

**25. PLANNING AREA 25 — Medium-High Density /
Single Family Residential**

a. Descriptive Summary

Planning Area 25 is a single family detached homes east of Del Webb Boulevard, north of our Phase I boundary and west of Adams Street. Perimeter wall, landscape buffer and greenbelt are will be located adjacent to Adams 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), 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:	39.9 ±
Ave. Density:	4.55 D.U./AC.
Lot Size:	4000 - 7000 sq./ft.
Number of Units:	163

c. Design Guidelines

1. Access to the western portion of Planning Area 25 will be from a local street to Del Webb Boulevard.
2. A second access point to the southern portion of Planning Area 25 will be from a local street across Planning Area 1 into Planning Area 13.
3. An additional third access point to the northeast portion of Planning Area 25 will be the minor service entry to Adams Street.
4. An additional fourth access point to the northwestern portion of Planning Area 25 will be from local street to Planning Area 27.
5. An additional fifth and sixth access northeastern portion of Planning Area 25 will be from a local street to Planning Area 26.
6. There will be no direct vehicular access from Del Webb Boulevard to any residential lots in Planning Area 25.

7. Rear yards and/or side yards will be adjacent to the greenbelt (P.A. 18), Del Webb Boulevard and Adams Street.
8. There will be landscaping and perimeter wall along Adams Street on the east edge of Planning Area 25. See Figure IV-21 (Landscape Concepts).
9. There will be landscaping and wall along Del Webb Boulevard on the West edge of Planning Area 25. See Figure IV-20 (Landscape Concepts).
10. Residential lots will have a minimum depth of 100 feet, except when a cluster design concept is used.
11. 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
25
SINGLE FAMILY
RESIDENTIAL
PHASE IIA
39.9 AC.**

