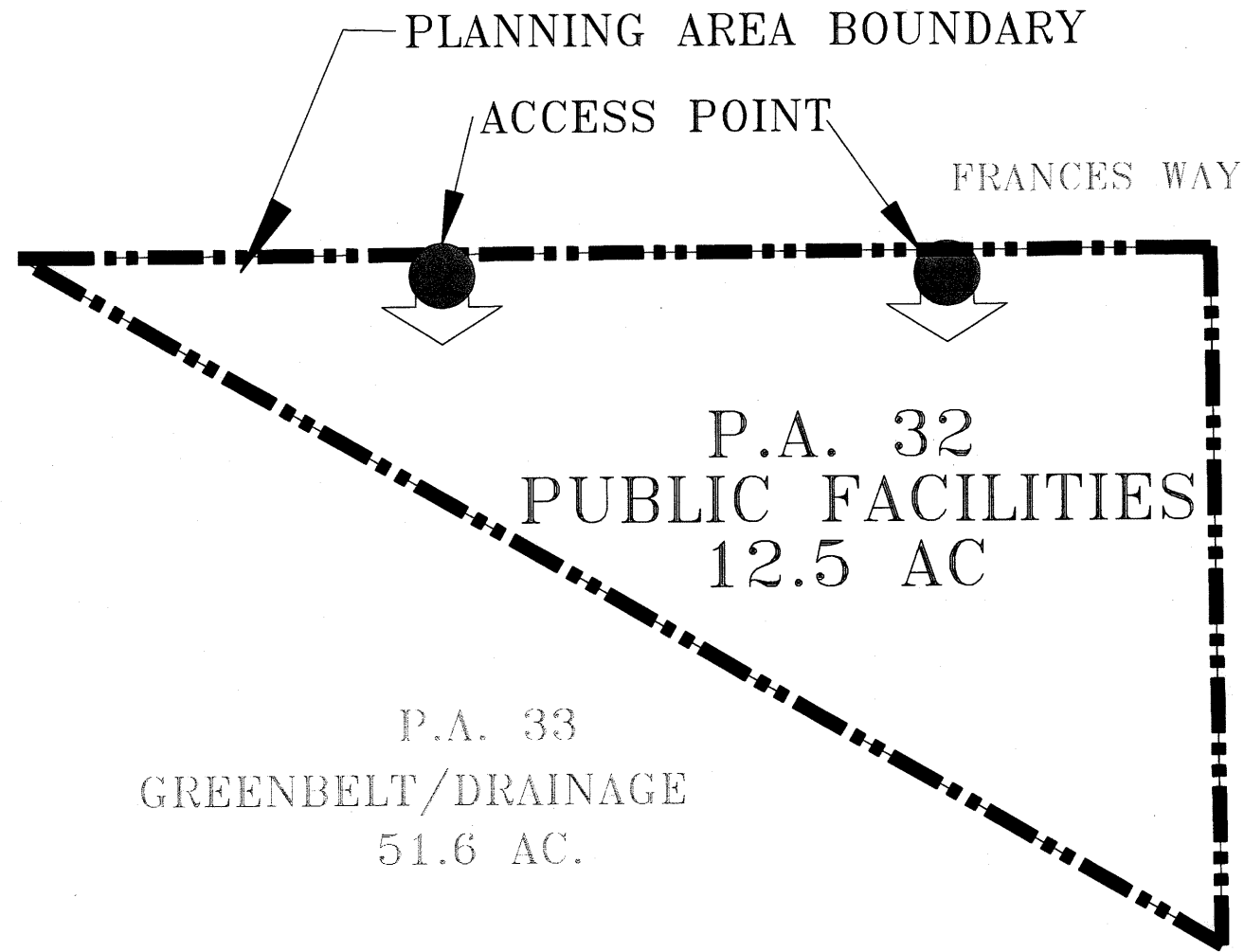
**b. Land Use and Development Standards**

Land Use:	Public Facilities (See Zoning, Section III)
Acreage:	12.5 ±
Density:	N.A.
Number of Units:	0

**c. Design Guidelines**

1. Two access points to Planning Area 32 will be directly from Frances Way.
2. Planning Area 32 will be screened from Planning Area 29 by golf course and/or greenbelt contouring and landscaping in Planning Area 18 adjacent to the Planning Area 32 boundary.
3. A 33 foot wide Southern California Gas Company easement exists along the southerly border of Planning Area 32. The project will incorporate a 15- foot safety setback into the design of the lot abutting the easement.

 Del Webb's  
Sun City Palm Springs



# PLANNING AREA 32

## PUBLIC FACILITIES

### PHASE IIB 12.5 AC.

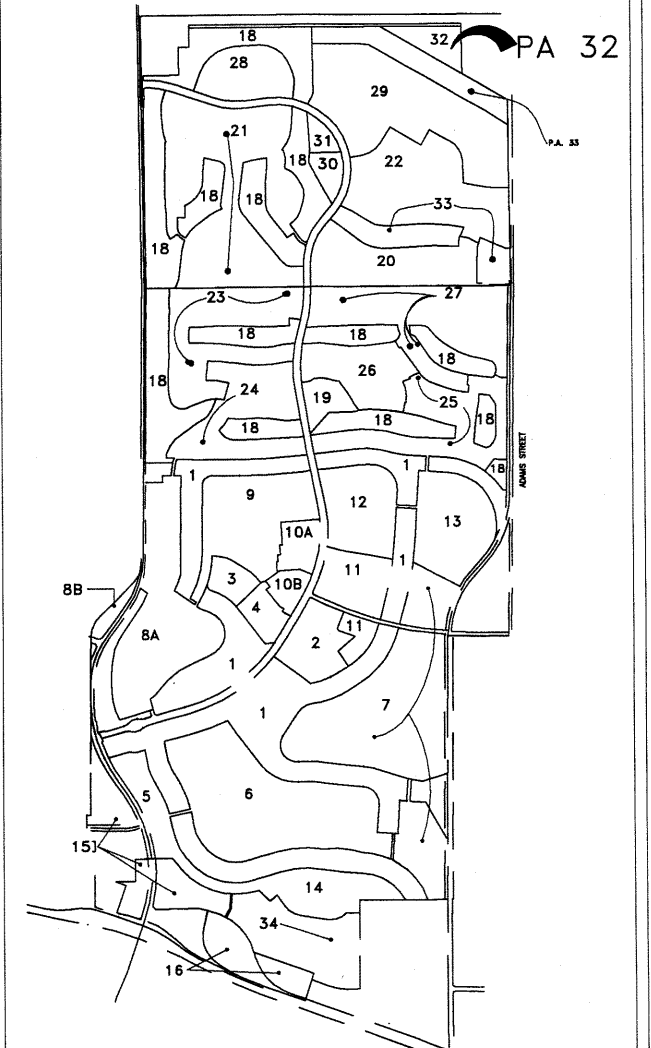


FIGURE IV-61