

**24. PLANNING AREA 24 — Medium-High Density /
Single Family Residential**

a. Descriptive Summary

Planning Area 24 is a neighborhood of single family detached homes north of our Phase I boundary line, west of Del Webb Boulevard, and east of Washington Street.

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), and 5000 s.f. ("SF-50" lots) and 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

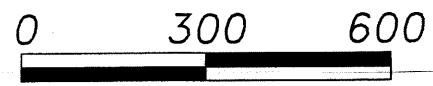
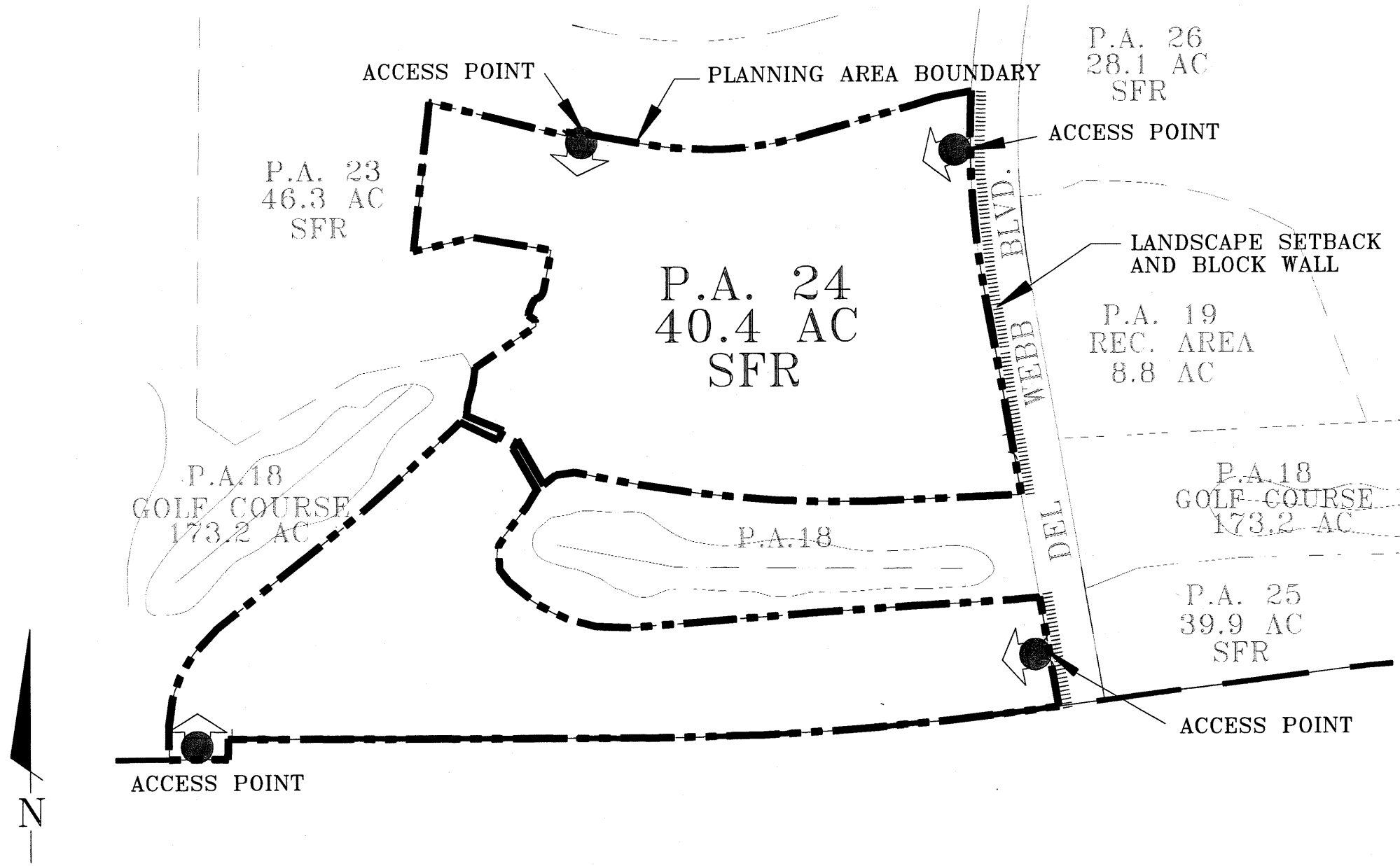
Land Use:	Single-Family Residential (See Zoning, Section III)
Acreage:	40.4 ±
Ave. Density:	4.55 D.U./AC.
Lot Size:	4000 - 7000 sq./ft.
Number of Units:	184

