

1. PLANNING AREA 1 — Phase I Golf Course

a. Descriptive Summary

Planning Area 1 consists of approximate 6,700 yard Championship 18-hole golf course. The golf course will be the initial stage of Phase I of development. The golf course is laid out in a linear fashion which will allow maximum frontage of residential lots along the golf course. Golf cart paths will also meander throughout the golf course. The golf course may not be used for walking or jogging due to safety considerations. Phase I golf course will also include golf course supporting facilities, including a driving range which can be used as an outdoor amphitheater.

Planning Area 1 will also function as part of the site's drainage system, the lakes on the golf course will serve as a part of the landscape irrigation water system. See Sections IV.A.3 and IV.A.5.

Planning Area 1 will be a common area. The golf course will be deeded to the Master Association prior to sale of the homes, and will be operated by the Homeowners Association.

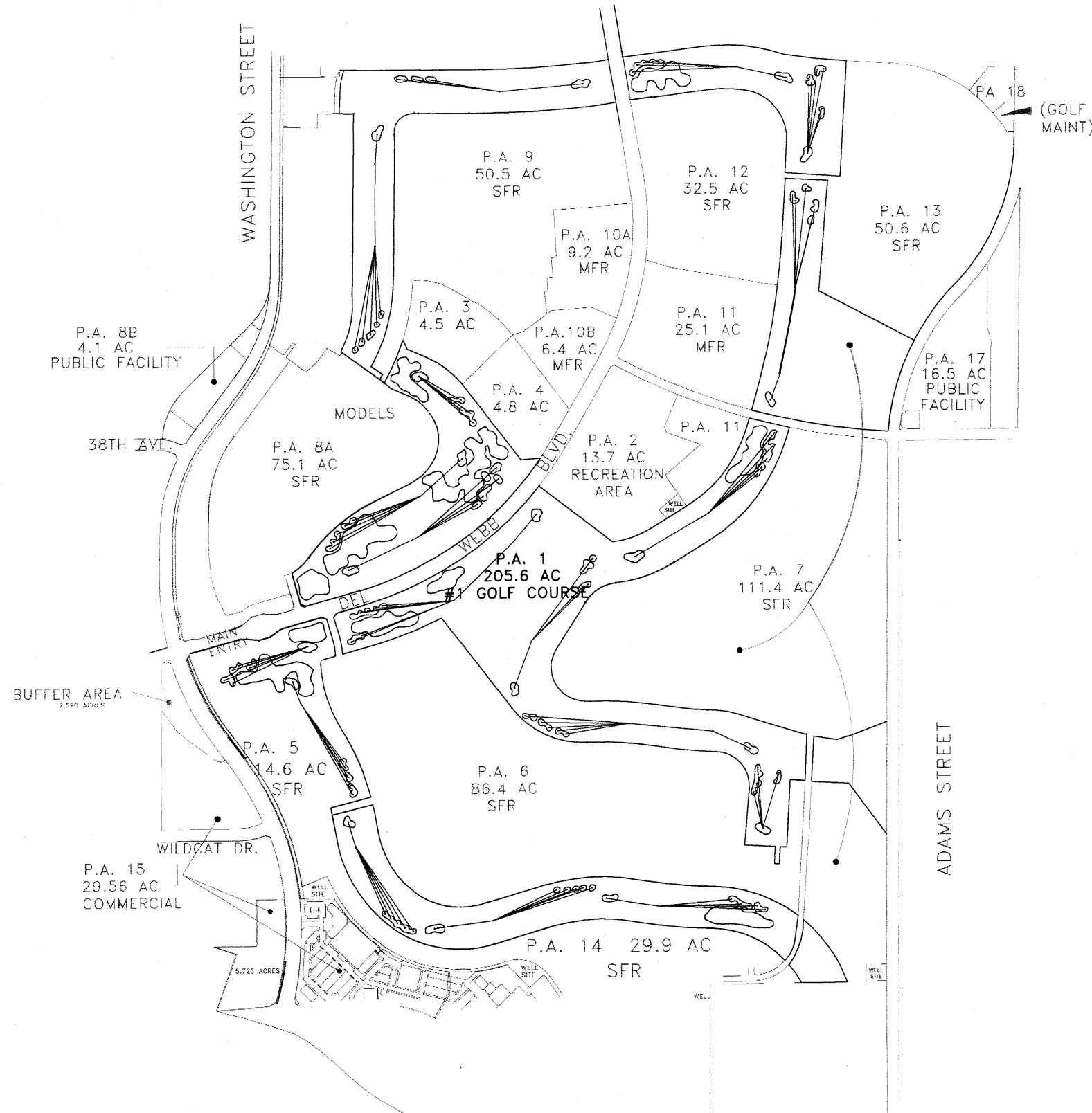
b. Land Use and Development Standards

Land Use:	Golf Course and Driving Range (See Zoning , Section III)
Acreage:	205.6 ±
Density:	N.A.
Min. Lot Size:	N.A.
Number of Units:	0

c. Design Guidelines

1. Planning Area 1 will incorporate the main project entry at Washington Street and Del Webb Boulevard. See Figure IV-14 (Landscape Concept).
2. Planning Area 1 may include local streets needed to provide adequate access to neighboring planning areas.
3. See Design Guidelines, Section IV.C.4 © for landscape guidelines relating to the golf course and other uses within the driving range.
4. Planning Area 1 will also contain golf course maintenance facilities.
5. Planning Area 1 will also incorporate some greenbelt/open space areas that will act as part of the drainage collection and dispersion facilities.

Del Webb's
Sun City Palm Springs



PLANNING AREA
1
PHASE I
205.6 AC.

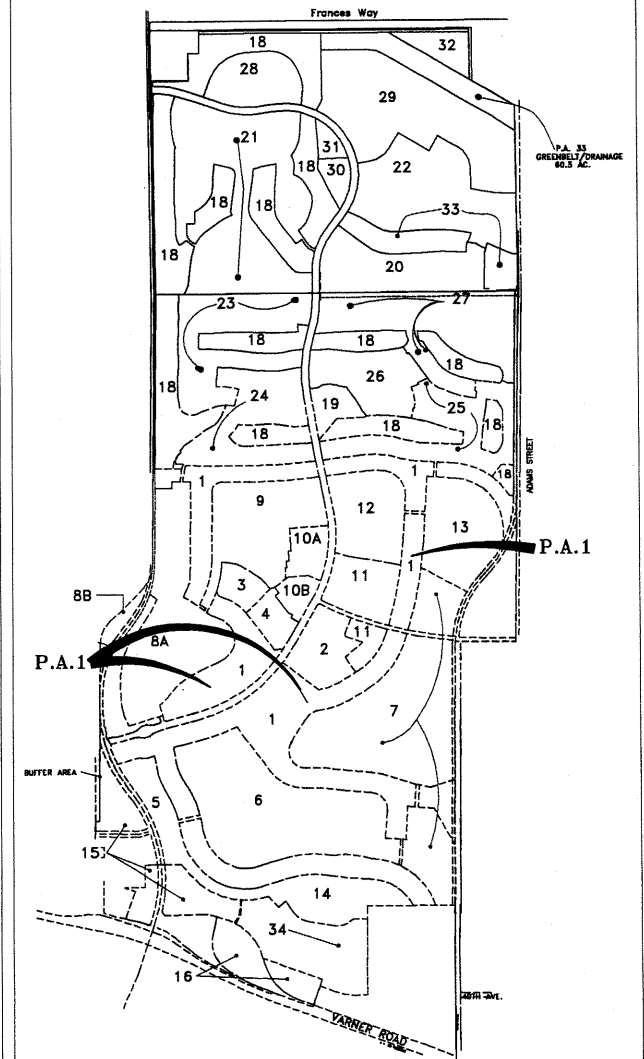


FIGURE IV-28