

**31. PLANNING AREA 31 — Medium Density /
Phase II(B) Model Homes**

a. Descriptive Summary

Planning Area 31 will include Phase II (B) model homes. All types of housing used in Phase II (A and B) of Sun City Palm Springs will be represented in this Planning Area. Single - family development standards will apply to this area to enable a mix of single family detached and cluster houses within the model home area. 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; they do not correspond to any Riverside County standards.)

Planning Area 31 will include a Sales Pavilion approximately 14,000 sq.ft. with parking area. This building will accommodate sales related operations as well as a custom design studio for future Sun City Palm Springs residents. The land on which the Sales Pavilion will be construct may be converted to future residential units.


The model homes will be sold as residential dwelling units upon completion of the sales program.

b. Land Use and Development Standards

Land Use:	Model Homes and Sales Pavilion (See Zoning, Section III)
Acreage:	4.1 ±
Ave. Density:	5.81 D.U./AC
Lot Size:	3500 - 7000 sq./ft.
Number of Units:	24

c. Design Guidelines

1. Primary access to Planning Area 31 will be directly from Del Webb Boulevard.
2. There will be no direct vehicular access from Del Webb Boulevard to any lots in Planning Area 31.
3. There will be landscaping and a wall will be formed along Del Webb Boulevard adjacent to Planning Area 31.

 Del Webb's
Sun City Palm Springs

PLANNING AREA 31

MODELS

PHASE IIB 4.1 AC.

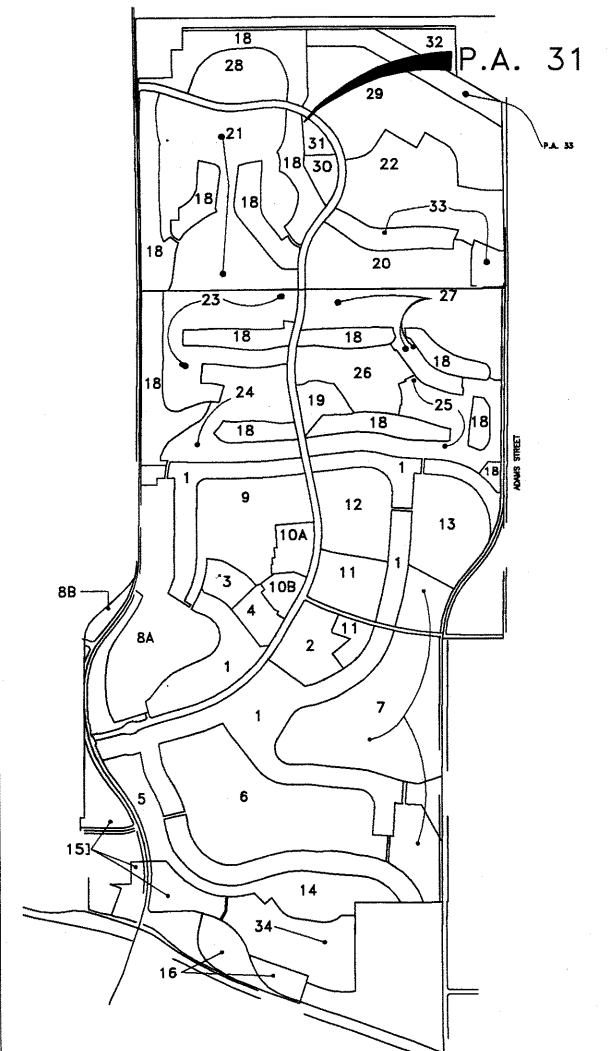
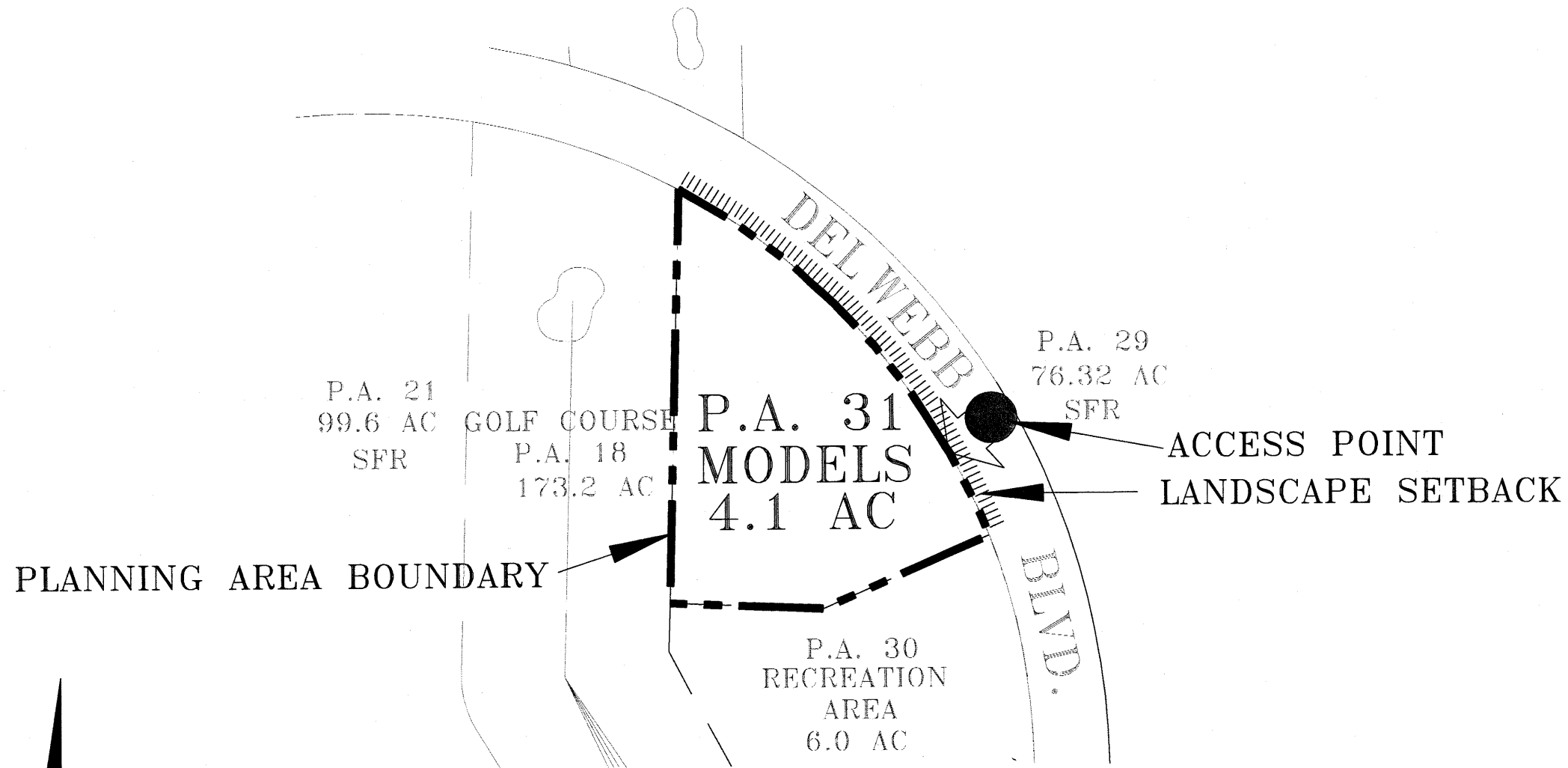


FIGURE IV-60