c. Design Guidelines

1. There will be two access points to the eastern portion of Planning Area 24 from local streets to Del Webb Boulevard.
2. A third access point to the northwestern portion of Planning Area 24 will be from a local street Planning Area 23.
3. An additional fourth access point to the southwestern portion of Planning Area 24 will be from local street to Planning Area 8.
4. There will be no direct vehicular access from Del Webb Boulevard to any residential lots in Planning Area 24.
5. There will be no direct vehicular access from Washington Street to any streets within Planning Area 24.
6. There will be landscaping and wall along Del Webb Boulevard on the east edge of Planning Ar 24. See Figure IV-19 (Landscape Concepts).

7. There will be landscaping and perimeter wall along Washington Street on the west edge of Planning Area 24. See Figure IV-18 (Landscape Concepts).
8. Rear yards and/or side yards will be adjacent to Planning Area 18 (Golf Course), Planning Area 23 and Del Webb Boulevard.
9. Residential lots will have a minimum depth of 100 feet, except when a cluster design concept is used.
10. 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
24
SINGLE FAMILY
RESIDENTIAL
PHASE IIA
40.4 AC.**

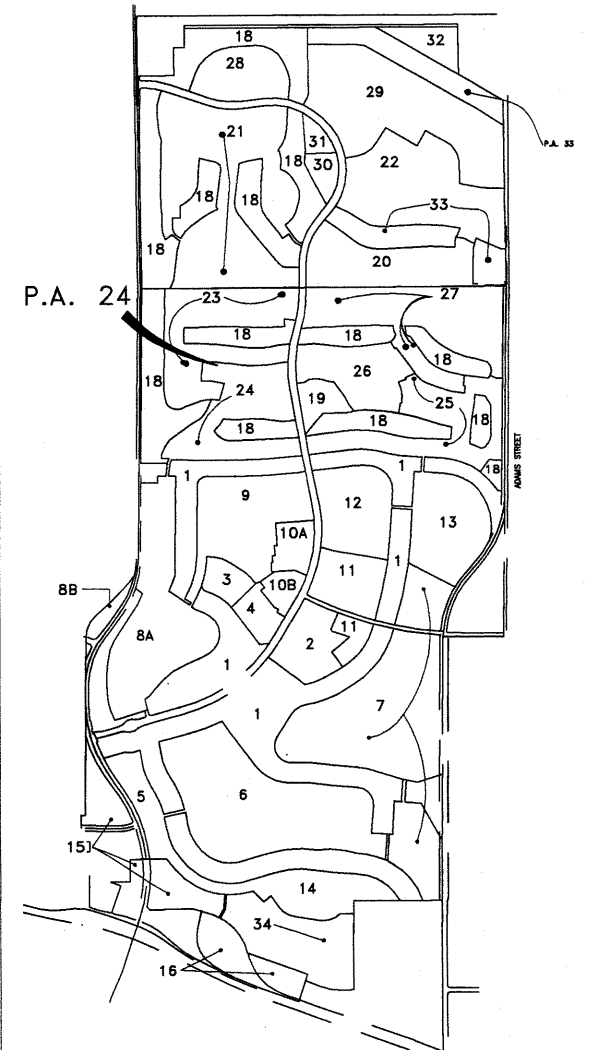


FIGURE IV-53