

21. **PLANNING AREA 21** — **Medium-High Density /
Single Family Residential**

a. **Descriptive Summary**

Planning Area 21 consists of a neighborhood of single family detached homes south of Del Webb Boulevard, north of Phase II (A) boundary line, east of Washington Street and surrounded by the Planning Area 18 (Phase IIA Golf Course) and a small portion of Planning Area 28.

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. (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: 99.6 ±
 Ave. Density: 4.44 D.U./AC.
 Lot Size: 4000 - 7000 sq./ft.
 Number of Units: 442

c. **Design Guidelines**

1. An access point to the eastern portion of Planning Area 21 will be from a local street to Del Webb Boulevard.
2. A second and third access point to the northern portion of Planning Area 21 will be from a local street to Del Webb Boulevard. There will be additional access points to the southerly portion of Planning Area 21 from local streets to Planning Area 23.
3. There will be no direct vehicular access from Del Webb Boulevard or Washington Street to any residential lots within Planning Area 21.
4. There will be no direct access from Washington Street or Adams Street to any streets within Planning Area 21.
5. There will be landscaping and perimeter wall along Del Webb Boulevard on the north edge and on Washington Street on the east edge of Planning Area 21. See Figure IV-18 (Landscape Concepts).
6. Rear yards and/or side yards will be adjacent to Planning Area 18 (Golf Course), Planning Area 23 and Del Webb Boulevard.
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
21
SINGLE FAMILY
RESIDENTIAL
PHASE IIB
99.6 AC.**

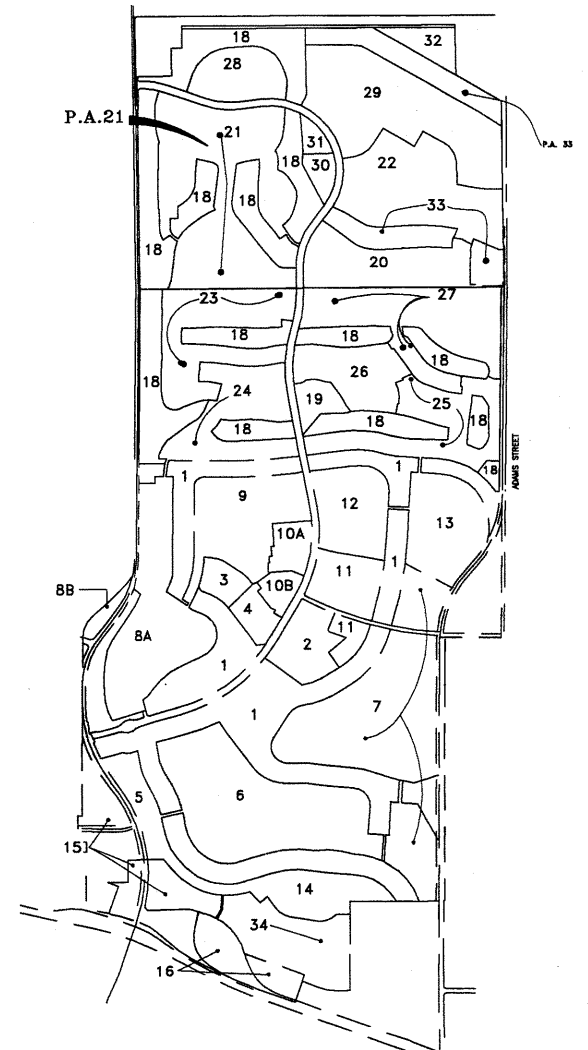
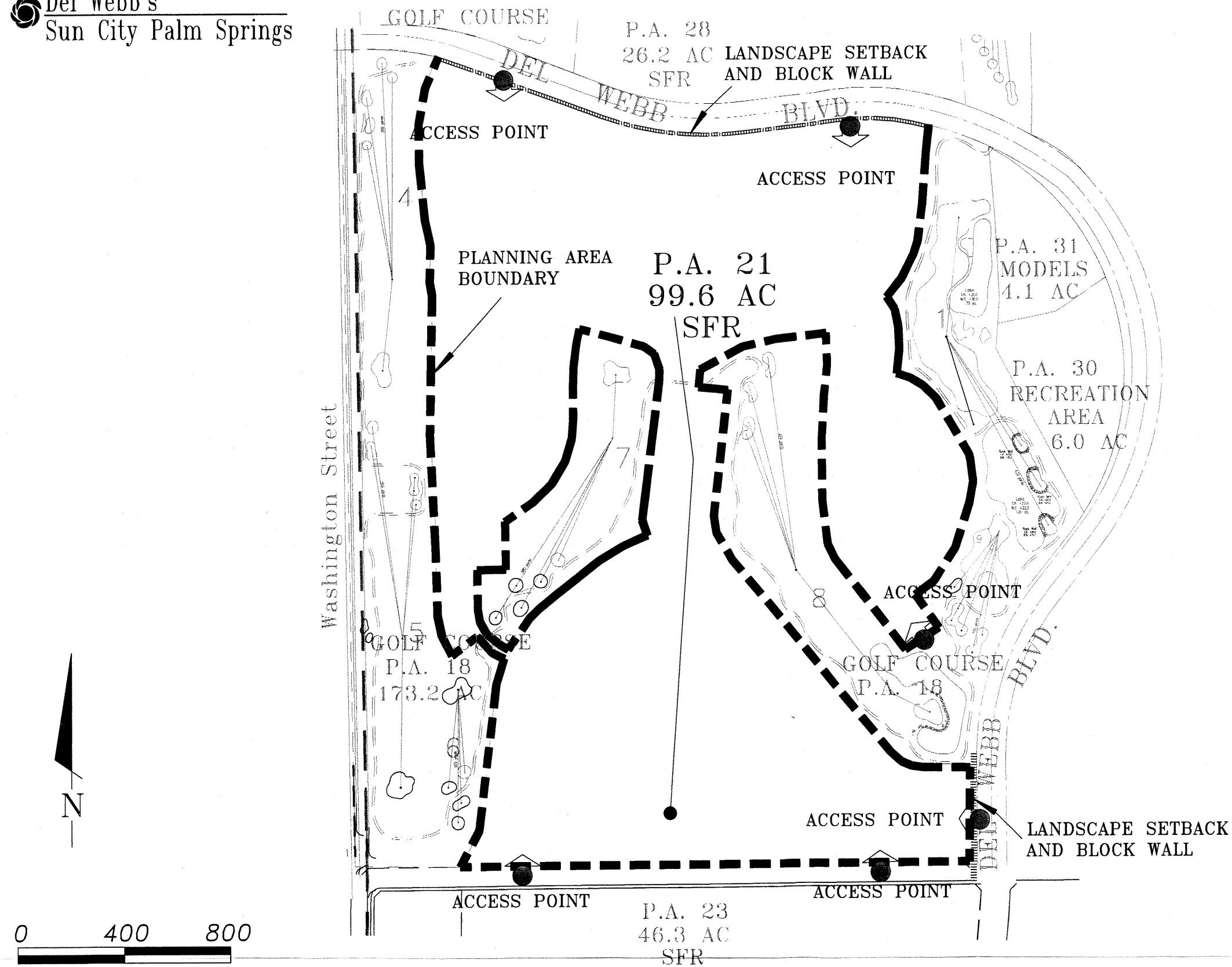


FIGURE IV-50