

4. PLANNING AREA 4 — Medium Density / Phase I & 2 Model Homes

a. Descriptive Summary

Planning Area 4 will include Phase I & 2 model homes. All types of housing used in Phase I & 2 of Sun City Palm Springs will be represented in this Planning Area. Multi-family development standards will apply to this area to enable a mix of single family detached and duplexes and multi-family houses (including Vacation Villas) within the model home area. 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; they do not correspond to any Riverside County standards.)

Planning Area 4 will include a Sales Pavilion approximately 14,000 sq.ft. with parking area. This building will accommodate sales related operations as well as a custom design studio for future Sun City Palm Springs residents. The land on which the Sales Pavilion will be constructed may be converted to future residential units.


The model homes will be sold as residential dwelling units upon completion of the sales program.

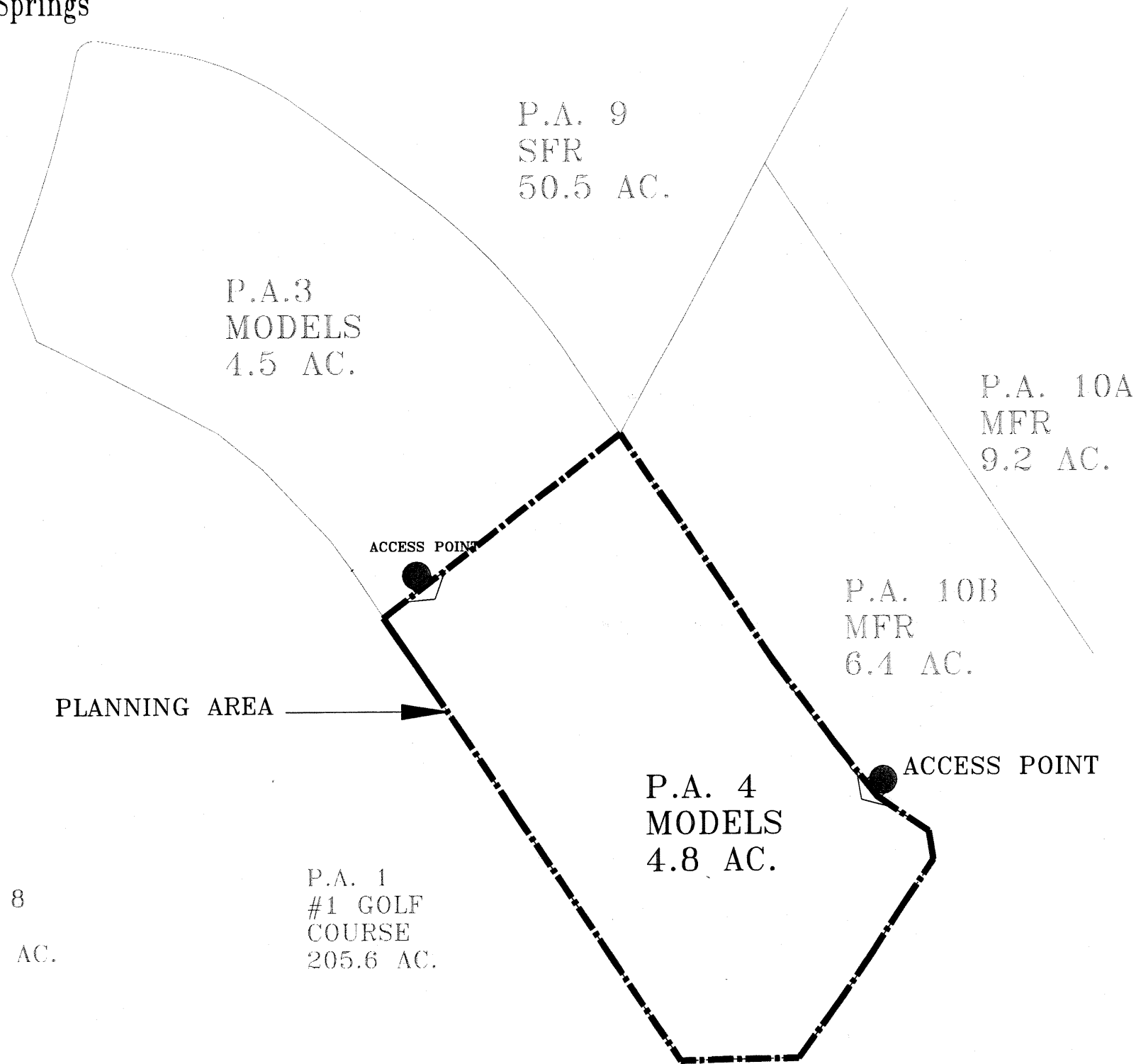
b. Land Use and Development Standards

Land Use:	Model Homes and Sales Pavilion (See Zoning, Section III)
Acreage:	4.8 ±
Ave. Density:	7.92 D.U./AC
Lot Size:	3500 - 7000 sq./ft.
Number of Units:	38

c. Design Guidelines

1. Access to Planning Area 4 will be from a local street to be built along or at the northern edge of Planning Area 4. One additional access directly from Del Webb Boulevard may be constructed, if required, for local circulation.
2. There will be no direct vehicular access from Del Webb Boulevard to any lots in Planning Area 4.
3. There will be landscaping and a wall will be formed along Del Webb Boulevard adjacent to Planning Area 4.

 Del Webb's
Sun City Palm Springs



PLANNING AREA

4

PHASE I MODEL HOMES

4.8 AC.

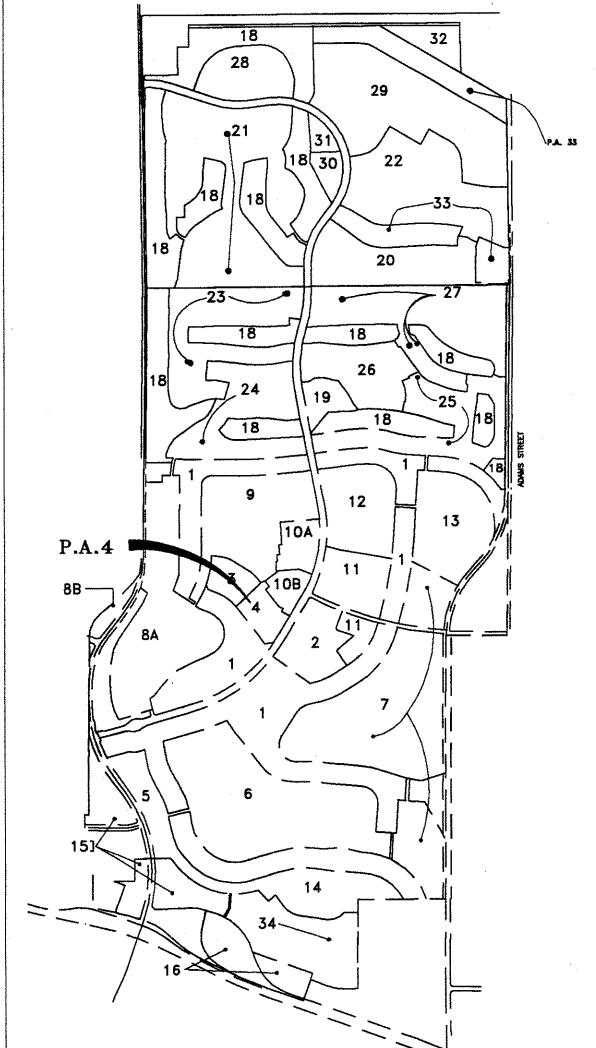


FIGURE IV-31