

10. **PLANNING AREA 10A & B — Medium-High Density / Multi-Family Residential, including Vacation Villas**

a. **Descriptive Summary**

1) **Planning Area 10A**

Planning Area 10A is an area of multi-family housing units located directly across from the Recreation Area and the Model Homes. The houses in Planning Area 10A may consist of a mix of single family detached, duplexes, triplexes, and townhouses.

2) **Planning Area 10B**

Approximately 54 housing units in Planning Area 10 will be built as “vacation villas”, which will serve as accommodations for out-of-town guests during the marketing of Sun City Palm Springs. These units will be built at a density of approximately 10 units per acre, occupying 5 acres. The vacation villas will be built as a duplex on 3500 sq.ft. lot. The smaller lots will allow zero lot line configurations. The units may either be sold as a fee simple or condominium units, or may be operated as rental apartment units on a permanent basis.

b. **Land Use and Development Standards**

1) **Planning Area 10A**

Land Use:	Multi-Family Residential (See Zoning, Section III)
Acreage:	9.2 ±
Ave. Density:	6.41 D.U./AC.
Lot Size:	3500 - 7000 sq./ft.
Number of Units:	59

2) Planning Area 10B

Land Use:	Multi-Family Residential - Vacation Villas
Acreage:	6.4 ±
Ave. Density:	8.44 D.U./AC.
Lot Size:	3500 ± sq./ft.
Number of Units:	54

c. Design Guidelines

1. Primary access to Planning Areas 10A and 10B will be from Del Webb Boulevard.
2. Access to Planning Area 10A will also be from Planning Area 9 by local streets. A local street will also provide access to Planning Area 10B from Planning Areas 3 and 4.
3. There will be landscaping and a wall along Del Webb Boulevard adjacent to Planning Area 10. See Figure IV-19 (Landscape Concept).

