

**23. PLANNING AREA 23 — Medium-High Density /  
Single -Family Residential**

**a. Descriptive Summary**

Planning Area 23 consists of a neighborhood of single family detached homes located directly south of Planning Area 21, east of Washington Street and west of Del Webb Boulevard.

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: 46.3 ±  
 Ave. Density: 4.86 D.U./AC.  
 Lot Size: 4000 - 7000 sq./ft.  
 Number of Units: 225

**c. Design Guidelines**

1. Two access point to the eastern portion of Planning Area 23 will be from a local streets to Del Webb Boulevard.
2. An additional third and fourth access point to the southern portion of Planning Area 23 will be from a local streets to Planning Area 24. There will be additional access points in the northern portion of Planning Area 23 from from local streets to Planning Area 21.
3. There will be no direct vehicular access from Del Webb Boulevard to any residential lots within Planning Area 23.
4. There will be no direct vehicular access from Washington Street to any streets within Planning Area 23.
5. Rear yards and/or side yards will be adjacent to Planning Area 18 (Golf Course), Planning Area 21 and Del Webb Boulevard.
6. There will be landscaping and wall along Del Webb Boulevard (See Figure IV-20, Landscape Concepts) on the east edge and on Washington Street (See Figure IV-18, Landscape Concepts) on the west edge of Planning Area 23.

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 23

## SINGLE FAMILY RESIDENTIAL

### PHASE IIA 46.3 AC.

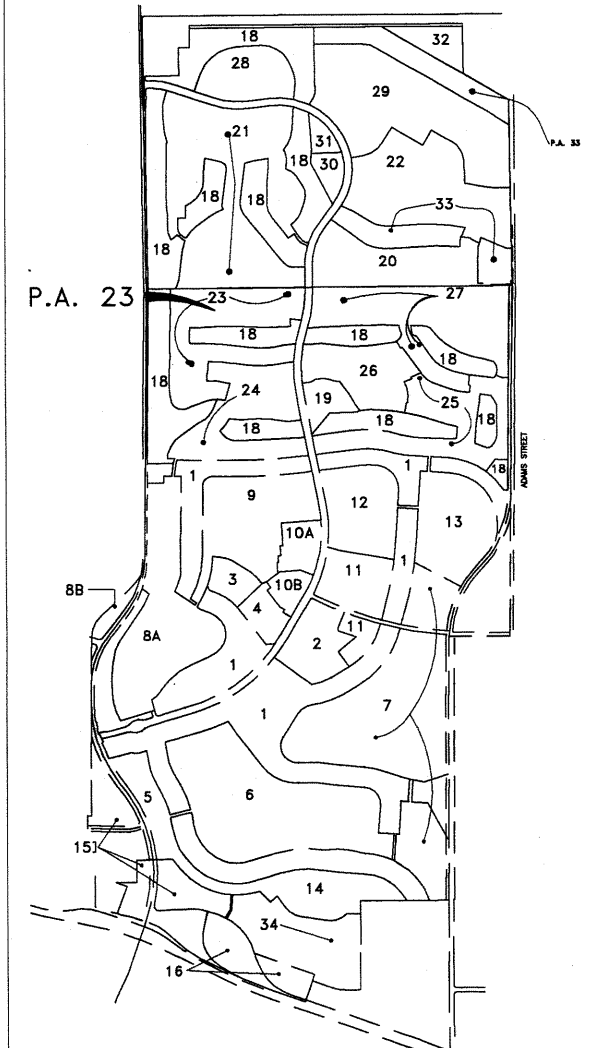


FIGURE IV-52

