

**22. PLANNING AREA 22 — Medium-High Density /  
Single Family Residential**

**a. Descriptive Summary**

Planning Area 22 is a single family detached neighborhood east of Del Webb Boulevard and W of Adams Street, adjacent to Planning Area 29.

The single family neighborhood will contain a mix of housing lot sizes and types, intermingled the market and conditions require. Four sizes of single family lots are initially envisioned: 700 s.f. ("A" lots), 6000 s.f. ("SF-60" lots), 5000 s.f. ("SF-50" lots), 4000-4500 s.f. ("SF-45" lots). 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, and do not correspond to any Riverside County standards.)

**b. Land Use and Development Standards**

Land Use:	Single Family Residential (See Zoning, Section III)
Acreage:	61.55 ±
Ave. Density:	5.67 D.U./AC.
Lot Size:	4000 - 7000 sq./ft.
Number of Units:	349

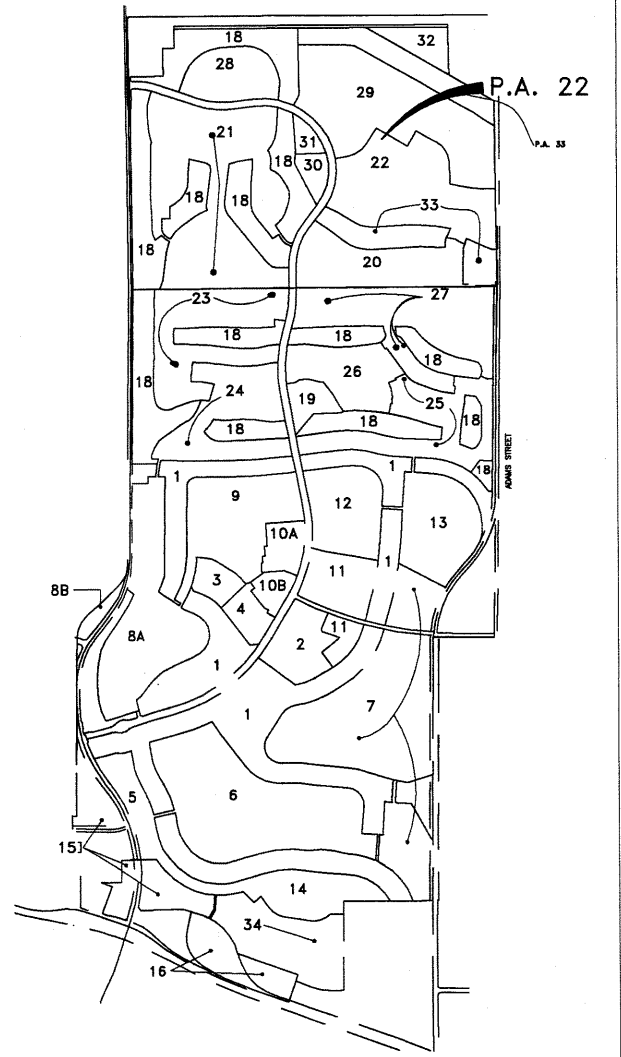
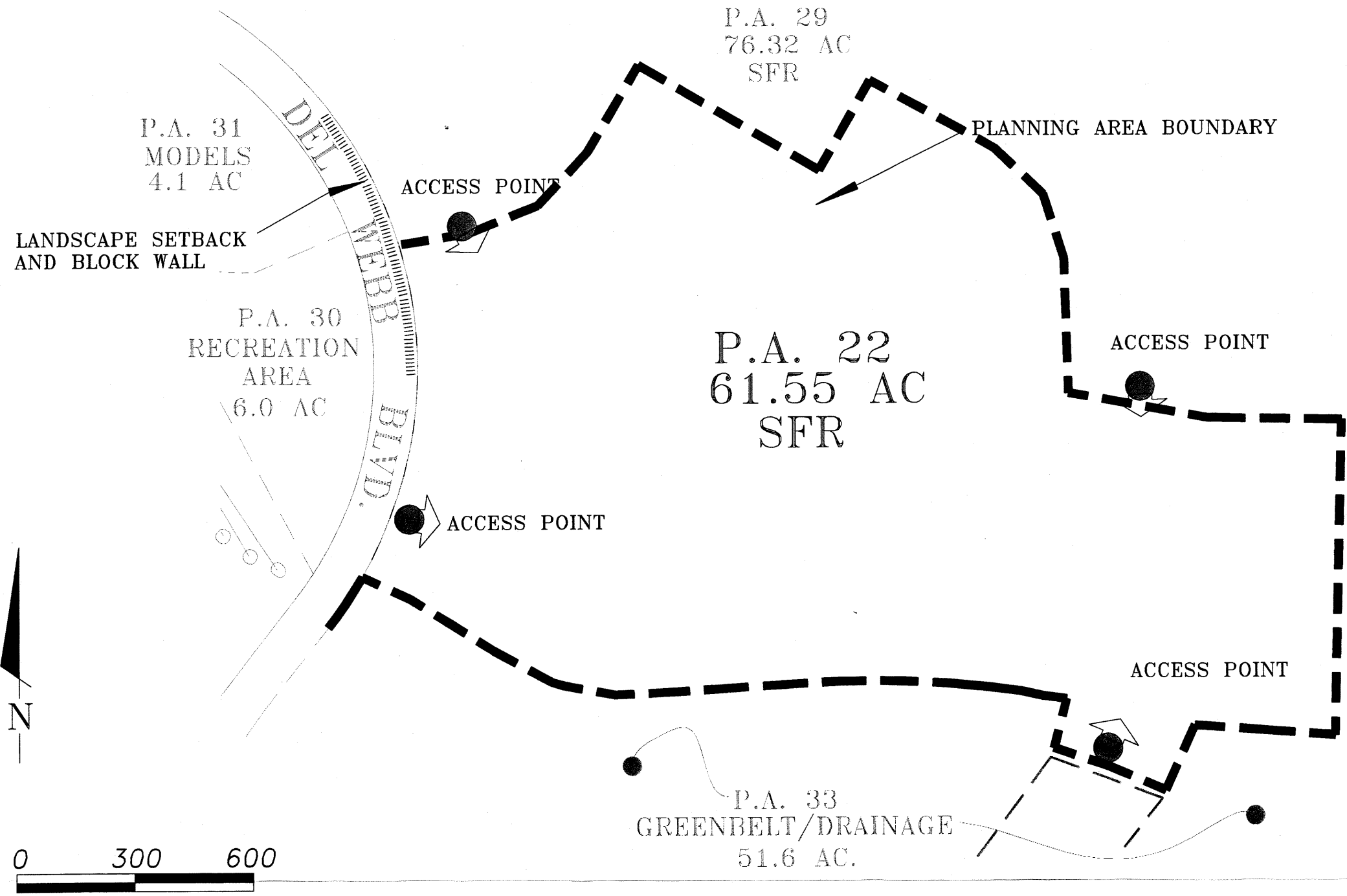
**c. Design Guidelines**

1. Access to the western portion of Planning Area 22 will be from a local street to Del Webb Boulevard.
2. A second and third access to the northern portion of Planning Area 22 will be from local streets to Planning Area 29.
3. There will be no direct vehicular access from Del Webb Boulevard, Washington Street or Adams Street to any residential lots within Planning Area 22.
4. There will be direct vehicular access to Washington Street or Adams Street to any streets within Planning Area 22.
5. Rear yards and/or side yards will be adjacent to Planning Area 18 (golf course), Del Webb Boulevard and a small portion of Planning Area 29.
6. There will be landscaping and perimeter wall along Del Webb Boulevard on the west edge of Planning Area 22. See Figure IV-18 (Landscape Concepts).
7. Residential lots will have a minimum depth of 100 feet, except when a cluster design concept is used.

8. For residential design guidelines, refer to Section IV.C.1, "General Guidelines" and Section IV.C.2, "Residential Design Guidelines" of this document.

**Del Webb's**  
Sun City Palm Springs

**PLANNING AREA  
22  
SINGLE FAMILY  
RESIDENTIAL  
PHASE IIB  
61.55 AC.**



**FIGURE IV-51**