Del Webb's
Sun City Palm Springs

PLANNING AREA

10A

PHASE I MULTI-FAMILY RESIDENTIAL

9.2 AC.

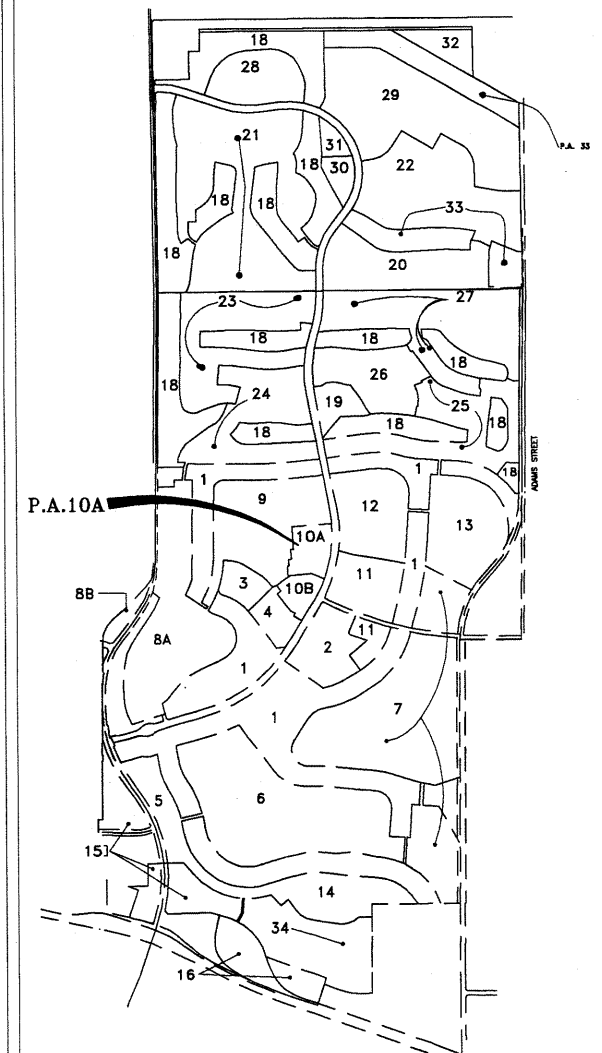
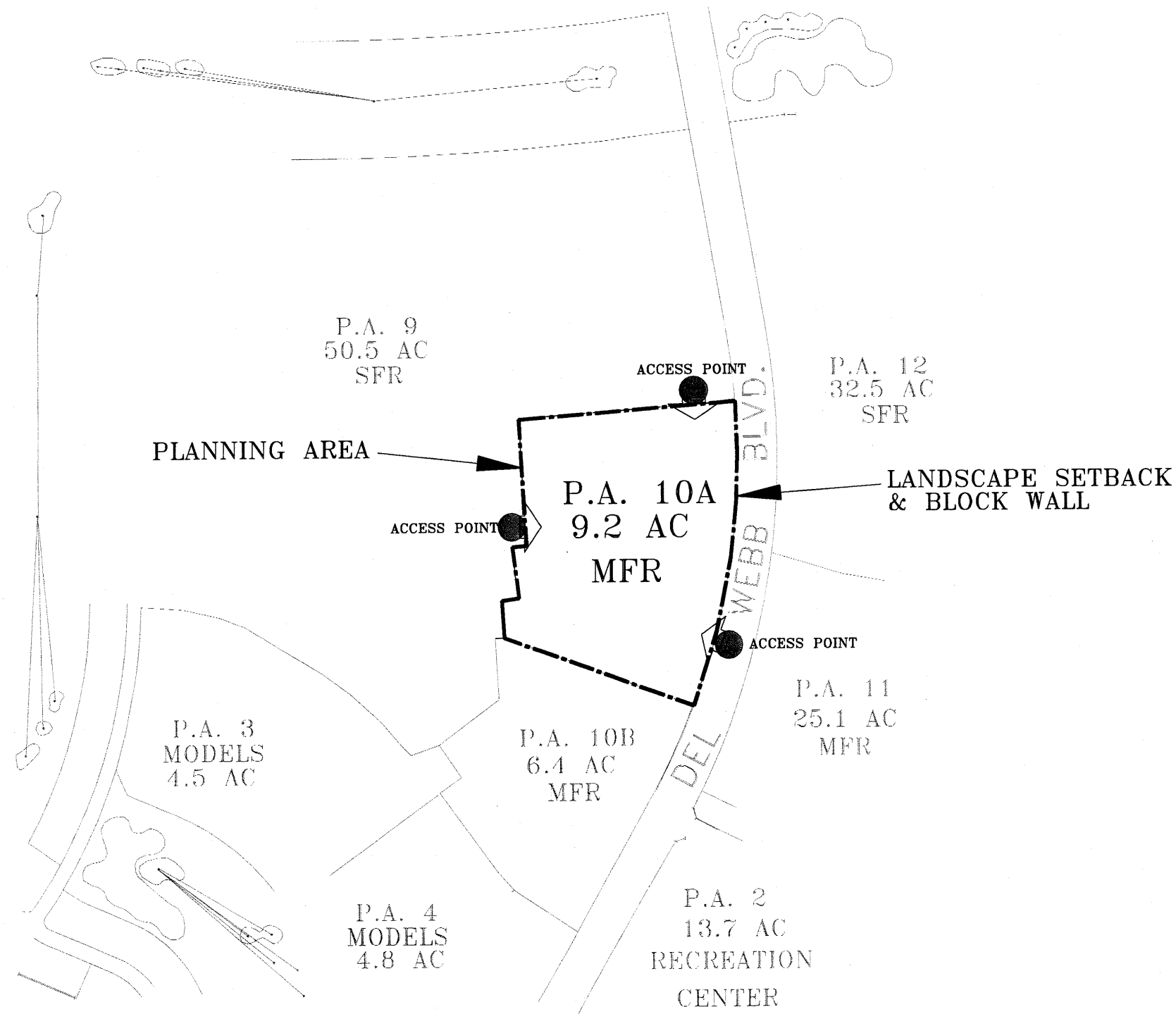
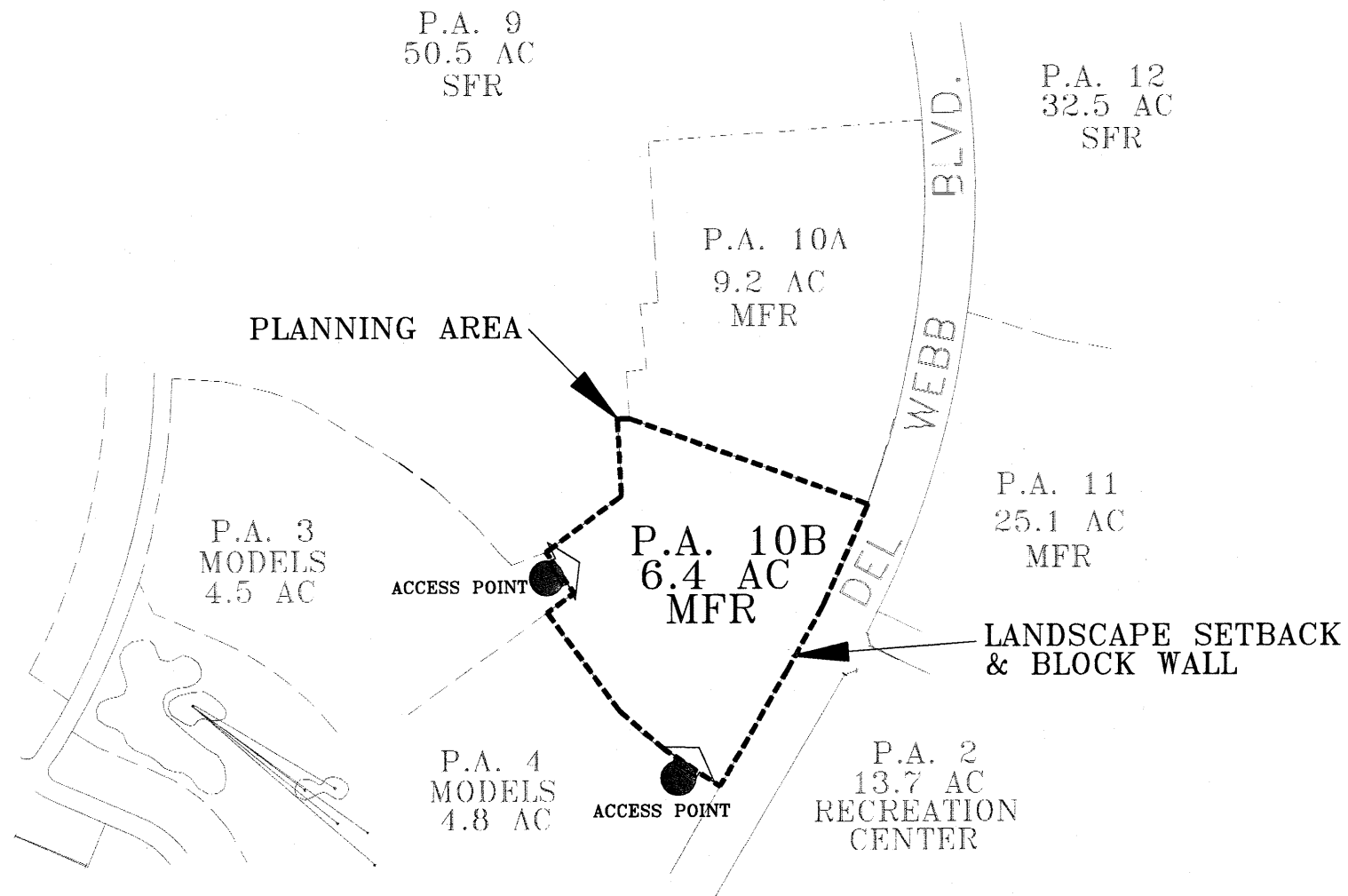


