

**33. PLANNING AREA 33 — Phase II(B) Greenbelt/Drainage/Open Space**

**a. Descriptive Summary**

Planning Area 33 will include a driving range, a small putting green and greenbelt areas

The greenbelt areas also function as part of the site's drainage system (See Section IV.A.3), and will include lakes serving as a part of the irrigation water system (See Section IV.A.5).

Planning Area 33 will be a common area. The golf course (Planning Area 18) and the Greenbelt/Drainage will be deeded to the Master Association and will be operated by the Homeowners Association.

**b. Land Use and Development Standards**

Land Use:	Open Space/Drainage (See Zoning, Section III)
Acreage:	51.6 ±
Density:	N.A.
Number of Units:	0

**c. Design Guidelines**

1. The golf course will be designed to take into account neighboring residences, both in terms of creating views and in terms of minimizing hazards to the residents.
2. Planning Area 33 may include neighborhood streets needed to provide adequate access to neighboring planning areas.
3. See Design Guidelines, Section IV.C.4 (c) for landscape guidelines relating to the golf course.
4. Planning Area 33 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 33

## GREENBELT/ DRAINAGE

### PHASE IIB 60.3 AC.

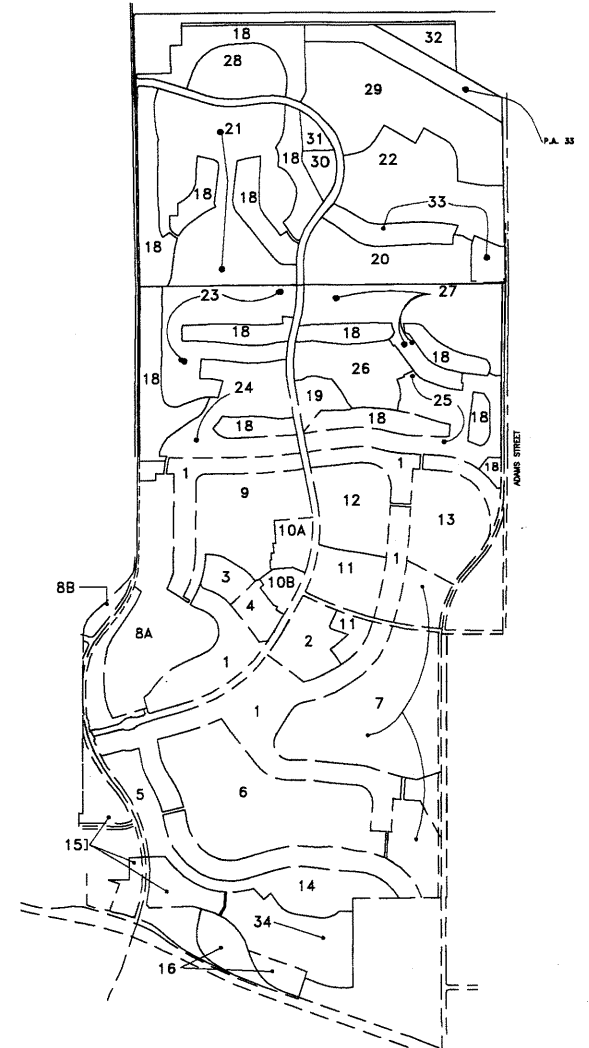
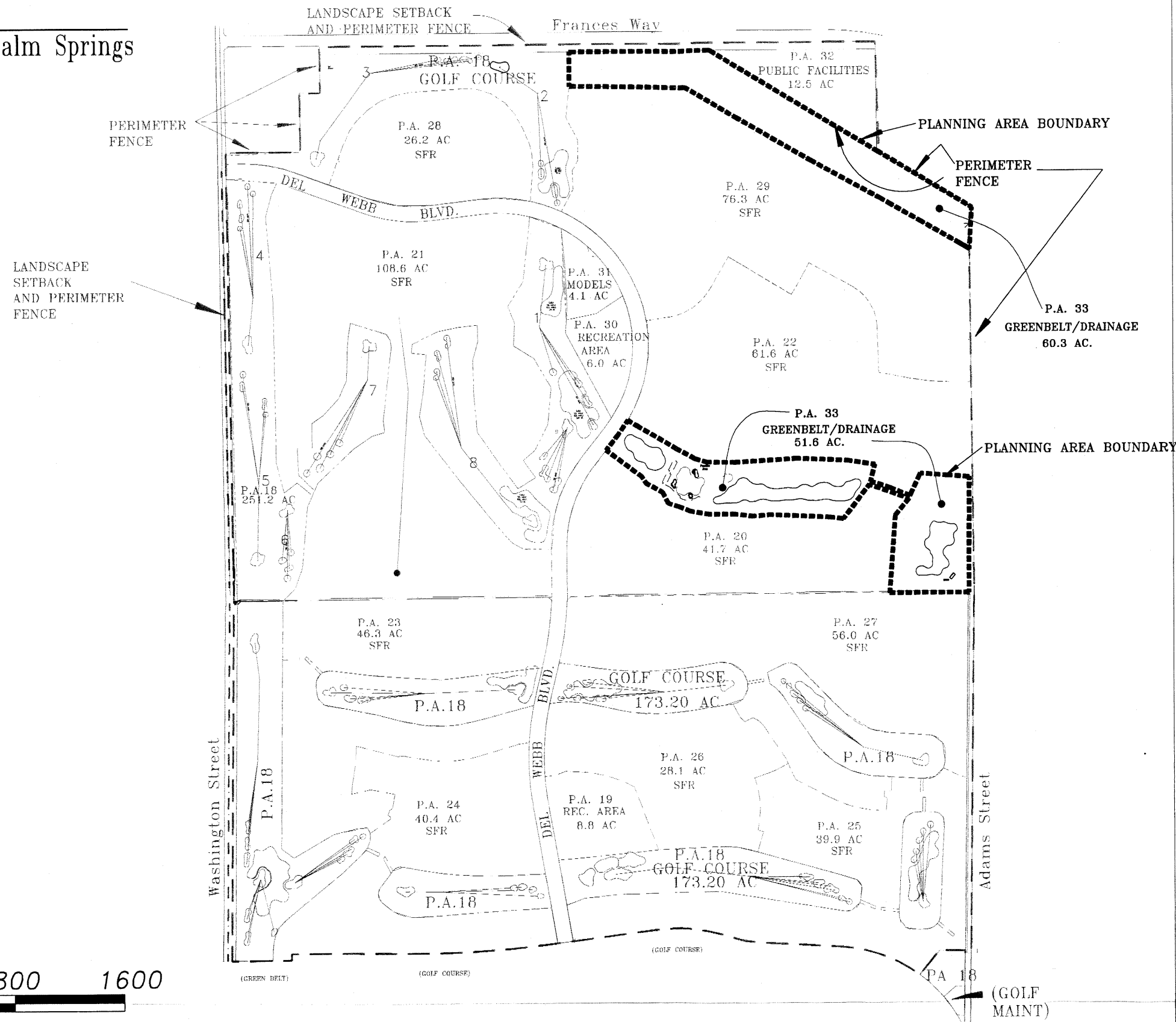


FIGURE IV-62

