

20. **PLANNING AREA 20** — **Medium-High Density
Single Family Residential**

a. **Descriptive Summary**

Planning Area 20 consists of a neighborhood of single family detached homes east of Del Webb Boulevard, south of Planning Area 33 and north of our Phase II (A) boundary .

The single family neighborhood will contain a mix of housing lot sizes and types, intermingled the market and conditions require. Four sizes of single family lots are initially envisioned: 700 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. (Not 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: 41.7 ±
 Ave. Density: 5.01 D.U./AC.
 Lot Size: 4000 - 7000 sq. ft.
 Number of Units: 209

c. **Design Guidelines**

1. Access to the western portion of Planning Area 20 will be from a local street to Del Webb Boulevard.
2. A second and third access point to the northern portion of Planning Area 20 will be from a local street across Planning Area 18 (golf course) to Planning Area 22.
3. There will be no direct vehicular access from Del Webb Boulevard to any residential lots within Planning Area 20.
4. There will be no direct access from Washington Street or Adams Street to any streets within Planning Area 20.
5. Rear yards and/or side yards will be adjacent to the Planning Area 18 (golf course), Del Webb Boulevard and Planning Area 27.
6. There will be landscape and perimeter wall along Del Webb Boulevard on the east edge of Planning Area 20. See Figure IV-18 (Landscape Concepts).
7. Residential lots will have a minimum depth of 100 feet, except when a cluster design concept is used.
8. For residential design guidelines, refer to Section IV.C.1, "General Guidelines" and Section IV.C.2, "Residential Design Guidelines" of this document.