FIGURE IV-38

Del Webb's
Sun City Palm Springs



PLANNING AREA
10B
PHASE I
MULTI-FAMILY
RESIDENTIAL
6.4 AC.

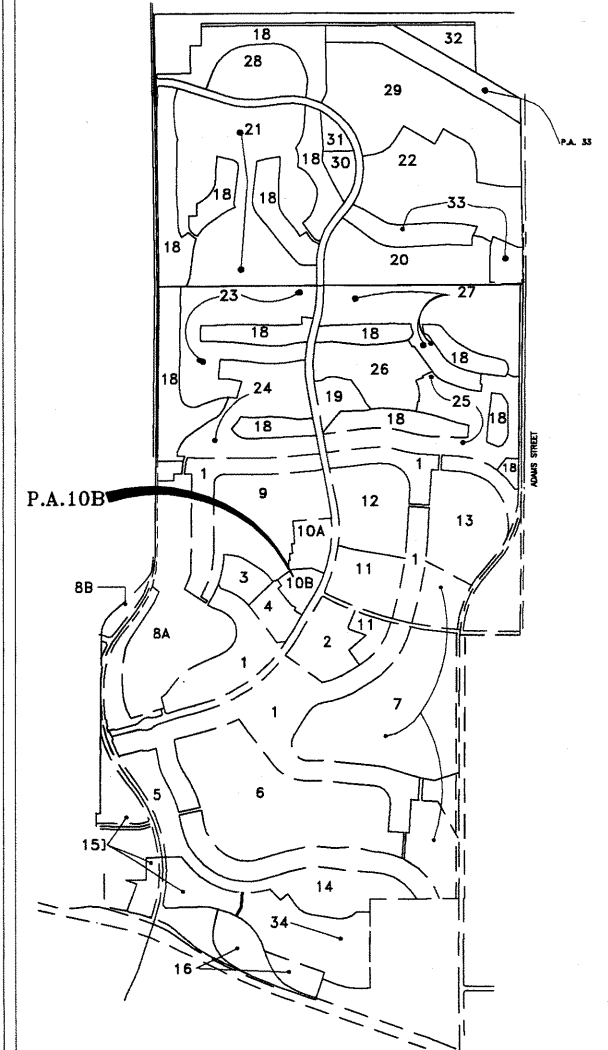


FIGURE IV-39