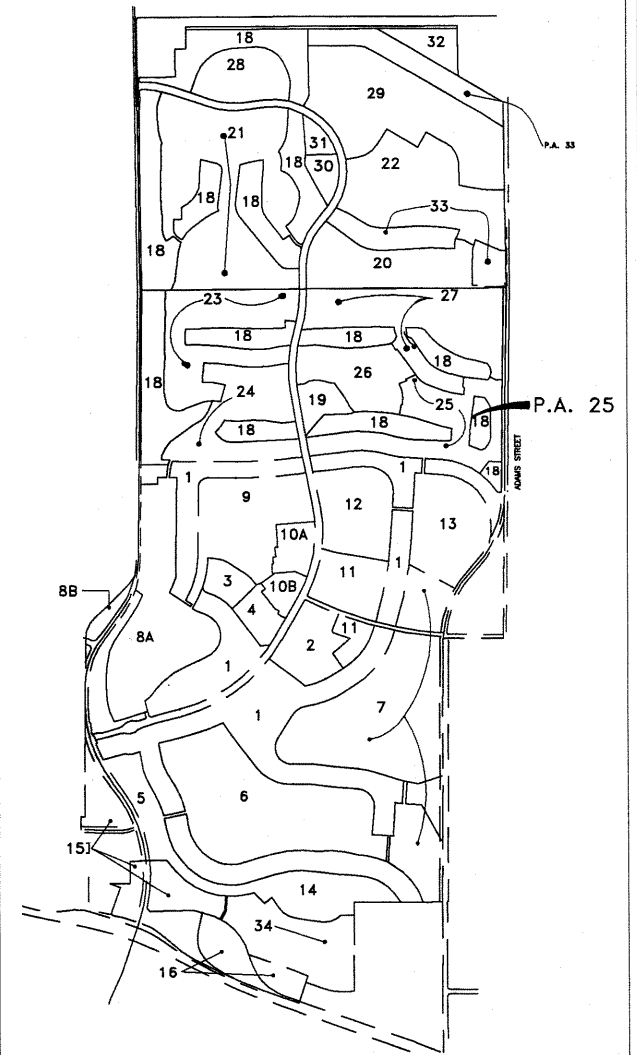
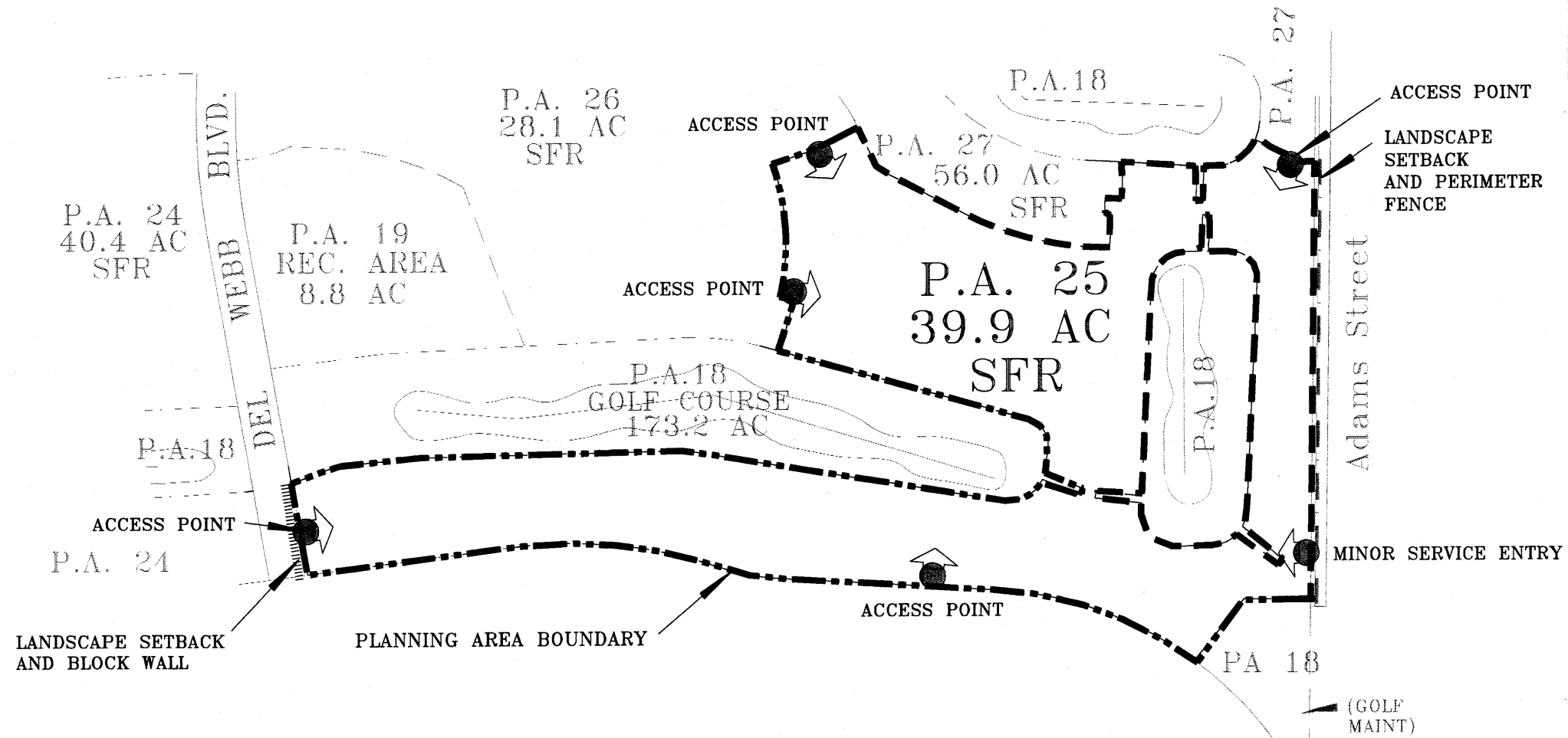


FIGURE IV-54