

**26. PLANNING AREA 26 — Medium-High Density /
Single-Family Residential**

a. Descriptive Summary

Planning Area 26 is a single-family detached neighborhood along the east side of Del Webb Boulevard, north of our Phase I boundary line.

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

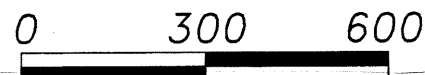
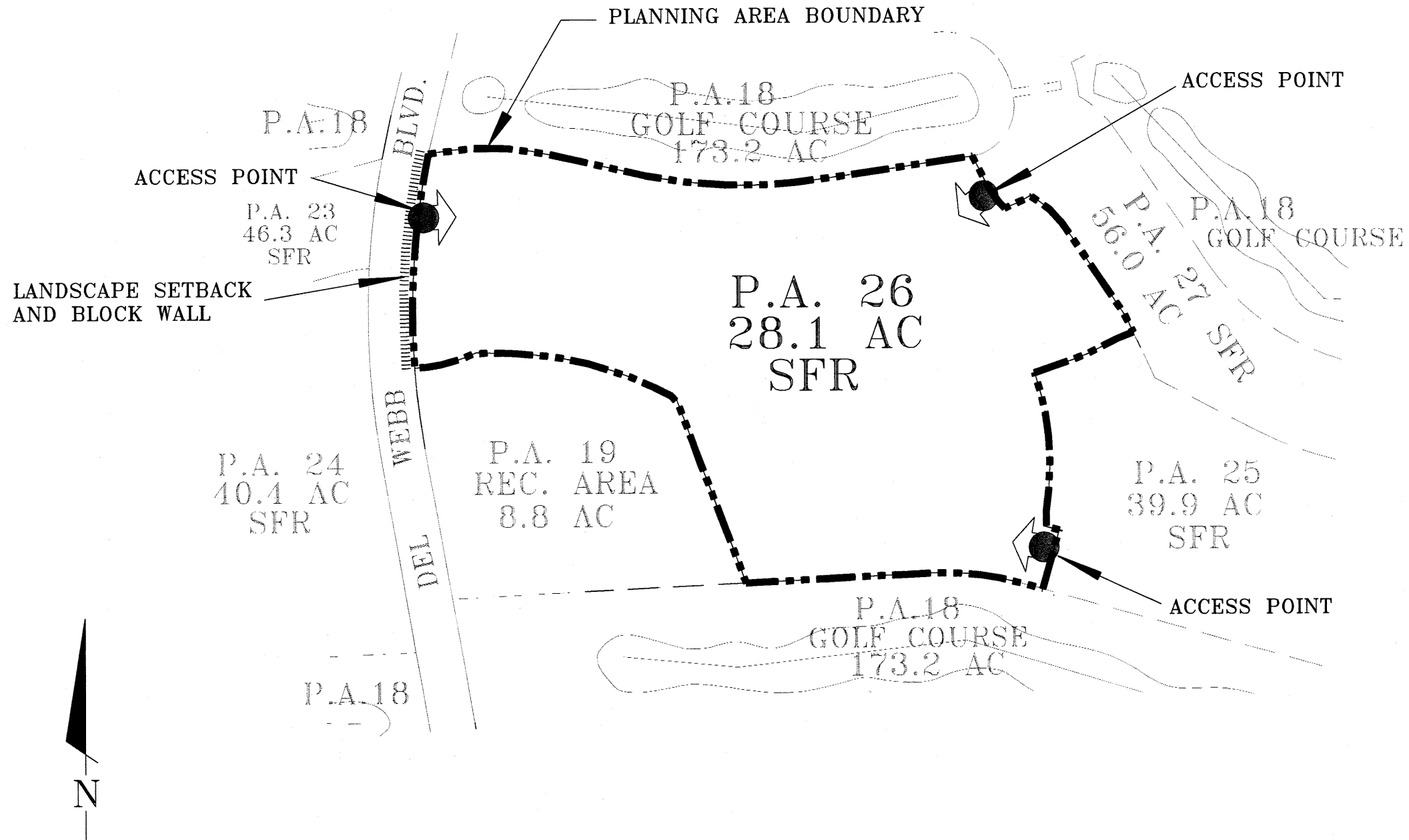
Land Use: Single Family Residential (See Zoning, Section III)
 Acreage: 28.1 ±
 Ave. Density: 5.77 D.U./AC.
 Lot Size: 4000 - 7000 sq./ft.
 Number of Units: 162

c. Design Guidelines

1. Two access points to the eastern portion of Planning Area 26 will be from a local street to Planning Area 25 and Planning Area 27.
2. An additional third access point to the western portion of Planning Area 26 will be from a local street to Del Webb Boulevard.
3. There will be no direct vehicular access from Del Webb Boulevard to any residential lots within Planning Area 26.
4. There will be no direct vehicular access from Washington Street or Adams Street to any streets within Planning Area 26.
5. Rear yards and/or side yards will be adjacent to Del Webb Boulevard, Planning Area 25, Planning Area 27, Planning Area 18 (Golf Course) and Planning Area 19 (Recreation Facilities).
6. There will be landscaping and a wall along Del Webb Boulevard on the western edge of Planning Area 26. See Figure IV-19 (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 26

SINGLE FAMILY RESIDENTIAL

PHASE IIA 28.1 AC.

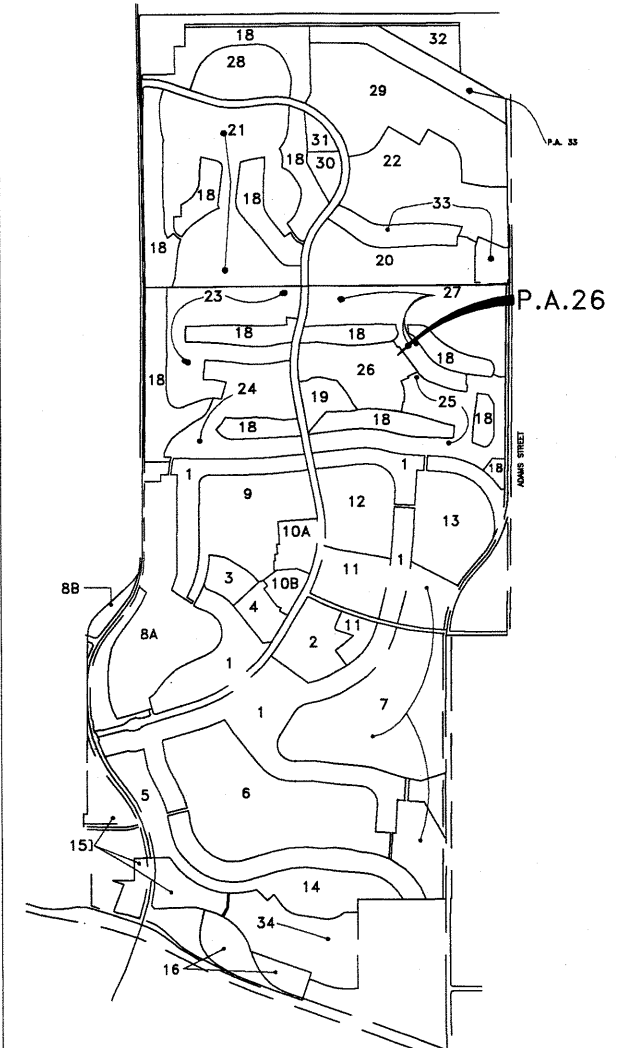


FIGURE IV-55