

**27. PLANNING AREA 27 — Medium-High Density /  
Single Family Residential**

**a. Descriptive Summary**

Planning Area 27 consists of a single family detached and duplex neighborhood along the east side of Del Webb Boulevard, south of our Phase II (A) boundary line and west of Adams Street

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), 6500 s.f. ("SF-65" 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:	56.0 ±
Ave. Density:	4.07 D.U./AC.
Lot Size:	4000 - 7000 sq./ft.
Number of Units:	228

**c. Design Guidelines**

1. Access to the western portion of Planning Area 27 will be from a local street to Del Webb Boulevard.
2. A second and third access point to the southeast portion of Planning Area 27 will be from a local streets to Planning Area 25.
3. An additional fourth access point will be from a local street, to Planning Area 26.
4. There will be no direct vehicular access from Del Webb Boulevard to any residential lots within Planning Area 27.
5. There will be no direct vehicular access from Adams Street to any streets within Planning Area 27.
6. Rear yards and/or side yards will be adjacent to Planning Area 18 (Golf Course) and Planning Area 25.
7. There will be landscaping and perimeter wall along Adams Street on the east edge of Planning Area 27. See Figure IV-21 (Landscape Concepts).

8. Residential lots will have a minimum depth of 100 feet, except when a cluster design concept is used.
9. 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 27

## SINGLE FAMILY RESIDENTIAL

### PHASE IIA 56.0 AC.

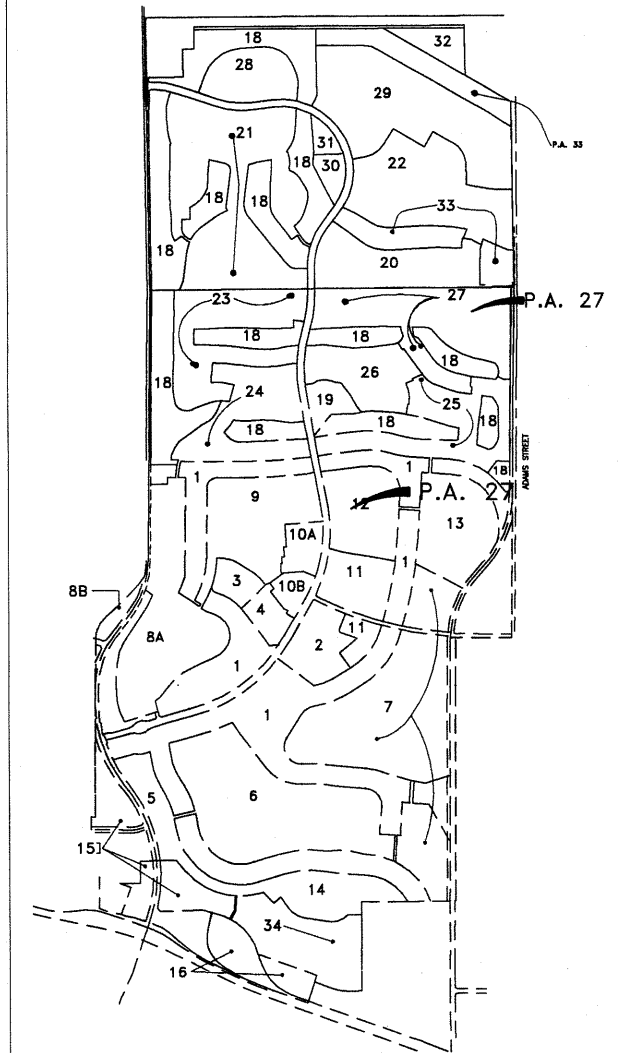
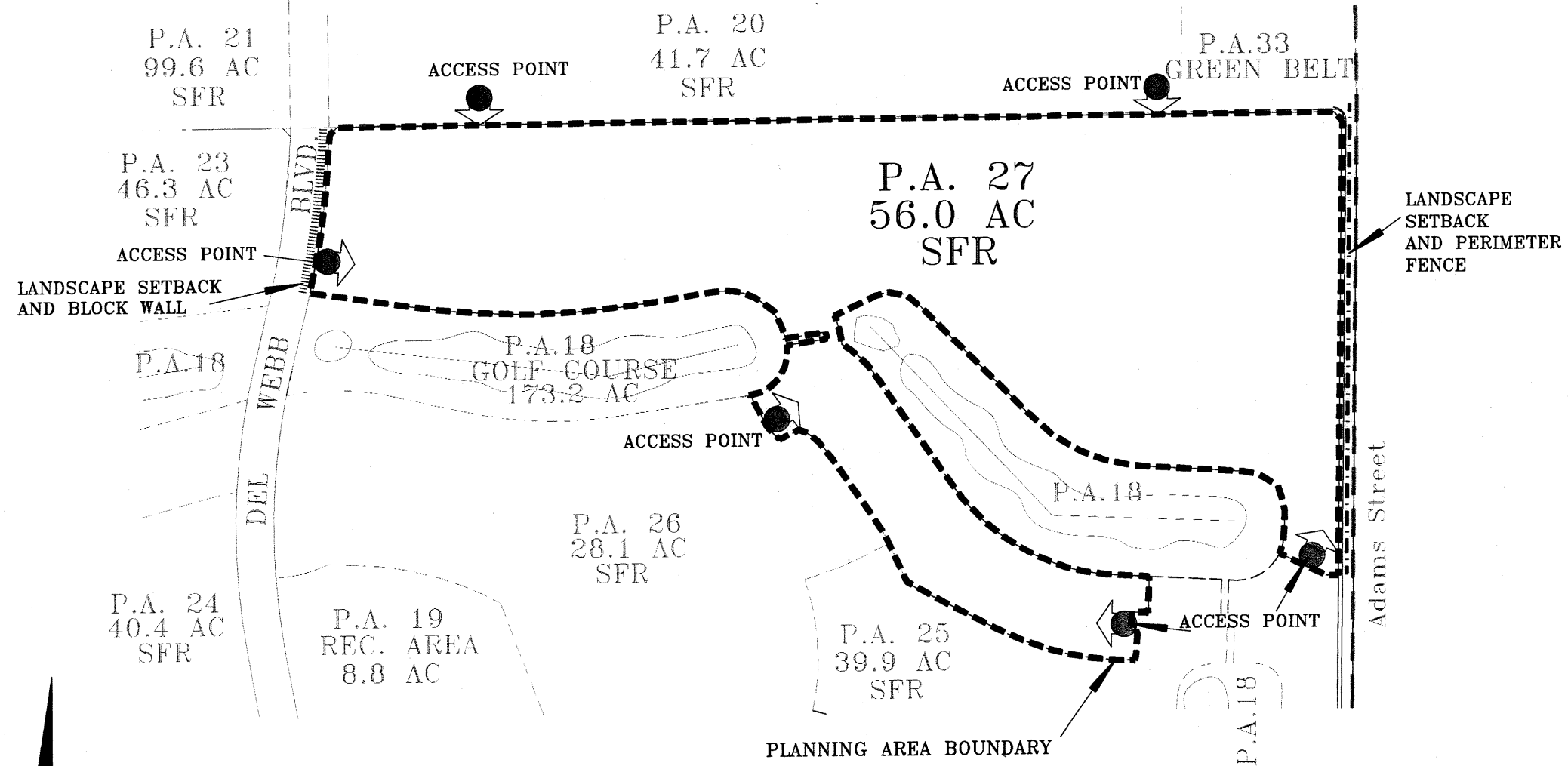


FIGURE IV-56