

19. **PLANNING AREA 19 — Phase II(A) Recreation Area**

a. **Descriptive Summary**

Planning Area 19 will serve as a recreation area to be built at an initial stage of Phase II (A) of Sun City Palm Desert. Planning Area 19 will include golf support facilities, recreation and social facilities. The recreational facilities are currently planned to be approximately 25,000 square feet. Planning Area 19 will provide required on-site parking for these uses as required by Ordinance No. 348.


Planning Area 19 will be a common area. The recreation center will be deeded to the Master Association, and will be operated by the Homeowners Association.

b. **Land Use and Development Standards**

Land Use:	Recreation Area (See Zoning, Section III)
Acreage:	8.8 ±
Density:	N.A.
Number of Units:	0

c. **Design Guidelines**

1. One point of access to Planning Area 19 will be directly from Del Webb Boulevard.
2. Planning Area 19 will incorporate landscaping along Del Webb Boulevard.
3. Parking areas in Planning Area 19 will be screened from view by a series of low berms and landscaping along Del Webb Boulevard.
4. For recreation area design guidelines, refer to Section IV.C.3, "Non-Residential Architectural Design Guidelines" and Section IV.C.4, "Landscape Architectural Guidelines" of this document.

 Del Webb's
Sun City Palm Springs

LANDSCAPE SETBACK

ACCESS POINT

P.A. 24
10.4 AC
SFR

BLVD.

WEBB

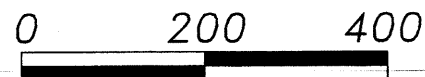
DEL

PLANNING AREA BOUNDARY

P.A. 26
28.1 AC
SFR

P.A. 19
RECREATION AREA
8.8 AC

P.A. 18
GOLF COURSE
173.2 AC



PLANNING AREA

19

RECREATION AREA
PHASE IIA
8.8 AC.

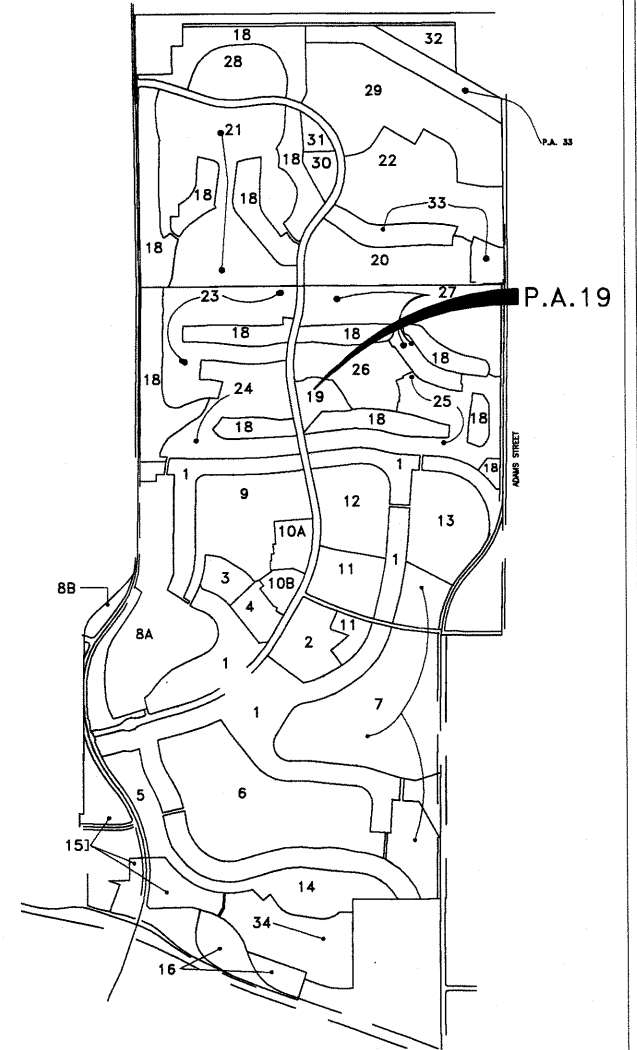


FIGURE IV-48