Del Webb's
Sun City Palm Springs

**PLANNING AREA
20
SINGLE FAMILY
RESIDENTIAL
PHASE IIB
41.7 AC.**

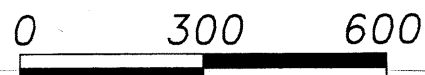
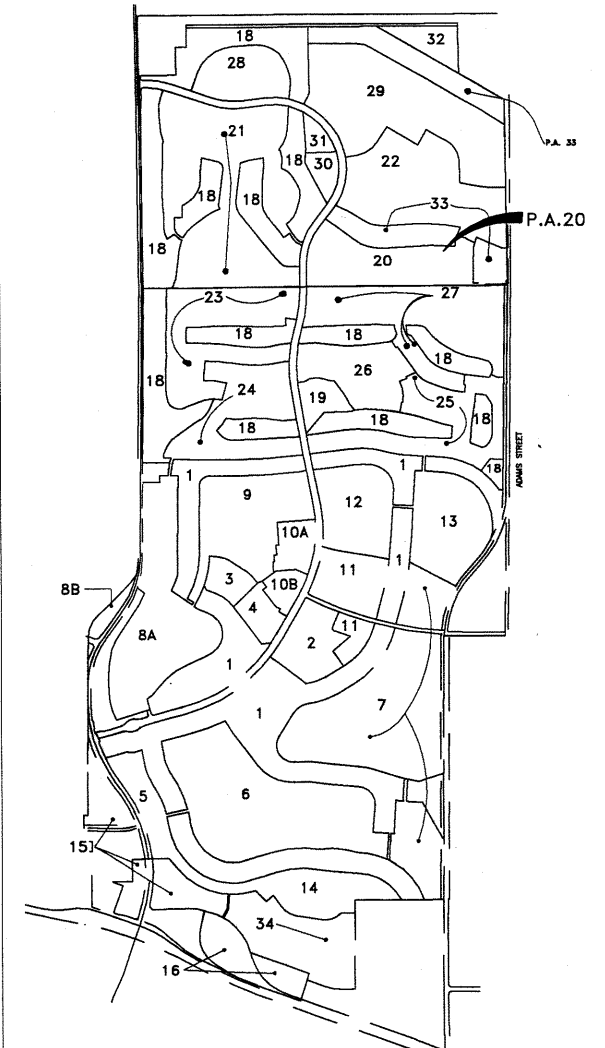
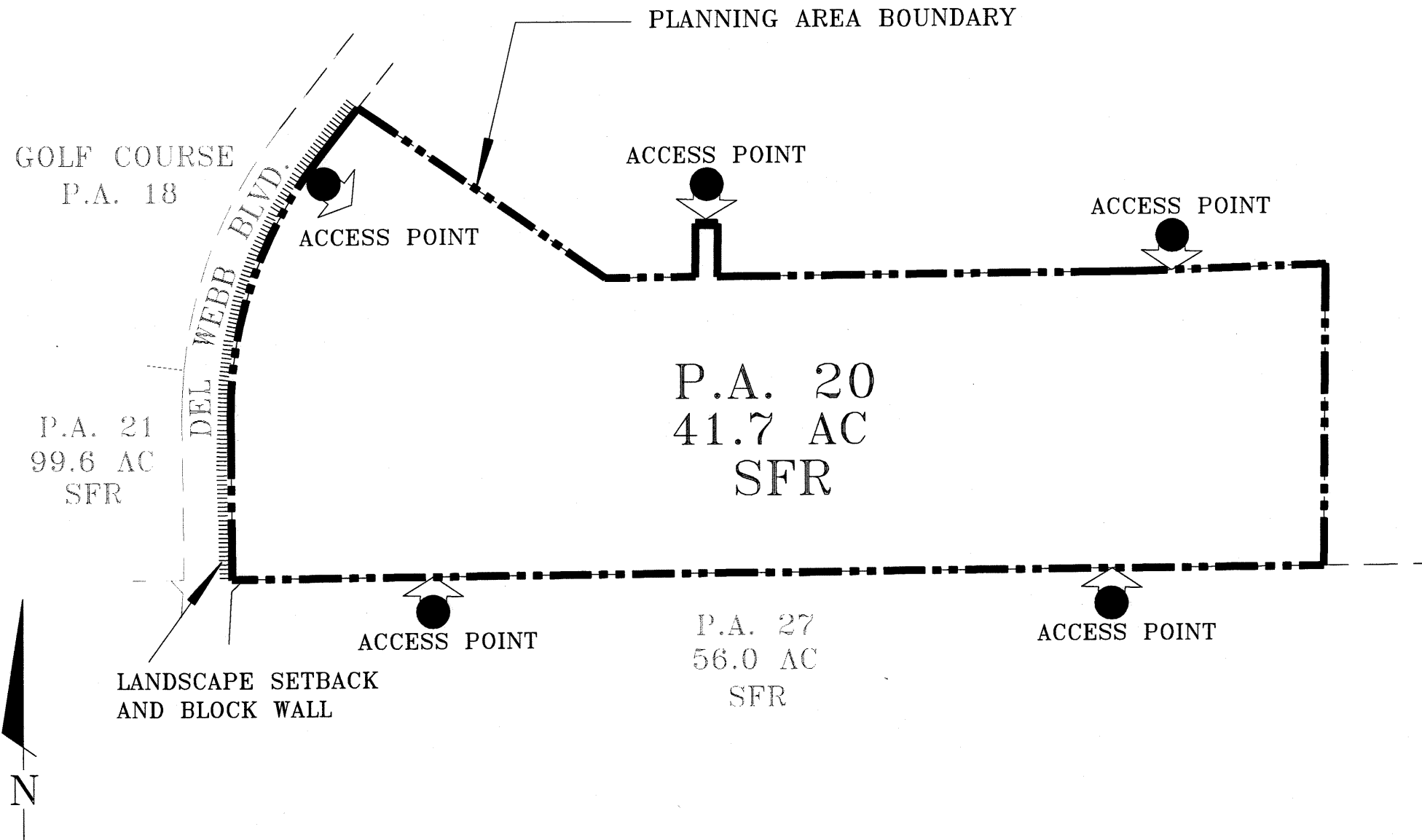


FIGURE IV-49